

# City of DeLand



## Code Enforcement Special Magistrate

**C. Epperson** ..... Special Magistrate

**May 28, 2026**

**5:00 P.M.**

**Hearing Agenda**

DeLand City Hall  
City Commission Chambers  
120 S. Florida Avenue DeLand, Florida

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **FORMAT FOR PROCEEDINGS**
- D. **APPROVAL OF MINUTES**  
April 23, 2026
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

**I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

**Case # CE26-0827**

(Tab 3)

**Location:** 126 S Garfield Ave

**Respondent:** Sam A Barron Sr Trust and Linda Barron Trust

**Description:** The property contains accumulations of waste, yard trash, or rubble and debris.

**Violation:** City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared, (a) and (b).

**Parcel ID:** 701606000060

**Zoning:** R-12

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE26-0828**

(Tab 4)

**Location:** 126 S Garfield Ave

**Respondent:** Sam A Barron Sr Trust and Linda Barron Trust

**Description:** The roof is not in good repair or structurally sound and showing components that have signs of deterioration due to fire damage.

**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General. Section 304.1.1, Unsafe conditions, (5) and (8).

**Parcel ID:** 701606000060

**Zoning:** R-12

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE26-1010**

(Tab 5)

**Location:** 320 E Plymouth Ave

**Respondent:** Sylvia S Johnson

**Description:** The grass or weeds are in excess of 12 inches tall on the property.

**Violation:** City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, (c) Grass or weeds in excess of 12 inches tall.

**Parcel ID:** 700943000010

**Zoning:** R-1B

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE26-1022**

(Tab 6)

**Location:** 320 E Plymouth Ave

**Respondent:** Sylvia S Johnson

**Description:** No pool safety barrier around the pool.

**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code as adopted and amended by Ordinance 2019-02, Chapter 3, Section 303.1, Swimming pools, and Section 303.2, Enclosures.

**Parcel ID:** 700943000010

**Zoning:** R-1B

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE26-1114**

(Tab 7)

**Location:** 326 W Minnesota Ave

**Respondent:** Robert E Feasel and Anna Kay Feasel

**Description:** A school bus in excess of 12 feet constituting a commercial vehicle is parked on the property.

**Violation:** City of DeLand Code of Ordinances; Chapter 33, Section 33-91.021, Parking restrictions for commercial vehicles. (a) Residential and professional-residential districts. Within the R-1A, zoning districts: (1) and (2).

**Parcel ID:** 700832000190

**Zoning:** R-1A

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE26-1115**

(Tab 8)

**Location:** 326 W Minnesota Ave

**Respondent:** Robert E Feasel and Anna Kay Feasel

**Description:** Multiple extension cords were observed running through doors into multiple rooms throughout the house, and being used as permanent wiring.

**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6, Section 604.1, Facilities required, Section 604.3, Electrical system hazards, Section 605.1, Installation and Section 605.4, Wiring.

**Parcel ID:** 700832000190                      **Zoning:** R-1A

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE26-1116** (Tab 9)

**Location:** 326 W Minnesota Ave

**Respondent:** Robert E Feasel and Anna Kay Feasel

**Description:** The structure is severely deteriorated with a missing exterior wall, a collapsed floor, and extensive wood rot throughout the property rendering it unsafe.

**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.1, Unsafe structures, Section 108.1.3, Structure unfit for human occupancy, Chapter 3, Section 301.2, Responsibility, Section 304.1.1, Unsafe conditions, and Section 304.6, Exterior walls.

**Parcel ID:** 700832000190                      **Zoning:** R-1A

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**G. OLD BUSINESS**

**I. ORDER IMPOSING FINE HEARING**

**Case # CE26-1110** (Tab 10)

**Location:** 326 W Minnesota Ave

**Respondent:** Robert E Feasel and Anna Kay Feasel

**Description:** Accumulations of waste, yard trash, or rubble and debris all throughout the property.

**Violation:** City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance declared, (a) and (b).

**Parcel ID:** 700832000190                      **Zoning:** R-1A

**Status:** Non-compliance

**Findings Of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation**

**Case # CE26-1111** (Tab11)

**Location:** 326 W Minnesota Ave

**Respondent:** Robert E Feasel and Anna Kay Feasel

**Description:** The property contains dismantled, partly dismantled, nonoperative, or discarded personal property and multiple untagged vehicles.

**Violation:** City of DeLand Code of Ordinances; Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property.

**Parcel ID:** 700832000190                      **Zoning:** R-1A

**Status:** Non-compliance

**Findings Of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation**

**Case # CE26-1112**

(Tab12)

**Location:** 326 W Minnesota Ave

**Respondent:** Robert E Feasel and Anna Kay Feasel

**Description:** Multiple unpermitted and unsafe structures on the property.

**Violation:** City of DeLand Code of Ordinances; Chapter 33, Section 33- 28.01, General, (a), (b), (c), and Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Section 105.1, Required.

**Parcel ID:** 700832000190                      **Zoning:** R-1A

**Status:** Non-compliance

**Findings Of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation**

**Case # CE26-1158**

(Tab 13)

**Location:** 614 E Highland Ave

**Respondent:** Devin Johnson

**Description:** The property contains several junked or abandoned, partly dismantled or discarded personal property and vehicles in a residential area on the grass.

**Violation:** City of DeLand Code of Ordinances; Chapter 33, Section 33-91.03, Number and Type of Parking Spaces Required, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property

**Parcel ID:** 701620030050                      **Zoning:** R-1

**Status:** Non-compliance

**Findings Of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation**

## **II. CONTINUED CASES**

**Case # CE25-1517**

(Tab 14)

**Location:** 338 S Parsons Ave

**Respondent:** Naomi Tinsley LE

**Description:** The residence on the property has an exterior wall that is falling and the roof has collapsed.

**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, 304.1, 304.1.1, 304.4, 304.5, 304.6, 304.7, and 304.13.

**Parcel ID:** 701710150090    **Zoning:** R-1

**Status:** Non-compliance

**Order Continuing Hearing**

**Case # CE25-1376**

(Tab 15)

**Location:** 420 S Parsons Ave

**Respondent:** Robert J Wilkins and Kimberly Wilkins

**Description:** The property contains accumulations of waste, junk, rubble, and debris, along with temporary structure(s).

**Violation:** City of DeLand Code of Ordinances; Chapter 21, Section 21-01 and Chapter 33, Section 33-28.

**Parcel ID:** 701743000140

**Zoning:** R-1

**Status:** Non-compliance

**Order Continuing Hearing**

### III. **ORDER OF COMPLIANCE**

**Case # CE25-1373**

(Tab 16)

**Location:** 804 S Clara Ave

**Respondent:** Troy M Felton and Roderick Aaron Golden

**Description:** The property contains vehicles parked on unpermitted vehicle use areas without license plates bearing the current year registration.

**Violation:** City of DeLand Code of Ordinances; Chapter 33, Section 33-17.05 and Chapter 21, Section 21-01.

**Parcel ID:** 701739020110

**Zoning:** R-1

**Compliance (No Fine due)**

**Case # CE25-1564**

(Tab 17)

**Location:** 415 S Clara Ave

**Respondent:** Bobby D Ward

**Description:** The property contains overgrown grass or weeds.

**Violation:** City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3).

**Parcel ID:** 701620030050

**Zoning:** R-1

**Compliance (Fines due \$450.00)**

**Case # CE25-1565**

(Tab 18)

**Location:** 415 S Clara Ave  
**Respondent:** Bobby D Ward  
**Description:** The property contains an unpermitted temporary structure and discarded personal property.  
**Violation:** City of DeLand Code of Ordinances; Chapter 33, Section 33-28.01, and Section 33-27.04.  
**Parcel ID:** 701620030050                      **Zoning:** R-1  
**Compliance (Fines due \$450.00)**

**Case # CE26-0692** (Tab 19)  
**Location:** 209 Meghan Cir  
**Respondent:** Craig Andrew Thorne  
**Description:** The house is being occupied without water service.  
**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 5, Section 501.2, Responsibility, and Section 505.3, Supply.  
**Parcel ID:** 702705002020                      **Zoning:** Victoria Park PD  
**Compliance (No Fine due)**

**Case # CE24-1690** (Tab 20)  
**Location:** 532 E Rich Ave  
**Respondent:** Rich John Christopher Est  
**Description:** The property contains an untagged vehicle.  
**Violation:** City of DeLand Code of Ordinances; Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (6) Prima Facie Evidence of Abandonment, etc.  
**Parcel ID:** 700959000070                      **Zoning:** R-12  
**Status:** Non-compliance  
**Compliance (Fines due \$25,000.00)**

#### **IV. LIEN REDUCTION**

No Action Items

#### **H. NEXT MEETING**

June 25, 2026

#### **I. ADJOURNMENT**