

City of DeLand



Condemnation Hearing Special Magistrate

J. Boudet Special Magistrate

June 25, 2026

3:00 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
No action Item
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

I. **ORDER OF CONDEMNATION**

Case # CE26-0717 (Tab 3)
Location: 21 N University Cir
Respondent: John Pepper
Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 701505000350 **Zoning:** R-1B
Status: Non-compliance
Order of Condemnation

Case # CE26-0701 (Tab 4)
Location: 237 W Rich Ave
Respondent: Duane Weldon
Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 700909000030 **Zoning:** R-1A
Status: Non-compliance
Order of Condemnation

Case # CE26-0716 (Tab 5)
Location: 534 W Ohio Ave
Respondent: 6 Degrees Estates LLC

Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.

Parcel ID: 700840000114 **Zoning:** R-1B

Status: Non-compliance

Order of Condemnation

Case # CE26-0710 (Tab 6)

Location: 538 W Euclid Ave

Respondent: Ruby C Ashley Le

Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.

Parcel ID: 701725010080 **Zoning:** R-1

Status: Non-compliance

Order of Condemnation

Case # CE26-0725 (Tab 7)

Location: 732 Cox St

Respondent: Agnes Kincaid

Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.

Parcel ID: 701501030180 **Zoning:** R-1

Status: Non-compliance

Order of Condemnation

Case # CE26-0719 (Tab 8)

Location: 905 S Florida Ave

Respondent: HCC101 LLC

Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.

Parcel ID: 702100000862 **Zoning:** C-2

Status: Non-compliance

Order of Condemnation

Case # CE26-0718

(Tab 9)

Location: 1040 S Woodland Blvd

Respondent: S A Property Holdings LLC

Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.

Parcel ID: 702115000030

Zoning: C-2

Status: Non-compliance

Order of Condemnation

II. ORDER OF COMPLIANCE

No action Item

H. NEXT MEETING

July 23, 2026

I. ADJOURNMENT