

City of DeLand



Code Enforcement Special Magistrate

C. Meek Special Magistrate

**April 28, 2022
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**
 - March 24, 2022
- E. **SWEARING IN OF WITNESSES**
- F. **OLD BUSINESS**

I. LIEN REDUCTION

Case # 21-0222 AKA 18-0102

(Tab 3)

Location: 128 S Chandler Ave

Description: Work without a permit

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required

Parcel ID: 700902020220

Zoning: R-1

Order Recommending Lien Reduction

Case # CE21-0316

(Tab 4)

Location: 128 S Chandler Ave

Description: The exterior walls contain holes, breaks, and loose or rotting materials

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.6, Exterior walls

Parcel ID: 700902020220

Zoning: R-1

Order Recommending Lien Reduction

II. CONTINUED CASES

No Action Items

III. ORDER IMPOSING FINE HEARING

Case # CE21-0345

(Tab 5)

Location: 720 W Oakdale Ave

Description: Work done without a permit

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required

Parcel ID: 700803020150

Zoning: R-1B

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE22-0005

(Tab 6)

Location: 111 W Beresford Ave

Description: The property contains accumulations of waste, yard trash, rubble, debris, and garbage containers are being stored on the curbside

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared, Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited, Chapter 15, Garbage, Section 4.1, Storage of garbage cans, garbage containers, recycling containers, yard trash, and Section 4.2, Placing garbage cans, garbage containers, recycling containers and yard trash at curbside

Parcel ID: 701638000120

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

G. NEW BUSINESS

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0067

(Tab 7)

Location: 920 N Spring Garden Ave

Description: The property contains accumulations or deposits of refuse, garbage, noxious matter, waste, rubble and debris overflowing the dumpster trash area, causing the property is unsanitary and unsightly

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 5, Unsanitary lots declared nuisance, Chapter 16, Section 26, Nuisances injurious to health and Chapter 16, Section 30, Lot Maintenance, Nuisance declared

Parcel ID: 700600000381

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0077

(Tab 8)

Location: 407 W Hubbard Ave

Description: A deck was constructed on the property without the required permit

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required

Parcel ID: 701727000520

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0095

(Tab 9)

Location: 689 E Victoria Trails

Description: A fence was installed on the property without a permit

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1 Required

Parcel ID: 702607000140

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0113

(Tab 10)

Location: 230 N Woodland Blvd

Description: Repairs were made to the standpipe system by an unlicensed contractor. The system does not meet 2017 edition of NFPA 25

Violation: City of DeLand Code of Ordinances; Chapter 12, Section 1, Florida Fire Prevention Code Adopted by reference, specifically as found in the 7th edition Florida Fire Prevention Code, FL statute 633.34 shall be certified under FL 633.318, NFPA 25, 2017 edition, Section 6.2.4.2

Parcel ID: 700901090010

Zoning: C-2A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0118

(Tab 11)

Location: 920 Hunters Creek Dr

Description: The property contains accumulations or deposits of refuse, garbage, noxious matter, waste, rubble and debris piled near the trash compactor, causing the property to be uncleanly, unsanitary or unsightly

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 5, Unsanitary lots declared nuisance, Chapter 16, Section 26, Nuisances injurious to health and Chapter 16, Section 30, Lot Maintenance, Nuisance declared

Parcel ID: 700600000380

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

II. ORDER OF COMPLIANCE

Case # CE21-0349

Location: 1699 N Woodland Blvd

Description: The property contains prohibited outdoor equipment storage, work without the required permits and a business operating without the required Business Tax Receipt

Violation: City of DeLand Code of Ordinances; Chapter 17, Licenses Section 1001, Required, Chapter 33, Section 27, Accessory uses, Subsection 27.04, Outdoor storage or display of personal property in various zoning districts, and Chapter 7, Section 2, Local Supplement to the Florida Building Code; Administration, Section 105

Parcel ID: 603312000020

Zoning: C-2

Compliance (No fine due)

Case # CE21-0352

Location: 548 S Woodland Blvd

Description: The property contains abandoned, junked, discarded personal property, trash, and debris

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited and Chapter 16, Section 30, Lot Maintenance, (3) Nuisance declared

Parcel ID: 701629000170

Zoning: C-2

Compliance (No fine due)

H. NEXT MEETING

May 26, 2022

I. ADJOURNMENT