

City of DeLand



Condemnation Hearing Special Magistrate

C. Epperson Special Magistrate

July 23, 2026

4:00 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

June 25, 2026

- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

I. ORDER TO DEMOLISH / IMPOSE FINES

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: 700947010130

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

I. ADJOURNMENT