

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

August 27, 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
July 23, 2026
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

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

Case # CE26-1314

(Tab 3)

Location: 118 S Boston Ave

Respondent: Legacy Investments of Central Florida

Description: Personal property is being stored on a parcel without a permitted principal development.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-27.04, Outdoor storage or display of personal property in various zoning districts. (a) General requirements and 1.

Parcel ID: 701609000110

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-1584

(Tab 4)

Location: 118 S Boston Ave

Respondent: Legacy Investments of Central Florida

Description: Grass or weeds in excess of 12 inches tall.

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

Parcel ID: 701609000110

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0754

(Tab 5)

Location: 201 W Division St

Respondent: Voloria L Manning

Description: The carport was installed and enclosed without the required permits or approvals.

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

Parcel ID: 701625000130

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0781

(Tab 6)

Location: 201 W Division St

Respondent: Voloria L Manning

Description: The wood fence was installed on the property without the required permits or approval.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-28.01, General standards and requirements. (a) Permit required, and Section 33-28.06, Fences and walls, (d) Height restrictions.

Parcel ID: 701625000130

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-1216

(Tab 7)

Location: 255 S Virginia Ave

Respondent: Paul Shepherd and Sherry Shepherd

Description: Vehicles parked on an unapproved vehicle use area.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.05, R-1, Parking on grass and sidewalks is prohibited.

Parcel ID: 701504010200

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-1468

(Tab 8)

Location: 307 S Adelle Ave

Respondent: IJ&J Investment LLC

Description: Alterations were made to the property; however, no inspections were ever conducted, and the permit has since expired.

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

Parcel ID: 701710160101 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE26-1972 (Tab 9)

Location: 307 S Adelle Ave

Respondent: IJ&J Investment LLC

Description: Alterations were made to the property without the required inspections, resulting in unsafe conditions.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108, Unsafe structures and equipment, Section 108.1.1, Unsafe structures. Section 108.1.3, Structure unfit for human occupancy. Section 108.1.5, Dangerous structure or premises and (3).

Parcel ID: 701710160101 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-1305 (Tab 10)

Location: 519 E Voorhis Ave

Respondent: Ruby C Ashley

Description: There are 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: 701618000210 **Zoning:** R-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-1268 (Tab 11)

Location: 618 Larry Dr

Respondent: Ines Aviles

Description: People are residing in a home without electricity.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6, Section 601.2, Responsibility, and Section 604.1, Facilities required.

Parcel ID: 701631020200 **Zoning:** R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0773 (Tab 12)

Location: 641 S High St

Respondent: ACOJ Theological Seminary & Ministry

Description: A shed was placed on the property without obtaining the required permit.

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

Parcel ID: 701723000160

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-1854

(Tab 13)

Location: 811 N Woodland Blvd

Respondent: Delandia LLC

Description: Grass or weeds in excess of 12 inches tall.

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 and Section 16-4, Lots, premises.

Parcel ID: 700928010030

Zoning: R-12

Status: Non-compliance

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

Case # CE25-0925

(Tab 14)

Location: 928 N Woodland Blvd

Respondent: HS Land Holdings LTD

Description: The permit for the new static menu sign expired, therefore the sign does not have the required permit for installation.

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

Parcel ID: 700400002252

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0924

(Tab 15)

Location: 1466 N Woodland Blvd

Respondent: Shanri Holdings Corp

Description: The permit for the like-for-like swap of one existing 10-ton RTU expired, therefore the mechanical work does not have the required permit for installation.

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

Parcel ID: 700400002152

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE26-1033

(Tab 16)

Location: 102 W Rich Ave

Respondent: Scott Allen Price and Marie Luisa Price

Description: The Certificates of appropriateness (“COA”) for the alterations to the exterior appearance of the building (mural) has expired and the mural has not been removed, therefore the building has not been returned to its original condition.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-34.03, Certificates of appropriateness. (a) When required.

Parcel ID: 700903000010

Zoning: C-2A

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE25-0918

(Tab 17)

Location: 324 N Fairview Ave

Respondent: Scottportalhomes LLC

Description: The property contains roof and truss work that was conducted at the property without the required permits.

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

Parcel ID: 700954010350

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE26-1160

(Tab 18)

Location: 704 Larry Dr

Respondent: Reyna Edilene Gutierrez Conde

Description: The property contains one or more vehicles parked on the grass.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.04, R-1B. Parking on grass and sidewalks is prohibited.

Parcel ID: 701631020230

Zoning: R-1B

Status: Non-compliance

Order Imposing Fine/Lien

II. CONTINUED CASES

Case # CE26-1114

(Tab 19)

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

Order Continuing Hearing

Case # CE26-1116

(Tab 20)

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

Order Continuing Hearing

III. ORDER OF COMPLIANCE

No Action Items

IV. LIEN REDUCTION

Case # CE24-1317

(Tab 21)

Location: 1455 N McDonald Ave

Respondent: Flex Builders Group DeLand LLC

Description: The grass or weeds has been allowed to grow, in excess of 12 inches tall, in such manner to materially impede vision, along with accumulations of waste, yard trash, rubble and debris throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot maintenance, (3) Nuisance declared, and Chapter 33, Section 33-90.03, Streets, (o) Clear visibility triangle.

Parcel ID: 700300000040

Zoning: C-4

Order Recommending Lien Reduction

H. NEXT MEETING

September 24, 2026

I. ADJOURNMENT