

City of DeLand



Code Enforcement Special Magistrate

L. Johnson Special Magistrate

May 26, 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**

April 28, 2022

- E. **SWEARING IN OF WITNESSES**
- F. **OLD BUSINESS**

I. LIEN REDUCTION

No Action Items

II. CONTINUED CASES

Case # CE21-0070

(Tab 3)

Location: Bennett Dr

Description: Equipment, supplies, and personal property being stored

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

Parcel ID: 603311000480

Zoning: M-1

Status: Non-compliance

Order Continuing Hearing

III. ORDER IMPOSING FINE HEARING

Case # CE22-0095

(Tab 4)

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

Order Imposing Fine/Lien

G. NEW BUSINESS

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0121

(Tab 5)

Location: 135 S Chandler AV

Description: The property contains multiple recreational vehicles that are not being stored in compliance with the code

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 91.022, Parking restrictions for recreational vehicles

Parcel ID: 701502000150

Zoning: R1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0149

(Tab 6)

Location: 641 N Orange AV

Description: Work was conducted 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: 700811000080

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0163

(Tab 7)

Location: 630 E New York AV

Description: The property is uncleanly, unsanitary or unsightly by reason of unmowed grass, growth of weeds, accumulations or deposits of refuse, garbage, waste, yard trash, rubble, debris or noxious matter

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 5, Unsanitary lots declared nuisance and Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared

Parcel ID: 701646000010

Zoning: C-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

II. ORDER OF COMPLIANCE

Case # CE22-0005

(Tab 8)

Location: 111 W Beresford AV

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

Compliance (Fines Due \$2,100.00)

Case # CE22-0067

Location: 920 N Spring Garden AV

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

Compliance (No fine due)

Case # CE22-0077

Location: 407 W Hubbard AV

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

Compliance (No fine due)

Case # CE22-0118

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

Compliance (No fine due)

H. NEXT MEETING

June 23, 2022

I. ADJOURNMENT