

City of DeLand



Code Enforcement Special Magistrate

L. Johnson Special Magistrate

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

June 23, 2022

I. LIEN REDUCTION

Case # CE22-0194 AKA 08-122 (Tab 3)

Location: 551 E Voorhis Ave

Description: Trash, debris, and grass or weeds in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 4, Lots, Premises, Required to be kept clean. and Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared.

Parcel ID: 701618000330 **Zoning:** R-1

Order Recommending Lien Reduction

Case # 19-0309 AKA CE21-0239 (Tab 4)

Location: 135 S Chandler Ave

Description: Water service is disconnected.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local supplement to the Florida Building Code, Administration, 101.1 Title. These regulations shall be known as the City of DeLand's Administrative Section of the Florida Building Code, hereinafter referred to as "this code". Florida Building Code, Existing Building Definitions: Unsafe.

Parcel ID: 701502000150 **Zoning:** R-1

Order Recommending Lien Reduction

Case # CE21-0325 (Tab 5)

Location: 135 S Chandler Ave

Description: Water service is disconnected.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 5, Section 501.2, Responsibility, and Chapter 5, Section 505.3, Supply.

Parcel ID: 701502000150 **Zoning:** R-1

Order Recommending Lien Reduction

Case # CE22-0050

(Tab 6)

Location: 135 S Chandler Ave

Description: The property has waste, yard trash, rubble, debris, and discarded personal property all throughout, and garbage containers are being kept by the curbside.

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

Parcel ID: 701502000150 **Zoning:** R-1

Order Recommending Lien Reduction

II. CONTINUED CASES

No Action Items

III. ORDER IMPOSING FINE HEARING

Case # CE21-0013

(Tab 7)

Location: 407 S Stone St

Description: A structure was built 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: 701715000220 **Zoning:** R-1A

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE22-0177

(Tab 8)

Location: 697 Preakness Cir

Description: A fence was installed 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: 702211001790 **Zoning:** PD

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE22-0214

(Tab 9)

Location: 917 Marlboro Dr

Description: The property contains accumulations of dismantled, partly dismantled or discarded personal property.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 01, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 700305000050

Zoning: R-2

Status: Non-compliance

Order Imposing Fine/Lien

G. NEW BUSINESS

H. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0007

(Tab 10)

Location: S Amelia Ave

Description: The property contains accumulations of trash, debris, refuse, garbage and noxious matter all throughout.

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

Parcel ID: 701631030170

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0008

(Tab 11)

Location: E Euclid Ave

Description: The property contains accumulations of trash, debris, refuse, garbage and noxious matter all throughout.

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

Parcel ID: 701631030160

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0009

(Tab 12)

Location: E Euclid Ave

Description: The property contains accumulations of trash, debris, refuse, garbage and noxious matter all throughout.

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

Parcel ID: 701631030150

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0010

(Tab 13)

Location: E Euclid Ave

Description: The property contains accumulations of trash, debris, refuse, garbage and noxious matter all throughout.

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

Parcel ID: 701631030140

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0202

(Tab 14)

Location: 540 W Rich Ave

Description: The property contains accumulations of yard trash, rubble or debris and the grass or weeds are in excess of 12 inches tall all throughout the property. The garbage cans remain at the curbside outside of allotted trash pickup time.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared and Chapter 15, Section 4.2, Placing garbage cans, garbage containers, recycling containers and yard trash at curbside; hours permitted.

Parcel ID: 700843100043

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0204

(Tab 15)

Location: 236 S Alabama Ave

Description: Outdoor business display does not meet code.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 27.04, Accessory uses. Outdoor storage or display of personal property in various zoning districts. (c) Downtown requirements. Outdoor display of equipment, supplies, merchandise, or personal property uses are permitted in the C-2A zoning district if they meet the following criteria: 1,2,5 (a,b,c,d), 6,7, and 9.

Parcel ID: 701619000110

Zoning: C-2A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0206

(Tab 16)

Location: S Amelia Ave

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

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

Parcel ID: 701631030180

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0215

(Tab 17)

Location: 840 N Frankfort Ave

Description: The grass or weeds are in excess of 12 inches tall all throughout the property and contains accumulations of yard trash and debris.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared.

Parcel ID: 700942040120

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0219

(Tab 18)

Location: 1550 Corner Crossing

Description: The property contains a swimming pool without the proper safety barrier.

Violation: City of DeLand Code of Ordinances; Florida Building Code Residential, 7th Edition, 2020, R4501.17, Residential swimming barrier requirement.

Parcel ID: 700602000540

Zoning: R-1AA

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

II. ORDER OF COMPLIANCE

Case # 06-159

(Tab 19)

Location: 127 Phippen Ave

Description: Abandoned, junked, discarded personal property on the property.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701739010470

Zoning: R-1B

Compliance (No fine due)

Case # CE21-0239 AKA 19-0309

Location: 135 S Chandler Ave

Description: Water service is disconnected.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local supplement to the Florida Building Code, Administration, 101.1 Title. These regulations shall be known as the City of DeLand's Administrative Section of the Florida Building Code, hereinafter referred to as "this code". Florida Building Code, Existing Building Definitions: Unsafe.

Parcel ID: 701502000150

Zoning: R-1

Compliance (Fines Due \$3,000.00)

Case # CE21-0325

Location: 135 S Chandler Ave

Description: Water service is disconnected.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 5, Section 501.2, Responsibility, and Chapter 5, Section 505.3, Supply.

Parcel ID: 701502000150

Zoning: R-1

Compliance (Fines Due \$22,200.00)

Case # CE21-0345

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

Compliance (Fines of \$8,550.00 PAID)

Case # CE22-0050

Location: 135 S Chandler Ave

Description: The property has waste, yard trash, rubble, debris, and discarded personal property all throughout, and garbage containers are being kept by the curbside.

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

Parcel ID: 701502000150 **Zoning:** R-1

Compliance (Fines Due \$25,000.00)

Case # CE22-0052

Location: 301 S Woodland Blvd

Description: Prohibited signs are being used on the property.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 73, Prohibited signs.

Parcel ID: 701601140060 **Zoning:** C-2

Compliance (Fines Due \$18,600.00)

Case # CE22-0163

Location: 630 E New York Ave

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

Compliance (Fines Due \$2,550.00)

Case # CE22-0194 AKA 08-122

Location: 551 E Voorhis Ave

Description: Trash, debris, and grass or weeds in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 4, Lots, Premises, Required to be kept clean. and Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared.

Parcel ID: 701618000330 **Zoning:** R-1

Compliance (Fines Due \$25,000.00)

H. NEXT MEETING

August 25, 2022

I. ADJOURNMENT