

# City of DeLand



## Code Enforcement Special Magistrate

**J. Zolty** ..... Special Magistrate

**September 22, 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**  
August 25, 2022
- E. **SWEARING IN OF WITNESSES**
- F. **OLD BUSINESS**

**I. LIEN REDUCTION**

**Case # CE22-0149**

(Tab 3)

**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 I ID:** 700811000080

**Zoning:** R-1B

**Order Recommending Lien Reduction**

**II. CONTINUED CASES**

No Action Items

**III. ORDER IMPOSING FINE HEARING**

**Case # CE21-0070**

(Tab 4)

**Location:** Bennett Dr

**Description:** Equipment, supplies, and personal property being stored on a parcel without a permitted principle development.

**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 Imposing Fine/Lien**

**Case # CE22-0111**

(Tab 5)

**Location:** 600 S Adelle Av

**Description:** The property contains several abandoned or junked vehicles.

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

**Parcel ID:** 701631030170

**Zoning:** PD

**Status:** Non-compliance

**Order Imposing Fine/Lien**

**G. NEW BUSINESS**

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

**Case # CE22-0114**

(Tab 6)

**Location:** 735 W Wisconsin Av

**Description:** The fire alarm system is not in compliance with the required Fire codes.

**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 of the Florida Fire Prevention Code, 2016 edition of NFPA 72 National Fire Alarm Code, Table 14.4.3.2 and 7th Edition of the Florida Fire Prevention Code, 2017 Edition of NFPA 25 Water Based Fire Protection Systems, Table 5.1.1.2.

**Parcel ID:** 700837000130

**Zoning:** R-1B

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE22-0351**

(Tab 7)

**Location:** 721 N Stone St

**Description:** The property contains abandoned, discarded personal property, waste, yard trash, rubble, debris and grass or weeds in excess of 12 inches tall.

**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:** 700804010080

**Zoning:** R-1B

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE22-0372**

(Tab 8)

**Location:** 1721 Windward Oaks Dr

**Description:** The property contains grass or weeds in excess of 12 inches tall.

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

**Parcel ID:** 791204000530

**Zoning:** R-1B

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

## **II. ORDER OF COMPLIANCE**

**Case # CE22-0149**

(Tab 9)

**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

**Compliance (Fines Due \$8,700.00)**

**Case # CE22-0204**

**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

**Compliance (No fines due)**

## **H. NEXT MEETING**

November 2, 2022

## **I. ADJOURNMENT**