

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

November 02, 2022

5:15 P.M.

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

I. LIEN REDUCTION

Case # CE22-0005

(Tab 3)

Location: 111 W Beresford AV

Description: The property contains an accumulation 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, and Section 4.2.

Parcel ID: 701638000120

Zoning: R-1

Order Recommending Lien Reduction

Case # CE21-0319

(Tab 4)

Location: 111 W Beresford AV

Description: The structure is unsafe and unfit for human occupancy due to electrical hazards.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, 108.1.3, Structure unfit for human occupancy, Section 601.2, Responsibility, Section 604.1, Facilities required, and Section 605.1, Installation.

Parcel ID: 701638000120

Zoning: R-1

Order Recommending Lien Reduction

II. CONTINUED CASES

No Action Items

III. ORDER IMPOSING FINE HEARING

No Action Items

G. NEW BUSINESS

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0224

(Tab 5)

Location: 219 W New St

Description: The structural members, flooring, deck, porch and exterior walls show signs of deterioration and are not in good repair.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1.1, Unsafe conditions, Section 304.10, Stairways, decks, porches and balconies and Chapter 3, Section 304.6, Exterior walls.

Parcel ID: 701620020110

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0247

(Tab 6)

Location: 601 Marion Ct

Description: The property contains an accumulation of yard trash, rubble, debris and 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: 700804010010

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0359

(Tab 7)

Location: 651 W Blue Lake Ter

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: 603306010010

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0387

(Tab 8)

Location: 120 Chipola AV

Description: The fire alarm communicator was installed without the proper permits and inspections.

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: 702109000070

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0418

(Tab 9)

Location: 1601 N Woodland Blvd

Description: The property contains an accumulation of waste, yard trash, or rubble and debris and grass or weeds are 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

Case # CE22-0420

(Tab 10)

Location: 1601 N Woodland Blvd

Description: The property contains multiple walls tagged with graffiti.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 7, Despoiling Property, and Chapter 16, Section 4, Lots, Premises.

Parcel ID: 791204000530

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0464

(Tab 11)

Location: 219 W New St

Description: The property contains an accumulation of waste, yard trash, rubble and debris from the property.

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

Parcel ID: 701620020110

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0465

(Tab 12)

Location: 219 W New St

Description: The roof and roofing components are not in good repair and have defects.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1.1, Unsafe conditions and 304.7, Roofs and drainage.

Parcel ID: 701620020110

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

II. ORDER OF COMPLIANCE

Case # CE22-0111

(Tab 13)

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

Compliance (Fine of \$2,250.00 due)

Case # CE22-0121

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

Compliance (No fines due)

Case # CE22-0372

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

Compliance (No fines due)

H. NEXT MEETING

December 08, 2022

I. ADJOURNMENT