

# City of DeLand



## Code Enforcement Special Magistrate

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

**December 8, 2022**

**5:10 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**

November 02, 2022

**I. LIEN REDUCTION**

**Case # 15-1207 AKA CE21-0205** (Tab 3)

**Location:** 202 W Division St

**Description:** The property was found in violation by order dated December 10, 2015, for having had grass or weeds in excess of 12 inches tall all throughout the property.

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

**Parcel ID:** 701627000010 **Zoning:** R-1

**Order Recommending Lien Reduction**

**Case # 20-0702 AKA CE21-0206** (Tab 4)

**Location:** 202 W Division St

**Description:** The property had accumulations of trash, debris, and waste throughout the property.

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

**Parcel ID:** 701627000010 **Zoning:** R-1

**Order Recommending Lien Reduction**

**Case # 19-0102 AKA CE21-0207** (Tab 5)

**Location:** 202 W Division St

**Description:** The property had the water service disconnected to the property.

**Violation:** City of DeLand Code of Ordinances; Chapter 7-2, Local supplement to the Florida Building Code, Administration, 101.1 Title.

**Parcel ID:** 701627000010 **Zoning:** R-1

**Order Recommending Lien Reduction**

## **II. CONTINUED CASES**

No Action Items

## **III. ORDER IMPOSING FINE HEARING**

**Case # CE22-0359**

(Tab 6)

**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

**Order Imposing Fine/Lien**

**Case # CE22-0224**

(Tab 7)

**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

**Order Imposing Fine/Lien**

**Case # CE22-0464**

(Tab 8)

**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

**Order Imposing Fine/Lien**

**Case # CE22-0465**

(Tab 9)

**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

**Order Imposing Fine/Lien**

**Case # CE22-0418**

(Tab 10)

**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

**Order Imposing Fine/Lien**

**Case # CE22-0420**

(Tab 11)

**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

**Order Imposing Fine/Lien**

## **I. NEW BUSINESS**

## **II. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

**Case # CE22-0062**

(Tab 12)

**Location:** 1652 Blue Grass Blvd

**Description:** A pergola, outdoor kitchen and electrical work was recently constructed at the property without the required permits.

**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:** 702211002840                      **Zoning:** PD  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**Case # CE22-0238** (Tab 13)

**Location:** 308 N High St

**Description:** The property contains an abandoned or junked recreational vehicle.

**Violation:** City of DeLand Code of Ordinances; Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited, and Chapter 33, Section 91.022, Parking restrictions for recreational vehicles.

**Parcel ID:** 700836030190                      **Zoning:** R-1B  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**Case # CE22-0450** (Tab 14)

**Location:** 901 S Florida AV

**Description:** The business has been operating without the required business tax receipt.

**Violation:** City of DeLand Code of Ordinances; Chapter 17, Licenses Section 1001, Required.

**Parcel ID:** 702100000861                      **Zoning:** C-2  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**Case # CE22-0486** (Tab 15)

**Location:** 226 S Hill AV

**Description:** The house contains bedroom egress windows that are screwed shut.

**Violation:** City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 104.6, Requirements not covered by code.

**Parcel ID:** 701507030010                      **Zoning:** R-1  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**Case # CE22-0487** (Tab 16)

**Location:** 625 Champions Gate Blvd

**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:** 702211002010

**Zoning:** P-D

**Status:** Non-compliance

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

**Case # CE22-0411**

(Tab 17)

**Location:** 1020 E Howry AV

**Description:** The property contains accumulations of yard trash, rubble or debris, and the 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:** 701507030320

**Zoning:** R-1

**Status:** Non-compliance

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

**Case # CE22-0517**

(Tab 18)

**Location:** 1020 E Howry AV

**Description:** The structures have started collapsing due to deterioration and neglect, causing them to be unsafe for use or occupancy.

**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.5, Dangerous structure or premises.

**Parcel ID:** 701507030320

**Zoning:** R-1

**Status:** Non-compliance

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

**Case # CE22-0518**

(Tab 19)

**Location:** 1020 E Howry AV

**Description:** The exterior walls and roof are not free of holes and contain cracks, breaks or loose rotting materials.

**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304, Exterior Structure, Subsection 1.1, Unsafe conditions.

**Parcel ID:** 701507030320

**Zoning:** R-1

**Status:** Non-compliance

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

## **II. ORDER OF COMPLIANCE**

**Case # 15-0811 AKA CE21-0262**

(Tab 20)

**Location:** 626 W Voorhis AV

**Description:** The property previously contained an unsafe structure.

**Violation:** City of DeLand Code of Ordinances; Chapter 7, Section 7-2 Local Supplement to the Florida Building Code, Administration, Subsection 101.2.1, Unsafe buildings shall be abated using the International Property Maintenance Code 2003 edition.

**Parcel ID:** 701715000050

**Zoning:** R-1

**Compliance (No fines due)**

**Case # CE22-0247**

**Location:** 601 Marion Ct

**Description:** The property previously contained accumulations of yard trash, rubble, debris and had 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

**Compliance (No fines due)**

**Case # CE22-0387**

**Location:** 120 Chipola AV

**Description:** The fire alarm communicator was previously 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

**Compliance (No fines due)**

**Case # 19-0503**

**Location:** 239 S Pine St

**Description:** The property had previously replaced fascia and siding without the required permits.

**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:** 701506000410

**Zoning:** R-1

**Compliance (No fines due)**

**Case # 15-1207 AKA CE21-0205**

**Location:** 202 W Division St

**Description:** The property had grass or weeds in excess of 12 inches tall all throughout the property.

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

**Parcel ID:** 701627000010                      **Zoning:** R-1

**Compliance (Fine of \$25,000.00 due)**

**Case # 20-0702 AKA CE21-0206**

**Location:** 202 W Division St

**Description:** The property had accumulations of trash, debris, and waste throughout the property.

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

**Parcel ID:** 701627000010                      **Zoning:** R-1

**Compliance (Fine of \$14,800.00 due)**

**Case # 19-0102 AKA CE21-0207**

**Location:** 202 W Division St

**Description:** The property previously had the water service disconnected to the property.

**Violation:** City of DeLand Code of Ordinances; Chapter 7-2, Local supplement to the Florida Building Code, Administration, 101.1 Title.

**Parcel ID:** 701627000010                      **Zoning:** R-1

**Compliance (Fine of \$25,000.00 due)**

**H. NEXT MEETING**

January 26, 2023

**I. ADJOURNMENT**