City of DeLand

Code Enforcement

Special Magistrate

J. Zolty ..... Special Magistrate

January 26, 2023
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

December 08, 2022

E. SWEARING IN OF WITNESSES

F. OLD BUSINESS

I. LIEN REDUCTION

No Action Items

II. CONTINUED CASES

Case # CE22-0486 (Tab 3)
Location: 226 S Hill Ave
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
Order Continuing Hearing

III. ORDER IMPOSING FINE HEARING

Case # CE22-0238 (Tab 4)
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
Order Imposing Fine/Lien

Case # CE22-0339 (Tab 5)
Location: 232-234 S Clara Ave
Description: permit BD20-1289 expired without the required inspections, therefore making the permit null and void.
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. The Respondent was previously found in violation on May 28, 2020, Case No. 20-0501; causing this violation to be a repeat violation.
Parcel ID: 701710080210 **Zoning:** P-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation

Case # CE22-0411 (Tab 6)
Location: 1020 E Howry Ave
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
Order Imposing Fine/Lien

Case # CE22-0517 (Tab 7)
Location: 1020 E Howry Ave
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
Order Imposing Fine/Lien

Case # CE22-0518 (Tab 8)
Location: 1020 E Howry Ave
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, Subsection1.1, Unsafe conditions.
Parcel ID: 701507030320 **Zoning:** R-1
Status: Non-compliance
Order Imposing Fine/Lien

I. NEW BUSINESS

II. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0324 (Tab 9)
Location: 125 N Clara Ave
Description: Permit BD20-1289 expired without the required inspections, therefore making the permit null and void.
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: 700962000082 **Zoning:** R1-A
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE22-0497 (Tab 10)
Location: 303 S Boundary Ave
Description: A covered entry addition was constructed 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: 701711040010 **Zoning:** R1-A
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

II. ORDER OF COMPLIANCE

Case # CE21-0079 (Tab11)
Location: 614 E Highland Ave

Description: The property did contain several commercial junked or abandoned, partly dismantled or discarded commercial vehicles and personal property in a residential area on the grass.
Violation: City of DeLand Code of Ordinances; Chapter 33, Section 1.02, Parking restrictions for commercial vehicles. Chapter 33, Section 91, Number and Type of Parking Spaces Required, and Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property.
Parcel ID: 701624000090 **Zoning:** R-1
Compliance (Fines due $25,000.00)

Case # CE22-0062
Location: 1652 Blue Grass Blvd
Description: A pergola, outdoor kitchen and electrical work was 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
Compliance (No fines due)

Case # CE22-0359
Location: 651 W Blue Lake Ter
Description: The property did contain 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
Compliance (Fines due $2,300.00)

Case # CE22-0450
Location: 901 S Florida Ave
Description: The business had 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
Compliance (No fines due)

Case # CE22-0487
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
Compliance (No fines due)

H. NEXT MEETING

February 23, 2023

I. ADJOURNMENT