

City of DeLand

Code



Enforcement Special Magistrate

J. Zolty Special Magistrate

February 23, 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**
- January 26, 2023
- E. SWEARING IN OF WITNESSES**
- F. OLD BUSINESS**

I. ORDER OF COMPLIANCE

Case # CE22-0238

(Tab 3)

Location: 308 N High St

Respondent: David Webster

Description: The property previously contained 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

Compliance (Fines Due \$1,800.00)

Case # CE22-0339

(Tab 4)

Location: 232-234 S Clara Ave

Respondent: Big Bubba Investments, LLC

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: 701710080210

Zoning: P-1

Compliance (Fine Due \$25,000.00)

II. LIEN REDUCTION

Case # CE21-0079

(Tab 5)

Location: 614 E Highland Ave

Respondent: Devin Johnson

Description: The property previously contained 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 91.02, Parking restrictions for commercial vehicles, Chapter 33, Section 91.03, Number and Type of Parking Spaces Required. Parking is prohibited on front lawns and Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701624000090

Zoning: R-1

Order Recommending Lien Reduction

Case # 17-1000 AKA CE21-0223

(Tab 6)

Location: 905 E Wisconsin Ave

Respondent: Arely Duarte-Gomez

Description: Two buildings and a large dog house had been erected.

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: 701015000220

Zoning: R-1A

Order Recommending Lien Reduction

III. CONTINUED CASES

Case # CE22-0486

(Tab 7)

Location: 226 S Hill Ave

Respondent: 226 S Hill LLC

Description: The house contains bedroom egress windows that were 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

IV. ORDER IMPOSING FINE HEARING

No Action Items

G. NEW BUSINESS

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE21-0037

(Tab 8)

Location: 234 S Marydell Ave

Respondent: Shellie Marie Robinson

Description: A new roof was installed 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: 701702040190

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0029

(Tab 9)

Location: 622 E Church St

Respondent: Joseph Evans, Jr, Trustee of Jeers401K Trust

Description: The property contains accumulations of waste, yard trash, rubble, debris, discarded personal property, and trash cans left at 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, Section 4.1, Storage of garbage cans, garbage containers, recycling containers, and yard trash, and Chapter 15, Section 4.2, Placing garbage cans, garbage containers, recycling containers and yard trash at curbside; hours permitted.

Parcel ID: 700957000230

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE22-0503

(Tab 10)

Location: 415 E Beresford Ave

Respondent: Elijah Von Debaron

Description: Two air conditioning systems were installed 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: 701640000450

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0007

(Tab11)

Location: 106 N Woodland Blvd

Respondent: John Martineau

Description: The roof and flashing was not sound, tight and had defects that admit rain, and roof work 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, and City of DeLand Code of Ordinance, International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.7, Roofs and drainage.

Parcel ID: 700901030013

Zoning: C-2A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0092

(Tab 12)

Location: 508 Bramble Fern Ave

Respondent: Prudent Home, LLC

Description: The trash containers were continually stored at the road and not in compliance with the code.

Violation: City of DeLand Code of Ordinances; Chapter 15, Section 4.1, Storage of garbage cans, garbage containers, recycling containers, yard trash, and Chapter 15, Section 4.2, Placing garbage cans, garbage containers, recycling containers and yard trash at curbside; hours permitted.

Parcel ID: 700711000630

Zoning: R-1AA

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

H. NEXT MEETING

March 23, 2023

I. ADJOURNMENT