

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

May 25, 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
- April 27, 2023
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

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

No Action Items

G. OLD BUSINESS

I. **ORDER IMPOSING FINE HEARING**

Case # CE22-0494

(Tab 3)

Location: 219 N Garfield Ave

Respondent: CMA Volusia properties LLC

Description: The property contains a dangerous structure by way of deterioration or neglect.

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: 700958000040

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE23-0240

(Tab 4)

Location: 219 N Garfield Ave

Respondent: CMA Volusia properties LLC

Description: The property contains waste, yard trash, rubble, debris, junked, dismantled, nonoperative, and discarded personal property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared, and Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 700958000040
Status: Non-compliance
Order Imposing Fine/Lien

Zoning: R-1

Case # CE23-0079

(Tab 5)

Location: 434 S Clara Ave

Respondent: Efrain Estrada Rico

Description: A new roof and pavers were 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: 701743000540

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE23-0241

(Tab 6)

Location: 434 S Clara Ave

Respondent: Efrain Estrada Rico

Description: The property contains accumulations of waste, yard trash, rubble, debris, dismantled, partly dismantled, and nonoperative discarded personal property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared, and Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property.

Parcel ID: 701743000540

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE23-0267

(Tab 7)

Location: 1601 N Woodland Blvd

Respondent: RS Lending INC

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 Imposing Fine/Lien for Repeat Violation

Case # CE22-0550

(Tab 8)

Location: 430 W Winnemissett Ave

Respondent: Milton Wilson

Description: The house has been renovated 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: 700902410020

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE23-0134

(Tab 9)

Location: 508 Bramble Fern Ave

Respondent: Prudent Home LLC

Description: The owner of the single family dwelling continues to allow different occupants abide in the dwelling unit for less than 30 days, which is not permitted in a single family dwelling.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 12, Family means any one of the following, when living together in a dwelling unit or using it as a common place of abode for 30 days or more in any three-month period: Dwelling, single-family, means a building designed for or occupied exclusively by one family with independent cooking and bathroom facilities.

Parcel ID: 700711000630

Zoning: R-1AA

Status: Non-compliance

Order Imposing Fine/Lien

II. CONTINUED CASES

Case # CE23-0127

(Tab 10)

Location: 830 N Clake St

Respondent: Magna Holdings LLC

Description: The garbage containers and recycling containers are not being stored in full compliance with the code.

Violation: City of DeLand Code of Ordinances; 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: 700928030020

Zoning: R-12

Status: Non-compliance

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE22-0177

(Tab 11)

Location: 697 Preakness Cir

Respondent: SFR JV-2 Property LLC

Description: A fence was installed 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: 702211001790

Zoning: PD

Compliance (Fine Due \$17,700.00)

Case # CE23-0237

(Tab 12)

Location: 219 N Garfield Ave

Respondent: CMA Volusia properties LLC

Description: The R-1 zoned property continues to have commercial vehicles stored on the property.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 91.021, Parking restrictions for commercial vehicles. (a) Residential and professional-residential districts.

Parcel ID: 700958000040

Zoning: R-1

Compliance (No fines due)

Case # CE23-0007

(Tab 13)

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

Compliance (Fine Due 10,500.00)

IV. LIEN REDUCTION

No Action Items

H. NEXT MEETING

June 22, 2023

I. ADJOURNMENT