

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

June 22, 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**
May 25, 2023
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0159 (Tab 3)

Location: S Adelle Av

Respondent: Lindsey Alexander Jr. & Roderick Willis II

Description: Trees were illegally removed without the required permit.

Violation: City of DeLand Code of Ordinances; (Ord. No. 2008-08, § 13, 4-7-08) and Chapter 33, Section 57.04, Tree removal and change of grade permit requirement.

Parcel ID: 701725020030 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0296 (Tab 4)

Location: S Adelle Av

Respondent: Lindsey Alexander Jr. & Roderick Willis II

Description: Trees were illegally removed without the required permit.

Violation: City of DeLand Code of Ordinances; (Ord. No. 2008-08, § 13, 4-7-08) and Chapter 33, Section 57.04, Tree removal and change of grade permit requirement.

Parcel ID: 701725020020 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0120 (Tab 5)

Location: 403 S Clara Av

Respondent: Stedroy Maynard

Description: The property owner continues to store commercial vehicles on the property and several vehicles are parked in the grass.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 91.021, Parking restrictions for commercial vehicles, and Chapter 33, Section 17.031, R-1, Parking on grass and sidewalks is prohibited.

Parcel ID: 701620030010 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0155

(Tab 6)

Location: 394 Lady Bella Pl

Respondent: Jorge Gabriel Nunez Melendez & Jorge Ariel Nunez Cartagena

Description: The original fence permit expired and the work was completed without a 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: 702706002340 **Zoning:** PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0253

(Tab 7)

Location: 808 S Clara Av

Respondent: Darrell Maurice Price, Diedra P. Stanford & Norris Wendell Price

Description: It appears the property is being occupied and does not have water service.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6, Section 601.2, Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that does not comply with the requirements of this chapter and Chapter 6, Section 604.1, Facilities required.

Parcel ID: 701739020170 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0317

(Tab 8)

Location: 808 S Clara Av

Respondent: Darrell Maurice Price, Diedra P. Stanford & Norris Wendell Price

Description: It appears the property is being occupied and does not have electricity at the home.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6, Section 601.2, Responsibility and Chapter 6, Section 604.1, Facilities required.

Parcel ID: 701739020170 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0268

(Tab 9)

Location: 1601 N Woodland Blvd

Respondent: RS Lending Inc.

Description: The property contains a dangerous structure by way of deterioration, abandonment, 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: 603306010010 **Zoning:** C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0326

(Tab 10)

Location: 508 Bramble Fern Av

Respondent: Prudent Home, LLC

Description: The property continues to have accumulations of waste, yard trash, rubble and debris on the property. The property was again in violation most recently on June 05, 2023, past the compliance date of November 29, 2022, as set forth in the Notice of Violation.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared, and Chapter 16, Section 4, Lots, premises.

Parcel ID: 700711000630 **Zoning:** R-1AA

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0329

(Tab 11)

Location: 523 E Voorhis Av

Respondent: Tranquility Concepts LLC

Description: The property continues to have grass or weeds in excess of 12 inches tall and yard trash or debris throughout the property.

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

Parcel ID: 701618000420 **Zoning:** R-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE23-0311

(Tab 12)

Location: 917 Marlboro Dr

Description: Storing junked, dismantled, partly dismantled or discarded personal property.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 01, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited, in case No. CE22-0014.

Parcel ID: 700305000050

Zoning: R-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation

Case # CE22-0494

(Tab 13)

Location: 219 N Garfield Av

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 # CE23-0315

(Tab 14)

Location: 232-234 S Clara Av

Respondent: Big Bubba Investments LLC

Description: The property contains several structures constructed 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, in case No. CE22-0339 and No. 20-0501.

Parcel ID: 701710080210

Zoning: P-1

Status: Non-compliance

Findings Of Fact, Conclusions Of Law And Order Imposing Fine/Lien For Repeat Violation

Case # CE23-0320

(Tab 15)

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, in case No. CE23-0267.

Parcel ID: 791204000530

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation

Case # CE23-0322

(Tab 16)

Location: 508 Bramble Fern Av

Respondent: Prudent Home, LLC

Description: The garbage containers and recycling containers are being stored or left within the required front yard setback of the property.

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., in case No. CE23-0092 and CE23-0133.

Parcel ID: 700711000630

Zoning: R-1AA

Status: Non-compliance

Findings Of Fact, Conclusions Of Law And Order Imposing Fine/Lien For Repeat Violation

II. CONTINUED CASES

No Action Items

III. ORDER OF COMPLIANCE

Case # CE23-0240

(Tab 17)

Location: 219 N Garfield Av

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

Zoning: R-1

Compliance (Fine Due \$1,800.00)

Case # CE22-0550

(Tab 18)

Location: 430 W Winnemissett Av

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

Compliance (Fine Due \$2,250.00)

Case # CE23-0127

(Tab 19)

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

Compliance (No Fine Due)

IV. LIEN REDUCTION

Case # CE23-0007

(Tab 20)

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

Order Recommending Lien Reduction

H. NEXT MEETING

July 27, 2023

I. ADJOURNMENT