

City of DeLand



Code Enforcement Special Magistrate

L. Johnson Special Magistrate

March 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**
- E. **SWEARING IN OF WITNESSES**
- F. **OLD BUSINESS**

February 23, 2023

I. ORDER OF COMPLIANCE

Case # CE21-0201 AKA 15-0800

(Tab 3)

Location: 613 S Garfield Ave

Respondent: Downer Newton and Steven A. Henry

Description: A boat and two abandoned or junked vehicles with expired or no tags where previously on the property.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701633000250

Zoning: R-1

Compliance (Fine Due 25,000.00)

II. LIEN REDUCTION

Case # CE21-0201 AKA 15-0800

(Tab 4)

Location: 613 S Garfield Ave

Respondent: Downer Newton and Steven A. Henry

Description: The property previously contained a boat and two abandoned or junked vehicles with expired or no tags.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701633000250

Zoning: R-1

Order Recommending Lien Reduction

III. CONTINUED CASES

No Action Items

IV. ORDER IMPOSING FINE HEARING

Case # CE22-0486

(Tab 5)

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 Imposing Fine/Lien

Case # CE22-0503

(Tab 6)

Location: 415 E Beresford Ave

Respondent: Elijah Von Debaron

Description: Two air conditioning systems were installed at 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: 701640000450

Zoning: R-1B

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE23-0007

(Tab 7)

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
Status: Non-compliance
Order Imposing Fine/Lien

Zoning: C-2A

Case # CE23-0092

(Tab 8)

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

Order Imposing Fine/Lien

G. NEW BUSINESS

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0039

(Tab 9)

Location: 529 N Orange Ave

Respondent: Padraig J Brousseau and Nicole Brousseau

Description: The property contains a newly installed air conditioning unit 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: 700821000012

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0082

(Tab 10)

Location: 845 N Amelia Ave

Respondent: Maria A Zapien, Maria A Benitez and Alexis Zapien

Description: The property contains accumulations of discarded personal property, waste, yard trash, rubble, debris and the grass or weeds were in excess of 12 inches tall.

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, and Chapter 16, Section 4, Lots, premises.

Parcel ID: 700943000070

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0086

(Tab 11)

Location: 830 N Clake St

Respondent: Magna Holdings LLC

Description: The premises is not being maintained and has accumulations of waste, yard trash, rubble or debris all throughout.

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: 700928030020

Zoning: R-12

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0127

(Tab 12)

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

Findings of Fact, Conclusions of Law and Order

H. NEXT MEETING

April 27, 2023

I. ADJOURNMENT