

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

July 27, 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**
June 22, 2023
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0559

(Tab 3)

Location: 1000 Springdale Ct

Respondent: Stevenstore L Perry and Dexter L Perry

Description: The owner of the R-1, Single-Family Dwelling District, continues to allow the property to be used as a common place of abode for less than 30 days in any three-month period, to 2 or more unrelated persons.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 12, Definitions. 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: 3. A maximum of two unrelated persons, together with their natural family who are related to each other by law, blood, marriage or adoption. Dwelling, single-family, means a building designed for or occupied exclusively by one family with independent cooking and bathroom facilities.

Parcel ID: 702021000070

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0434

(Tab 4)

Location: 1000 Springdale Ct

Respondent: Stevenstore L Perry and Dexter L Perry

Description: The roof and flashing are not sound, tight and free of defects that admit rain.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.7, Roofs and drainage.

Parcel ID: 702021000070 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE23-0435 (Tab 5)

Location: 1000 Springdale Ct

Respondent: Stevenstore L Perry and Dexter L Perry

Description: A building renovation was constructed at the house 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: 702021000070 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0177 (Tab 6)

Location: 409 W Beresford Av

Respondent: Azarelli Investments LLC

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: 701738000180 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0201 (Tab 7)

Location: 1575 S State Road 15A

Respondent: ESS storage Acquisition Sixty One LLC

Description: The property contains a business operating without the required Business Tax Receipt.

Violation: City of DeLand Code of Ordinances; Chapter 17, Section 1001, Required.

Parcel ID: 702000000900 **Zoning:** PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0289

(Tab 8)

Location: 1329 N Woodland Blvd**Respondent:** 1329 DeLand Inc.**Description:** The exterior of the structure is not being maintained nor in good repair.**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General.**Parcel ID:** 700409000010**Zoning:** C-2**Status:** Non-compliance**Findings of Fact, Conclusions of Law and Order****Case # CE23-0436**

(Tab 9)

Location: 1329 N Woodland Blvd**Respondent:** 1329 DeLand Inc.**Description:** The property contains a damaged and nonconforming sign.**Violation:** City of DeLand Code of Ordinances; Chapter 33, Section 102.04, (d) Nonconforming signs, as adopted and amended by Ordinance 2020-07, (b) 3.**Parcel ID:** 700409000010**Zoning:** C-2**Status:** Non-compliance**Findings of Fact, Conclusions of Law and Order****Case # CE23-0325**

(Tab 10)

Location: 865 W New York Av**Respondent:** Sam A. Barron, Sr. and Linda Barron, Trustees of the Sam A. Barron, Sr. and Linda Barron Trust**Description:** The property contains several life safety fire code violations.**Violation:** City of DeLand Code of Ordinances; Chapter 12, Section 1, Florida Fire Prevention Code Adopted by Reference, Resolution 2020-07, Compliance Engine required for reporting testing and acceptance documents, NFPA 13:8.17.2.4.7.1 - FDC Sign Requirements, NFPA 13:A.8.17.2.1 - FDC connection should be accessible and ready for use at all times, NFPA 01:11.1.2.3, NFPA 01:11.1.4.3, NFPA 01:11.1.8, NFPA 01:13.3.3.2, NFPA 01:13.3.3.3, NFPA 01:13.6.4.1.1, NFPA 25:14.2.1.1, NFPA 25:5.2.1.1.5 - Sprinklers, NFPA 25:5.4.1.5 - Maintenance, NFPA 01:4.5.8.1, NFPA 01:14.4.1 - Maintenance, NFPA 01:18.2.3.5.1.2, Ordinance 17-1001 - Licenses, Ordinance 17-1004 - Licenses, NFPA 01:11.1.5.6, NFPA 01:11.1.7.3.1, NFPA 01:11.1.3.1, and NFPA 70: Table 110.26 (A) (1) - Working Spaces.**Parcel ID:** 700866000050**Zoning:** PD**Status:** Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE23-0253

(Tab 11)

Location: 808 S Clara Av

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

Description: 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 5, Section 501.2 Responsibility and Chapter 5, Section 505.3, Supply.

Parcel ID: 701739020170

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE23-0317

(Tab 12)

Location: 808 S Clara Av

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

Description: 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.

Parcel ID: 701739020170

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE23-0329

(Tab 13)

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

Order Imposing Fine/Lien

II. CONTINUED CASES

No Action Items

III. ORDER OF COMPLIANCE

Case # CE21-0165

(Tab 14)

Location: 409 S Delaware Av

Respondent: Lindsey Alexander Jr. & Roderick Willis II

Description: A fence was installed on the property and the garage was 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: 701743000050

Zoning: R-1

Compliance (Fine due \$25,000.00)

Case # CE22-0159

(Tab 15)

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

Compliance (No fine due)

Case # CE23-0296

(Tab 16)

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

Compliance (No fine due)

Case # CE22-0494

(Tab 17)

Location: 219 N Garfield Ave

Respondent: CMA Volusia properties LLC

Description: The property contained a dangerous structure by way of deterioration or neglect and an unmaintained fence.

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, and Chapter 33, Section 28.06, Fences and Walls. (i) Maintenance.

Parcel ID: 700958000040 **Zoning:** R-1

Compliance (Fine due \$2,250.00)

Case # CE23-0134

(Tab 18)

Location: 508 Bramble Fern Ave

Respondent: Prudent Home LLC

Description: The owner of the single family dwelling continued to allow different occupants abode 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

Compliance (Fine due \$12,250.00)

Case # CE23-0155

(Tab 19)

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

Compliance (No fine due)

Case # CE23-0268

(Tab 20)

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

Compliance (No fine due)

Case # CE23-0311 (Tab 21)

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

Compliance (Fine due \$4,500.00)

IV. LIEN REDUCTION

Case # CE21-0165 (Tab 22)

Location: 409 S Delaware Av

Description: A fence was installed on the property and the garage was 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: 701743000050 **Zoning:** R-1

Order Recommending Lien Reduction

H. NEXT MEETING

August 24, 2023

I. ADJOURNMENT