

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

**July 27, 2023
Hearing Minutes**

DeLand City Hall
City Commission Chambers
120 S. Florida Avenue, DeLand, Florida

A. CALL TO ORDER AT 5:04 PM

B. PLEDGE OF ALLEGIANCE

C. FORMAT FOR PROCEEDINGS

D. APPROVAL OF MINUTES

June 22, 2023

E. SWEARING IN OF WITNESSES:

Bethzaida Delgado, Code Enforcement Officer

Amber Parker, Code Enforcement Officer

Larry Hites, Deputy Building Official

Richard Lovett, Code Enforcement Manager

Terry Griffiths, Fire Marshall

Sidney Stringer, Fire Inspector

Jayne Rocco, Representative

Kerry Copeland, Representative

Jim McMahon, Representative

OTHERS PRESENT:

Julie Zolty, Special Magistrate

Matthew Branz, City Attorney

F. NEW BUSINESS

Finding of Facts, Conclusions of Law Order

Case # CE22-0559

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of July 26, 2023, the property has not come into compliance, she recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on August 21, 2023, or a fine of \$250.00 per day should be imposed beginning on August 22, 2023, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on August 21, 2023, or a fine of \$250.00 per day shall be imposed as of August 22, 2023, and continue until said violation(s) is corrected. With a hearing to determine whether respondent has complied is set for August 24, 2023.

Case # CE23-0434

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of July 26, 2023, the property has not come into compliance, she recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on August 21, 2023, or a fine of \$250.00 per day should be imposed beginning on August 22, 2023, and continue until said violation(s) is corrected.

Deputy Building Official Testimony: Mr. Hites gave further explanation as to the extent of the roof damage.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on August 21, 2023, or a fine of \$250.00 per day shall be imposed as of August 22, 2023, and continue until said violation(s) is corrected. With a hearing to determine whether respondent has complied is set for August 24, 2023.

Case # CE23-0435

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of July 25, 2023, the property has not come into compliance, she recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on August 21, 2023, or a fine of \$250.00 per day should be imposed beginning on August 22, 2023, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on August 21, 2023, or a fine of \$250.00 per day shall be imposed as of August 22, 2023, and continue until said violation(s) is corrected. With a hearing to determine whether respondent has complied is set for August 24, 2023.

Case # CE23-0177

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

Code Enforcement: Amber Parker

Appearing Representative: Jayne Rocco

DeLand Testimony: Officer Parker testified that as of July 25, 2023, the property has not come into compliance, she recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on August 21, 2023, or a fine of \$150.00 per day should be imposed beginning on August 22, 2023, and continue until said violation(s) is corrected.

Deputy Building Official Testimony: Mr. Hites explained the difference between a Package HVAC system and a Split HVAC system.

Representative Testimony: Ms. Rocco stated she has obtained a permit as of today July 27, 2023.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on August 21, 2023, or a fine of \$150.00 per day shall be imposed as of August 22, 2023, and continue until said violation(s) is corrected. With a hearing to determine whether respondent has complied is set for August 24, 2023.

Case # CE23-0201

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

Code Enforcement: Amber Parker

Appearing Representative: Kerry Copeland

DeLand Testimony: Officer Parker testified that as of July 26, 2023, the property has not come into compliance, she recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 17, Section 1001, Required. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on August 21, 2023, or a fine of \$150.00 per day should be imposed beginning on August 22, 2023, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Copeland stated he has been trying to get the business to come into compliance, but has not been able to contact them. He also stated they have not been paying rent and the business will be leaving by the end of July. If they do not leave an eviction process will be started.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on August 21, 2023, or a fine of \$150.00 per day shall be imposed as of August 22, 2023, and continue until said violation(s) is corrected. With a hearing to determine whether respondent has complied is set for August 24, 2023.

Case # CE23-0289

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of July 26, 2023, the property has not come into compliance, she recommended that the property is in violation of City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on August 21, 2023, or a fine of \$200.00 per day should be imposed beginning on August 22, 2023, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on August 21, 2023, or a fine of \$200.00 per day shall be imposed as of August 22, 2023, and continue until said violation(s) is corrected. With a hearing to determine whether respondent has complied is set for August 24, 2023.

Case # CE23-0436

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of July 26, 2023, the property has not come into compliance, she recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 33, Section 102.04, (d) Nonconforming signs, as adopted and amended by Ordinance 2020-07, (b) 3. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on August 21, 2023, or a fine of \$200.00 per day should be imposed beginning on August 22, 2023, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on August 21, 2023, or a fine of \$200.00 per day shall be imposed as of August 22, 2023, and continue until said violation(s) is corrected. With a hearing to determine whether respondent has complied is set for August 24, 2023.

Case # CE23-0325

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

Code Enforcement: Amber Parker

Fire Department: Sidney Stringer, Terry Griffiths

Appearing Representative: Jim McMahon

DeLand Testimony: Officer Parker testified that as of July 24, 2023, the property has not come into compliance, she recommended that the property is in violation of 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.

NOTE: - Ordinance 17-1001 – Licenses, Ordinance 17-1004 – Licenses, was found to be in compliance and removed from the violations as the business has moved from the property.

The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on August 21, 2023, or a fine of \$250.00 per day should be imposed beginning on August 22, 2023, and continue until said violation(s) is corrected.

Fire Department Testimony: Fire Inspector Stringer defined and explained each NFPA Life Safety Code Violation listed in the violation.

Deputy Building Official Testimony: Mr. Hites stated for Life Safety purposes to secure the building and shut the power off at the main breaker.

Respondent Testimony: Mr. McMahon stated that a Demo Permit will be applied for within the next 30 days, and he is working with a contractor to repurpose the building. Stated he does not contest anything. Requested an extension to allow for more time to renovate the building.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on August 21, 2023, or a fine of \$250.00 per day shall be imposed as of August 22, 2023, and continue until said violation(s) is corrected. With a hearing to determine whether respondent has complied is set for August 24, 2023.

G. OLD BUSINESS

I. Order Imposing Fine/Lien

Case # CE23-0253

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not Appear.

DeLand Testimony: Officer Delgado testified that as of July 25, 2023, the property has not come into compliance. The property is in violation of 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. A fine of \$250.00 per day should be imposed beginning July 25, 2023, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of July 25, 2023, and continue until said violation is corrected.

Case # CE23-0317

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not Appear.

DeLand Testimony: Officer Delgado testified that as of July 25, 2023, the property has not come into compliance. The property is in violation of City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6, Section 601.2, Responsibility. A fine of \$250.00 per day should be imposed beginning July 25, 2023, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of July 25, 2023, and continue until said violation is corrected.

Case # CE23-0329

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not Appear.

DeLand Testimony: Officer Delgado testified that as of July 25, 2023, the property has not come into compliance. The property is in violation of City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared. A fine of \$150.00 per day should be imposed beginning July 25, 2023, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$150.00 per day is hereby imposed as of July 25, 2023, and continue until said violation is corrected.

II. Continued Cases

No action Items

III. Order of Compliance

Case # CE21-0165

Location: 409 S Delaware Av

Respondent: LTJ Property Group II LLC

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of July 24, 2023, fine due \$25,000.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$25,000.00.

Case # CE22-0159

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of July 22, 2023, no fine due.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, no fine due.

Case # CE23-0296

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of July 22, 2023, no fine due.

Representative Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, no fine due.

Case # CE22-0494

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of June 01, 2023, fine due \$2,250.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$2,250.00.

Case # CE23-0134

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of July 11, 2023, fine due \$12,250.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$12,250.00.

Case # CE23-0155

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of July 20, 2023, no fine due.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, no fine due.

Case # CE23-0268

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of June 21, 2023, no fine due.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, no fine due.

Case # CE23-0311

Location: 917 Marlboro Dr

Respondent: Paul Andrew Valentine, Kathleen L. Valentine Hall, Sheila Valentine, And Neal Valentine

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of June 23, 2023, no fine due.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$4,500.00.

IV. Lien Reduction

Case # CE21-0165

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado requests that the Special Magistrate make a recommendation to the City Manager to reduce the lien from the current fine of \$25,000.00 to \$3,094.00 and that the applicant shall pay the reduced lien amount within 30 days of the acceptance date by the City Manager. If the lien is not paid within the specified time, the order shall be of no further force or effect and the lien shall remain in place in its original amount.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Recommended lien reduction in the amount of \$3,094.00.

H. NEXT MEETING DATE — August 24, 2023

I. ADJOURNMENT @ 7:16 PM