

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

September 28, 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**
August 24, 2023
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE22-0282

(Tab 3)

Location: 409 N Boundary Ave

Respondent: Fame Properties LLC

Description: Construction work at the property continues to be performed without the required permits, and said work has caused the structure to become unsafe.

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 International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.5, Dangerous structure or premises.

Parcel ID: 700962000090

Zoning: C-2A&H

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0328

(Tab 4)

Location: 236 W Walts Ave

Respondent: Stedroy J Maynard & Paige Maynard

Description: Plumbing and building repairs or alterations were completed 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: 701620030020

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0545

(Tab 5)

Location: 236 W Walts Ave

Respondent: Stedroy J Maynard & Paige Maynard

Description: The premises contain accumulations of waste, yard trash, rubble, debris, dismantled, partly dismantled, nonoperative, and discarded personal property, therefore it is not being kept clean, sanitary, or present a neat and slightly appearance.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 4, Lots, premises, 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: 701620030020

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0546

(Tab 6)

Location: 236 W Walts Ave

Respondent: Stedroy J Maynard & Paige Maynard

Description: Windows, doors and frames on the property are not in sound condition, good repair, weather tight or are being maintained.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304, Subsection 304.1.1, Unsafe conditions, Chapter 3, Section 304, Subsection 304.13, Window, skylight and door frames, and Chapter 3, Section 304, Subsection 304.13.2, Openable windows.

Parcel ID: 701620030020

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE22-0559

(Tab 7)

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

Order Imposing Fine/Lien

Case # CE23-0434

(Tab 8)

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

Order Imposing Fine/Lien

Case # CE23-0435

(Tab 9)

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

Order Imposing Fine/Lien

Case # CE23-0502

(Tab 10)

Location: 920 Spring Garden Ave

Respondent: SAS Spring Arbor Managers, LLC

Description: The property contains accumulations or deposits of refuse, garbage, noxious matter, waste, rubble and debris overflowing the dumpster trash area, causing the property to be unsanitary and unsightly.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 5, Unsanitary lots declared nuisance, Chapter 16, Section 26, Nuisances injurious to health and Chapter 16, Section 30, Lot Maintenance, Nuisance declared.

Parcel ID: 700600000381

Zoning: PD

Status: Non-compliance

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

Case # CE22-0324

(Tab 11)

Location: 125 N Clara Ave

Respondent: Mohamed Rashad

Description: Permit BD20-1289 expired without the required inspections, therefore making the permit null and void.

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: 700962000082

Zoning: R1-A

Order To Vacate

II. CONTINUED CASES

No Action Items

III. ORDER OF COMPLIANCE

Case # CE22-0559

(Tab 12)

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

Compliance (Fine due \$4,500.00)

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

Compliance (Fine due \$3,150.00)

Case # CE23-0325 (Tab 14)

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, 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

Compliance (No fine due)

Case # CE23-0120 (Tab 15)

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

Compliance (No fine due)

IV. LIEN REDUCTION

Case # CE21-0319

(Tab 16)

Location: 111 W Beresford AV

Description: The structure is unsafe and unfit for human occupancy due to electrical hazards.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, 108.1.3, Structure unfit for human occupancy, Section 601.2, Responsibility, Section 604.1, Facilities required, and Section 605.1, Installation.

Parcel ID: 701638000120

Zoning: R-1

Order Recommending Lien Reduction

H. NEXT MEETING

October 26, 2023

I. ADJOURNMENT