



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, January 14, 2026

Time: 9:00 AM

Type of Meeting: Regular

Location: Council Chambers, City Hall
1000 City Center Circle
Port Orange, Florida

A. CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process
2. Consideration of Minutes - December 10, 2025

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-0522
Respondent: Linda M. Demattia
Address of Violation: 1104 Wild Holly Drive
Code Officer: Dena Joseph
First Notified: 2/28/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage (c).

4. **CEB Case No.:** 25-2750
Respondent: BBKD LLC
Address of Violation: 5865 Ridgewood Avenue
Code Officer: Scott Allman
First Notified: 10/6/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code, Chapter 17 (Zoning District Regulations), Section 25 Ridgewood Development (RD) District, (b) Permitted Uses. City of Port Orange Land Development Code, Chapter 3 (Administration), Section 2 Development Order and Development Permit Required, (e) In General. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous

Regulations), Section 1 (Accessory Uses and Structures), (b) Permitted Uses and/or Principal Structure Required.

5. **CEB Case No.:** 25-2970

Respondent: KEM Associates LLP

Address of Violation: 1195 Dunlawton Avenue

Code Officer: Scott Allman

First Notified: 9/18/2025

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-318 (B) (3). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-37 (A) (3). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-314 (D) (5). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-315 (A).

C. ORDER IMPOSING FINE/LIEN

6. **CEB Case No.:** 25-0807

Respondent: Khosrow Khosrovani

Address of Violation: 4189 Ridgewood Avenue

Code Officer: Kristi Jones

First Notified: 6/16/2025

Compliance: Yes

Cited for violation(s) - Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.12.1 - Agency Having Jurisdiction, Authorization for permits. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.5 Extension Cords. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.2.3 - Permanent wiring abandoned. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.8 - Covers compatible with the box or conduit body.

7. **CEB Case No.:** 25-3024

Respondent: Everett Wicker

Address of Violation: 711 Fieldstone Avenue

Code Officer: Jackson Concepcion

First Notified: 11/17/2025

Compliance: No

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances.

D. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
DECEMBER 10, 2025

THE CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING of the City of Port Orange was called to order by Special Magistrate David D. Fuller Jr. at 9:00 a.m.

PRESENT: David D. Fuller Jr., Special Magistrate

ALSO PRESENT: Greg Lariscy, Code Enforcement Manager
Dena Joseph, Code Enforcement Officer
Jackson Concepcion, Code Enforcement Officer
Kristi Jones, Code Enforcement Officer
Tracee Cody, Records Coordinator

Oaths

Code Enforcement Officers Dena Joseph, Kristi Jones, Jackson Concepcion and Code Enforcement Manager Greg Lariscy were sworn in by Special Magistrate David D. Fuller Jr.

CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process

Special Magistrate David D. Fuller Jr. dispensed with the overview of the code enforcement process as there were no members of the public present.

2. Consideration of Minutes - November 12, 2025

Special Magistrate David D. Fuller Jr. approved the November 12, 2025 meeting minutes as presented.

3. Approval of the 2026 Special Magistrate Hearing Dates

Special Magistrate David D. Fuller Jr. approved the 2026 Special Magistrate Hearing Dates as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

4. **CEB Case No.:** 25-0807

Respondent: Khosrow Khossrovani

Address of Violation: 4189 Ridgewood Avenue

Code Officer: Kristi Jones

First Notified: 6/16/2025

Compliance: No

Cited for violation(s) - Code of Ordinances Chapter 30 Section 30-26 Adoption NFPA 01 Chapter 11, Code 11.12.1 - Agency Having Jurisdiction, Authorization for permits. Code of Ordinances Chapter 30 Section 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.5 Extension Cords. Code of Ordinances Chapter 30 Section 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.2.3 - Permanent wiring abandoned. Code of Ordinances Chapter 30 Section 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.8 - Covers compatible with the box or conduit body.

Kristi Jones, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected by September 11, 2025, by removing all non-registered vehicles that have no work orders for repair.

As of December 4, 2025, the property is in compliance. Ms. Jones requested the Magistrate to find the property to have been in non-compliance for the period between September 11, 2025, and December 4, 2025, and in compliance as of December 4, 2025. Ms. Jones further requested that any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$51.61 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented. Costs in the amount of \$51.61 were awarded to the City.

5. CEB Case No.: 25-0571

Respondent: Kathleen Borne Rauscher

Address of Violation: 5056 Palmetto Street

Code Officer: Kristi Jones

First Notified: 6/5/2025

Compliance: Yes

Cited for violation(s) - 2024 International Property Maintenance Code, Chapter 3, Section 304 Exterior Structure, as adopted per Chapter 14, Article II of the City of Port Orange Code of Ordinances: 304.7 Roofs and drainage.

Ms. Jones requested a dismissal of the case as it is in compliance. Special Magistrate David D. Fuller Jr. granted the dismissal request.

6. CEB Case No.: 25-3024

Respondent: Everett Wicker

Address of Violation: 711 Fieldstone Avenue

Code Officer: Jackson Concepcion

First Notified: 11/17/2025

Compliance: No

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances.

Jackson Concepcion, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected immediately by mowing all existing high grass/weeds to include weed-eating all areas of the parkage and sidewalk.

Mr. Concepcion recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by mowing all existing high grass/weeds to include weed-eating all areas of the parkage and sidewalk by December 10, 2025. In the event the property is not brought into compliance on or before the compliance date, and/or not maintained in a state of compliance, a daily fine in the amount of \$100.00 per day shall be imposed. Accused should be further ordered to contact the Code Enforcement Officer to arrange for a re-inspection of the property to verify compliance with the order. Mr. Concepcion requested any future violations under this ordinance be considered repeat, and that the property be deemed a health and safety concern for the surrounding neighbors in that the excessive high grass/weeds provide shelter for rodents, snakes, mosquitos, etc. The cost sheet in the amount of \$51.78 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented and deemed the property a health and safety violation. In the event the property is not brought into compliance on or before the compliance date, and/or not maintained in a state of compliance, a daily fine in the amount of \$100.00 per day will be assessed for each day the property is in violation beyond the compliance date. Costs in the amount of \$51.78 were awarded to the City.

7. CEB Case No.: 25-2796

Respondent: William A Busi

Address of Violation: 111 Abby Lane

Code Officer: Rachel Lippens

First Notified: 10/15/2025

Compliance: No

Cited for violation(s) - Chapter 1 Scope and Administration, Section 109 Unsafe Structures and Equipment, 109.1 (Unsafe Structure) of the 2024 IPMC as adopted per Chapter 14 Article II of the City of Port Orange Code of Ordinances. Chapter 1 Scope and Administration, Section 109 Unsafe Structures and Equipment, 109.3 (Structure Unfit for Human Occupancy) of the 2024 IPMC as adopted per Chapter 14 Article II of the City of Port Orange Code of Ordinances. Chapter 3 (General Requirements),

Code Enforcement Special Magistrate Meeting

December 10, 2025

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Section 304 (Exterior Structure) of the 2024 International Property Maintenance Code as adopted per Chapter 14, Article II of the City of Port Orange Code of Ordinances.

Mr. Lariscy requested a dismissal of the case. Special Magistrate David D. Fuller Jr. granted the dismissal request.

ORDER IMPOSING FINE/LIEN

8. CEB Case No.: 25-0828

Respondent: Rainbow Development Group LLC

Address of Violation: 4015 S. Williamson Blvd.

Code Officer: Rachel Lippens

First Notified: 6/4/2025

Compliance: No

Cited for violation(s) - 2024 International Property Maintenance Code, Chapter 3, Section 304 Exterior Structure, as adopted per Chapter 14, Article II of the City of Port Orange Code of Ordinances: 304.7 Roofs and drainage. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage (3) (a) Commercial Vehicles and Equipment. Chapter 14, Article VII, Section 318 (b), (1), (4) - sign and (c), (3) - Fence. Chapter 14, Article VII, Section 314 (a), (1) and (2) Maintenance of trees and shrubs and (d) (2) and (7) irrigation.

Greg Lariscy, Code Enforcement Manager, was sworn in by Special Magistrate David D. Fuller Jr. and requested an Order Setting Fine/Lien as the property was not in compliance by September 23, 2025, as ordered in the previous hearing on July 23, 2025, by the Special Magistrate. Mr. Lariscy requested a daily fine in the amount of \$100.00 per day beginning September 24, 2025, and running through and including October 1, 2025, for a total of 7 days as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$97.01 was tendered and submitted into evidence without objection.

Special Magistrate David D. Fuller Jr. waived the daily fine in the amount of \$100.00 beginning September 24, 2025, and running through and including October 1, 2025, for a total of 7 days as the violations are now in compliance. Mailing and recording costs to date of \$97.01 were awarded to the City. A lien in the amount of \$97.01 shall be imposed.

9. CEB Case No.: 25-2798

Respondent: William Busi

Address of Violation: 111 Abby Lane

Code Officer: Rachel Lippens

First Notified: 10/15/2025

Compliance: No

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances. Chapter 42 (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-32 Storage of vehicles, furniture, etc. of the City of Port Orange Code of Ordinances.

Mr. Lariscy requested an Order Setting Fine/Lien as the property was not in compliance by November 30, 2025, as ordered in the previous hearing on November 12, 2025, by the Special Magistrate. He requested a daily fine in the amount of \$50.00 per day beginning December 1, 2025, and running through and including December 5, 2025, for a total of 5 days for a total amount of \$250.00 as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation(s) at the cost of \$400.00. A cost sheet for mailing and recording costs in the amount of \$131.40 was tendered and submitted into evidence without objection.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$50.00 beginning December 1, 2025, and running through and including December 5, 2025, for a total of \$250.00, abatement costs of \$400.00 and mailing and recording costs to date of \$131.40. A lien in the amount of \$781.40 shall be imposed.

10. **CEB Case No.:** 25-2390

Respondent: Richard Jones

Crystal Jones

Address of Violation: 1237 Edna Drive

Code Officer: Dena Joseph

First Notified: 8/27/2025

Compliance: No

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances. Chapter 42, (Nuisances), Article II (Garbage, junk and undergrowth), Section 42-26 (Cleanliness of property generally-duty of owner), (h) Abutting property owner maintenance of parkages.

Dena Joseph, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and requested an Order Setting Fine/Lien as the property was not in compliance by November 19, 2025, as ordered in the previous hearing on November 12, 2025, by the Special Magistrate. She requested a daily fine in the amount of \$100.00 per day beginning November 20, 2025, and running through and including November 21, 2025, for a total of 2 days for a total fine of \$200.00 as ordered in the Finding of Fact, Conclusion of Law & Order and that the property be deemed a health and safety concern. The City retained vendor Scotty Boy Landscaping, who abated the violation(s) at the cost of \$625.00. A cost sheet for mailing and recording costs in the

amount of \$164.94 was tendered and submitted into evidence without objection.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$100.00 beginning November 20, 2025, and running through and including November 21, 2025, for a total of \$200.00, abatement costs of \$625.00 and mailing and recording costs to date of \$164.94. A lien in the amount of \$989.94 shall be imposed.

11. CEB Case No.: 25-2337

Respondent: Joseph A Fazzie

Kathleen A Fazzie

Address of Violation: 6604 Mansour Lane

Code Officer: Dena Joseph

First Notified: 10/13/2025

Compliance: No

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances. Chapter 42, (Nuisances), Article II (Garbage, junk and undergrowth), Section 42-26 (Cleanliness of property generally-duty of owner), (h) Abutting property owner maintenance of parkages. Chapter 42, (Nuisances), Article II, (Garbage, Junk and Undergrowth), Section 42-26, (Cleanliness of Property Generally-duty of owner), (f) Garbage, waste, trash, etc. prohibited of the City of Port Orange Code of Ordinances. Chapter 42 (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-32 Storage of vehicles, furniture, etc. of the City of Port Orange Code of Ordinances.

Ms. Joseph requested an Order Setting Fine/Lien as the property was not in compliance immediately, as ordered in the previous hearing on November 12, 2025, by the Special Magistrate. She requested a daily fine in the amount of \$250.00 per day beginning October 31, 2025, and running through and including November 23, 2025, for a total of 24 days as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation(s) at the cost of \$350.00. A cost sheet for mailing and recording costs in the amount of \$142.58 was tendered and submitted into evidence without objection.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$250.00 beginning October 31, 2025, and running through and including November 23, 2025, for a total of \$6,000.00, abatement costs of \$350.00 and mailing and recording costs to date of \$142.58. A lien in the amount of \$6,492.58 shall be imposed.

12. CEB Case No.: 25-2821

Respondent: Fair Value Homebuyers LLC

Address of Violation: 830 Sugar House Blvd.

Code Officer: Scott Allman

First Notified: 10/21/2025

Compliance: No

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances.

Scott Allman, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and requested an Order Setting Fine/Lien as the property was not in compliance by October 21, 2025, as ordered in the previous hearing on November 12, 2025, by the Special Magistrate. He requested a daily fine in the amount of \$200.00 per day beginning October 21, 2025, and running through and including November 24, 2025, for a total of 35 days as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation(s) at the cost of \$75.00. A cost sheet for mailing and recording costs in the amount of \$142.58 was tendered and submitted into evidence without objection.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$200.00 beginning October 21, 2025, and running through and including November 24, 2025, for a total of \$7,000.00, abatement costs of \$75.00 and mailing and recording costs to date of \$142.58. A lien in the amount of \$7,217.58 shall be imposed.

13. **CEB Case No.:** 25-2817

Respondent: James V Kloos

Address of Violation: 828 Sugar House Blvd.

Code Officer: Scott Allman

First Notified: 10/21/2025

Compliance: Yes

Cited for violation(s) - Chapter 42 (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-32 Storage of vehicles, furniture, etc. of the City of Port Orange Code of Ordinances.

Mr. Allman requested a dismissal of the case as the property was sold and abated. Special Magistrate David D. Fuller Jr. granted the dismissal request.

ADJOURNMENT – 9:46 a.m.

Case Cost Sheet Log

Case No. 25-0522

Name	Activity	Activity_Date	Status	Cost
Linda D. Mattia	Cost to mail Notice of Violation/Hearing	12/2/2025		\$22.70
Linda D. Mattia	Cost to mail Finding of Fact	1/14/2026		\$11.18
Clerk of Court	Cost to record FF	1/14/2026		\$29.25

Total: \$63.13



**NOTICE OF VIOLATION
AND
NOTICE OF HEARINGS**

CITY OF PORT ORANGE, FLORIDA

CITY OF PORT ORANGE,

Petitioner

CASE NO. 25-0522

To: Linda M. Demattia
Property Owner
1104 Wild Holly Drive
Port Orange, FL 32129

Re: 1104 Wild Holly Drive
Port Orange, FL 32129
Parcel ID: 630702010580
LEGAL DESCRIPTION: LOT 58 WILLOW RUN UNIT 1 MB 34 PGS 182 & 183 INC PER OR 5564
PG 342
Volusia County Public Records
Volusia County, FL

An inspection of the premises on February 28, 2025, indicates that certain violation(s) of the City of Port Orange Code exists.

The property owner was notified of the violations noted below and given 10 days to correct. Re-inspections done on July 8, 2025, August 8, 2025, and December 1, 2025, resulted in non-compliance.

This correspondence will serve as official notification that the below-stated violation(s) **must be corrected by December 31, 2025**, by doing the following: 1.) The temporary storage container (i.e. POD) must be removed from the property.

Failure to comply after this date may result in the commencement of appropriate code enforcement action and/or possible fine of up to \$1,000.00 per day for a first violation, \$5,000.00 per day per violation for a repeat violation, and up to \$15,000.00 per violation if the special magistrate finds the violation to be irreparable or irreversible in nature.

If the violation is corrected and then recurs, or if the violation is not corrected by the above specified time for correction given by the undersigned Code Enforcement Officer Dena Joseph, the case shall be presented to the Special Magistrate on the date set forth below, even if the violation has been corrected prior to this scheduled hearing.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. Briefly stated, the property is in violation of the following:

- 1). **Chapter 16 (Miscellaneous Regulations, Section 1 (Accessory Uses and Structures), (e), Outside Storage, (c), Unless otherwise stated, temporary storage containers (e.g. PODS) shall be restricted to the driveway for a period not to exceed 72 hours in any continuous 30-day period. However, if said container is placed as permitted and is related to an improvement that has been issued a building permit, said container will be permitted for the duration of the building permit and shall be removed prior to the city's issuance of a certificate of occupancy or completion.**

- **Initial inspection found a POD located in the driveway that has been on site for over a year.**

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

**NOTICE: A FINE AND COSTS MAY BE IMPOSED AT THIS HEARING.
PLEASE GOVERN YOURSELF ACCORDINGLY.**

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the **Special Magistrate January 14, 2026, at 9:00 a.m.**, or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The **Special Magistrate** will receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue a Final Order affording the proper relief. A certified copy of the Final Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns. If you fail to appear at the Hearing, the **Special Magistrate** may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly.

If the violation is not corrected within the time specified for correction ordered by the **Special Magistrate**, then a certified copy of an order imposing a fine may be recorded in the public records of the county and once recorded, it SHALL CONSTITUTE A LIEN against the property upon which the violation was found to exist and upon any other real or personal property owned by the violator. If said lien remains unpaid for more than ninety days, the City may seek to foreclose on said lien.

As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 22.70 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

NOTICE OF HEARING SETTING FINE AND LIEN

In the event the **Special Magistrate**, during the hearing on **January 14, 2026**, enters a Final Order finding a violation as alleged, pursuant to Chapter 2, Code of Ordinances, City of Port Orange, Florida, you are hereby called upon to take notice that a 2nd PUBLIC HEARING will be conducted in the above-styled cause by the **Special Magistrate on February 11, 2026 at 9:00 a.m.**, or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The **Special Magistrate** will consider setting the fine lien on the above-referenced case at said PUBLIC HEARING. If you fail to appear at the Hearing, the **Special Magistrate** may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer at **(386) 506-5645**.

DATED this 2nd day of December, 2025

CITY OF PORT ORANGE, FLORIDA
CODE ENFORCEMENT OFFICER

By: Dena Joseph
Dena Joseph, Code Enforcement Officer

Amanda Sui
Secretary, Special Magistrate
Acknowledgement of Receipt

Case Cost Sheet Log

Case No. 25-2750

Name	Activity	Activity_Date	Status	Cost
BBKD LLC	Cost to mail Notice of Violation/Hearing	11/20/2025		\$34.05
BBKD LLC	Cost to mail FF	1/14/2026		\$11.18
Clerk of Court	Cost to record FF	1/14/2026		\$29.25

Total: \$74.48



**NOTICE OF VIOLATION
AND
NOTICE OF HEARINGS**

CITY OF PORT ORANGE, FLORIDA

CITY OF PORT ORANGE,

Petitioner

CASE NO. 25-2750

To: BBKD LLC
5645 Palm Ave
Port Orange FL, 32127

C/O Craig I. Kelley (Registered Agent)
1665 Palm Beach Lakes Blvd, Suite 1000
West Palm Beach, FL 33401

Re: 5865 Ridgewood Ave
Port Orange, FL 32127

Parcel ID: 6314-03-14-0080

LEGAL DESCRIPTION: LOTS 8 9 & 10 BLK 14 HARBOR OAKS UNIT 1 PER OR 1470 PG 1376
PER OR 2131 PG 0524 PER OR 6974 PG 3043 PER OR 6998 PG 4971 PER OR 7514 PG 0602
Volusia County Public Records
Volusia County, FL

An inspection of the premises on October 6, 2025, indicates that certain violation(s) of the City of Port Orange Code exists.

The property owner was notified of the violations noted below and given 30 days to correct. A re-inspection was conducted on November 19, 2025, resulting in non-compliance.

This correspondence will serve as official notification that the below-stated violation(s) **must be corrected by December 1, 2025**, by doing the following: Remove all vehicles, trailers, golf carts, and recreational vehicles from the property as there is not an approved site-plan for this location. The motor vehicle, trailers, golf carts and recreational vehicle storage on the property is prohibited under Ridgewood Development (RD) Zoning.

Failure to comply after this date may result in the commencement of appropriate code enforcement action and/or possible fine of up to \$1,000.00 per day for a first violation, \$5,000.00 per day per violation for a repeat violation, and up to \$15,000.00 per violation if the special magistrate finds the violation to be irreparable or irreversible in nature.

If the violation is corrected and then recurs, or if the violation is not corrected by the above specified time for correction given by the undersigned Code Enforcement Officer J. Scott Allman, the case shall be presented to the Special Magistrate on the date set forth below, even if the violation has been corrected prior to this scheduled hearing.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. Briefly stated, the property is in violation of the following:

- 1) Chapter 17, Zoning District Regulations, Section 25, Ridgewood Development (RD) District, (b) Permitted uses, of the City of Port Orange, Land Development Code.

The initial inspection of this property found motor vehicles, trailers, golf carts, and recreational vehicles being stored on this property. Motor vehicles, trailers, golf carts, and recreational vehicle storage is not a permitted use in the Ridgewood Development District (RD) district.

- 2) Chapter 3, Administration, Section 2, Development order and development permit required, (a) In general of the City of Port Orange Land Development Code: No development activity shall be undertaken unless the activity is authorized by a development permit. A development permit may not be issued unless authorized by a development order reflecting conformance with the requirements of this code.

The initial inspection of this property found the owner utilizing the property as a storage lot for motor vehicles, trailers, golf carts, and recreational vehicles without a site development plan or a development permit.

- 3) Chapter 16, (Miscellaneous Regulations), Section 1, (Accessory Uses and Structures), (b) *Principal use and/or principal structure required*. Accessory uses and structures shall (4) Contribute to the comfort, convenience or necessity of users of such principal use. No accessory structure or use shall be permitted on any lot which does not have an established principal use conforming to the requirements of this code. No accessory structure shall be permitted on any lot which does not have a permitted principal structure.

The initial inspection of this property found motor vehicles, trailers, golf carts, and recreational vehicles being stored on this property without a principal structure or permitted use.

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

**NOTICE: A FINE AND COSTS MAY BE IMPOSED AT THIS HEARING.
PLEASE GOVERN YOURSELF ACCORDINGLY.**

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the **Special Magistrate January 14, 2026 at 9:00 a.m.**, or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The **Special Magistrate** will receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue a Final Order affording the proper relief. A certified copy of the Final Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns. If you fail to appear at the Hearing, the **Special Magistrate** may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly.

If the violation is not corrected within the time specified for correction ordered by the **Special Magistrate**, then a certified copy of an order imposing a fine may be recorded in the public records of the county and once recorded, it SHALL CONSTITUTE A LIEN against the property upon which the violation was found to exist and upon any other real or personal property owned by the violator. If said lien remains unpaid for more than ninety days, the City may seek to foreclose on said lien.

As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 34.05 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

NOTICE OF HEARING SETTING FINE AND LIEN

In the event the **Special Magistrate**, during the hearing on **January 14, 2026** enters a Final Order finding a violation as alleged, pursuant to Chapter 2, Code of Ordinances, City of Port Orange, Florida, you are hereby called upon to take notice that a 2nd PUBLIC HEARING will be conducted in the above-styled cause by the **Special Magistrate on February 11, 2026 at 9:00 a.m.**, or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The **Special Magistrate** will consider setting the fine lien on the above-referenced case at said PUBLIC HEARING. If you fail to appear at the Hearing, the **Special Magistrate** may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer at **(386) 506-5641**.

DATED this 20th day of November, 2025.

CITY OF PORT ORANGE, FLORIDA
CODE ENFORCEMENT OFFICER

By: J. Scott Allman
J. Scott Allman, Code Enforcement Officer

Quade Zin
Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL

PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

RECORD OF PROCEEDINGS

PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES ALL TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.

ACCOMMODATIONS

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771. HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

Case Cost Sheet Log

Case No. 25-2970

Name	Activity	Activity_Date	Status	Cost
KEM Associates LLC	Cost to mail Notice of Violation/Hearing	11/13/2025		\$34.05
KEM Associates LLC	Cost to mail FF	1/14/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	1/14/2026		\$29.25

Total: \$74.48



**NOTICE OF VIOLATION
AND
NOTICE OF VIOLATION**

CITY OF PORT ORANGE, FLORIDA

To: KEM ASSOCIATES LLP
PO BOX 48
DAYTONA BEACH, FL 32115

Case No.: 25-2970

Re: KEM ASSOCIATES LLP
Location: 1195 DUNLAWTON AVE., PORT ORANGE, FL 32129
Parcel ID: 630828000010
Legal Description: LOTS 1 THRU 7 INCL COUNTRYSIDE COMMERCIAL CENTER PCD MB 50 PGS 46 TO 48 INC
PER OR 5155 PG 3484
Volusia County, FL Public Records

To: BURKETT M M.D., CHARLES (AUTHORIZED AGENT)
1673 MASON AVE SUITE 305
DAYTONA BEACH, FL 32117

An inspection of the premises on 09/18/2025, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: Monument sign is damaged and dirty. There is garbage, trash, and debris around the dumpster enclosure, as well as additional debris between the sidewalk and the parking lot. The landscape areas lack mulch, and several shrubs are either dead or missing. The parking lot surface has potholes, and the parking markers and paint are faded, reducing visibility and overall appearance.

This correspondence will serve as official notification that the violation(s) must be corrected by 12/15/2025 by doing the following: Repair and clean the monument sign, removing all trash and debris from the dumpster enclosure and surrounding areas, and clearing garbage between the sidewalk and parking lot. Landscaping should be refreshed by adding mulch and replacing dead or missing shrubs. Additionally, the parking lot requires patching to eliminate potholes and repainting of parking markers to ensure visibility and compliance with safety standards. Regular upkeep should be implemented to prevent recurrence.

Briefly stated, the property is in violation of the following codes:

CH 14, ART.7, SEC. 14-318 (B)(3): (b) Signs. All signs shall be maintained based on chapter 15 of the land development code of the city as follows: (3) Signs shall be maintained in vertical position unless originally permitted otherwise, and in good and safe condition at all times.

CODE OF ORD. CH 14, ART.VII, SEC. 14-317(A)(3): Maintenance criteria. Pavement surfaces. All sidewalk and road pavement surfaces shall be maintained to be free of cracks, potholes and other defects posing a hazard to pedestrian and vehicle safety, and shall be patched, seal coated, or resurfaced as required to maintain the structural integrity of the pavement base and surface. Vegetation shall be trimmed to provide sign visibility per the MUTCD.

CODE OF ORD. CH 14, ART. VII, SEC. 14-314 (D)(5): Required maintenance and anticipated growth and coverage. The following criteria shall be used to evaluate the maintenance and growth of all landscape plantings: Mulched areas shall be maintained so as to provide solid coverage and reasonable weed control.

CODE OF ORD. CH 14, ART.VII, SEC. 14-315 (A): Landscape plantings. When the material required to be maintained under this article dies or fails to meet standards for reasonable growth, it shall be replaced with the same or similar material meeting the minimum specification of the zoning code.

CODE OF ORD. CH 14, ART.VII, SEC. 14-318 (B)(4): Signs. All signs shall be maintained based on chapter 15 of the land development code of the city as follows: (4) Damaged faces or structural members shall be replaced.

CODE OF ORDINANCES CH. 42, ART. II, SEC. 42-26(C): The owner of every improved lot, piece and parcel of land located within a commercial or industrial zone within the city shall keep each such lot, piece or parcel of land free and clear of all fallen trees and limbs and undergrowth exceeding 12 inches in height. However, nothing in this subsection shall be construed to require natural areas located within larger improved lots to be cut to a height less than 12 inches within such natural areas. Owners of unimproved vacant parcels in such zones shall similarly maintain such portion of their property as lies within ten feet of any improved property, any sidewalk, roadway or bicycle path.

CODE OF ORDINANCES CH. 42, ART.II, SEC. 42-26(F): Garbage, waste, trash, etc., prohibited. The owner of every lot, piece and parcel of land located within the city shall keep each such lot, piece and parcel of land free and clear of garbage, waste, trash, debris and junk.

Failure to comply after this date may result in the commencement of code enforcement action which may include a fine of up to \$1,000.00 per day for a first violation, up to \$5,000.00 per day per violation for a repeat violation, and up to \$15,000.00 per violation if the Special Magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, the Special Magistrate may impose additional fines to cover all costs incurred by the City in enforcing its codes including costs of repairs and abatement.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs, or if the violation is not corrected by the above specified time for correction given by the undersigned Code Enforcement Officer J. Scott Allman, the case shall be scheduled for a hearing in front of the Special Magistrate.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer at (386) 506-5604.

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 01/14/2026 at 9:00 a.m., or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida.

The Special Magistrate will receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue an Order affording the proper relief. A certified copy of the Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns.

If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 34.05 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

For further information regarding this matter, you may contact J. Scott Allman, Code Enforcement Officer at (386) 506-5604.

NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 01/14/2026 enters an Order finding a violation as alleged, pursuant to Chapter 2, Code of Ordinances, City of Port Orange, Florida, you are hereby called upon to take notice that a 2nd PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 02/11/2026 at 9:00 a.m., or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The Special Magistrate will consider imposing the appropriate fine and lien on the above-referenced case at said PUBLIC HEARING. If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. If the violation is not corrected within the time specified for correction ordered by the Special Magistrate, then a certified copy of an Order imposing a fine may be recorded in the public records of the county and once recorded, it SHALL CONSTITUTE A LIEN against the property upon which the violation was found to exist and upon any other real or personal property owned by the violator. If said lien remains unpaid for more than ninety days, the City may seek to foreclose on said lien. Please govern yourself accordingly.

For further information regarding this matter, you may contact J. Scott Allman, Code Enforcement Officer at (386) 506-5604.

DATED this 13 day of November, 2025.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: J. Scott Allman
J. Scott Allman, Code Enforcement Officer

[Signature]
Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

RECORD OF PROCEEDINGS: PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES ALL TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.

ACCOMMODATIONS: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771. HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

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Case Cost Sheet Log

Case No. 25-0807

Name	Activity	Activity_Date	Status	Cost
Khosrow Khosrovani	First Class and Certified Mailing for the NOH	10/24/2025		\$11.18
Khosrow Khosrovani	Mailing of FF	12/10/2025		\$11.18
Clerk of Court	Cost to record Finding of Fact	12/10/2025		\$29.25

Total: \$51.61



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

CASE NO. 25-0807

To: Khosrow Khossrovani (Property Appraiser)
4189 Ridgewood Ave
Port Orange, FL 32127

Re: 4189 Ridgewood Ave
Port Orange, FL 32127
Parcel ID: 634102000130
LEGAL DESCRIPTION: W 132.5 FT OF LOTS 13 & 14 LYING E OF US 1 R/W
Volusia County Public Records
Volusia County, FL

You received a Notice of Violation ("NOV") dated June 16, 2025, describing one or more violations of the City of Port Orange Code and you were given a reasonable amount of time to correct said violation(s). An inspection of the premises on July 16, 2025, indicates that one or more violations of the City of Port Orange Code continue to exist.

Briefly stated, the property is in violation of the following:

- 1) Code of Ordinances Ch. 30 Sec. 30-26 Adoption NFPA 01 Ch.11 Code 11.12.1 – Agency Having Jurisdiction, Authorization for Permits.
- 2) Code of Ordinances. Ch. 30 Sec. 30-26 Adoption NFPA 01 Ch.11 Code 11.1.5 – Extension Cords.
- 3) Code of Ordinances. Ch. 30 Sec. 30-26 Adoption NFPA 01 Ch.11 Code 11.1.2.3 – Permanent wiring abandoned.
- 4) Code of Ordinances. CH 30 Sec. 30-26 Adoption NFPA 01 Ch.11 Code 11.1.8 – Covers compatible with the box or conduit body.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, as stated in the NOV, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing.

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the **Special Magistrate August 27, 2025 at 9:00 a.m.**, or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The **Special Magistrate** will receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue an Order affording the proper relief. A certified copy of the Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns. If you fail to appear at the Hearing, the **Special Magistrate** may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly.

As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer at **(386) 506-5616**.

NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the **Special Magistrate**, during the hearing on **August 27, 2025** enters an Order finding a violation as alleged, pursuant to Chapter 2, Code of Ordinances, City of Port Orange, Florida, you are hereby called upon to take notice that a 2nd PUBLIC HEARING will be conducted in the above-styled cause by the **Special Magistrate on September 10, 2025 at 9:00 a.m.**, or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The Special Magistrate will consider imposing the appropriate fine and lien on the above-referenced case at said PUBLIC HEARING. If you fail to appear at the Hearing, the **Special Magistrate** may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer.

If the violation is not corrected within the time specified for correction ordered by the **Special Magistrate**, then a certified copy of an Order imposing a fine may be recorded in the public records of the county and once recorded, it SHALL CONSTITUTE A LIEN against the property upon which the violation was found to exist and upon any other real or personal property owned by the violator. If said lien remains unpaid for more than ninety days, the City may seek to foreclose on said lien. Please govern yourself accordingly.

For further information regarding this matter, you may contact the Code Enforcement Office at **(386) 506-5604**.

DATED this 30th day of July, 2025.

CITY OF PORT ORANGE, FLORIDA
Secretary, Special Magistrate

By: 
Amanda Bonin, Deputy City Clerk

RIGHT TO APPEAL

PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

RECORD OF PROCEEDINGS

PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES ALL TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.

ACCOMMODATIONS

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771. HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

**CITY OF PORT ORANGE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 25-0807**

CITY OF PORT ORANGE,
a Florida municipal corporation,

Recorded in the Public Record
Instrument #2025234252
Book: 8792 Page: 2927
12/16/2025

Petitioner,

KHOSROW KHOSROVNI

4189 Ridgewood Ave
Port Orange, FL 32127
PARCEL ID: 634102000130

Respondent.

_____ /

FINDING OF FACT, CONCLUSION OF LAW AND ORDER
(THIS DOES NOT CONSTITUTE A LIEN)

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on December 10, 2025, after due notice to the Respondent(s), and the Special Magistrate having heard testimony under oath, received evidence and heard argument from Staff thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

FINDINGS OF FACT:

A. Respondents, Khosrow Khosrovni, whose mailing address is 4189 Ridgewood Ave, Port Orange, FL 32127 is the owner of the property located at 4189 Ridgewood Ave Port Orange, FL 32127, and more particularly described as:

W 132.5 FT OF LOTS 13 & 14 LYING E OF US 1 R/W KERR & TOWNSL
EY ADD PORT ORANGE PER OR 3965 PG 0015

B. The violation was to be corrected by removing all non-registered vehicles that have no work orders for repair. This condition was first observed at the real property described above on June 6, 2025; re-inspection was conducted on September 12, 2025, and confirmed the condition as being the same. Respondent received notice via posting at City Hall and regular and certified mail on June 6, 2025, as well as posted on the property on June 6, 2025, that the aforesaid conditions constituted a violation of CH 16, SEC. 1 E (3)(A) Accessory Uses and Structures - Commercial Vehicle Storage and was to be corrected by September 11, 2025.

C. At the time of the hearing, the violations cited above: continued to exist, or remained non-compliant until December 4, 2025.

D. The condition described above presents a serious threat to the public health, safety and welfare or is irreparable or irreversible.

CONCLUSION OF LAW:

Respondent(s), by reason of the foregoing, has/have violated the above-referenced code(s) in that the Respondent(s) failed, on or before the date set in the notice of violation, to remedy the conditions as stated in the notice of violation is/are therefore subject to the provisions of the City of Port Orange Municipal Code 2-207.

ORDER:

A. Respondent was found to be in violation of CH 16, SEC. 1 E (3)(A) Accessory Uses and Structures - Commercial Vehicle Storage. The property is in compliance as of the date of this hearing; therefore, no daily fine will be assessed. The cost to date is \$51.61. The respondent will be responsible for any additional cost associated with this case until its conclusion. Any future violations under this ordinance will be considered a repeat violation.

B. A certified copy of this Order may be recorded in the public records of Volusia County, Florida, and shall thereafter constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property. The findings in this Order shall be binding upon Respondent(s) and if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns pursuant to the City of Port Orange Municipal Code 2-207 and 2-213. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The Order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this 10 Day of December 2025.

Attest: 
Secretary, Code Enforcement Special Magistrate

By: 
David D. Fuller Jr.,
Code Enforcement Special Magistrate

I HEREBY CERTIFY that a true and correct copy of the foregoing Findings of Fact, Conclusion of Law, and Order have been furnished to Respondent(s), Khosrow Khosrovni, Port Orange, FL 32127 by Certified and Regular Mail this 10 day of December 2025.

A handwritten signature in blue ink, appearing to read "Madelaine", is written over a horizontal line.

Secretary, Code Enforcement Special Magistrate

The Findings of Fact and Conclusions of Law set forth in the Order of the Special Magistrate constitute a final administrative order which may be appealed by filing a notice of appeal with the Circuit Court within 30 days of the signing of this order.

Case Cost Sheet Log

Case No. 25-3024

Name	Activity	Activity_Date	Status	Cost
Everett Wicker	Cost to mail NOH	11/18/2025		\$11.35
Everett Wicker	Cost to mail FF	12/10/2025		\$11.18
Clerk of Court	Cost to record Finding of Fact	12/10/2025		\$29.25
Clerk of Court	Cost to record Order Imposing Fine/Lien	1/14/2026		\$46.25
Everett Wicker	Cost to mail Order Imposing Fine/Lien	1/14/2026		\$11.18

Total: \$109.21



**NOTICE OF REPEAT
VIOLATION
AND
NOTICE OF HEARINGS**

CITY OF PORT ORANGE, FLORIDA

To: WICKER EVERETT
711 FIELDSTONE AVE
PORT ORANGE, FL 32129

Case No.: 25-3024

Re: WICKER EVERETT

Location: 711 FIELDSTONE AVE., PORT ORANGE, FL 32129

Parcel ID: 630505010690

Legal Description: LOT 69 LAURELWOOD MOBILE ESTATES UNIT I MB 33 PG 191 PER OR5227 PG 4706 PER OR 6665 PG 4256

Volusia County, FL Public Records

An inspection of the premises on 11/17/2025, indicates that certain violation(s) of the City of Port Orange Code exists.

You have previously (within the past five years) been found guilty to have violated the above-referenced code section(s) on 01/25/2023 , under case number 22-0027.

The initial inspection of this property found: Excessive high grass/weeds found at this property.

This correspondence will serve as official notification that the violation(s) must be corrected immediately (Repeat Offender Status) by doing the following: Mow all existing high grass/weeds to include weed-eating all areas of the parkage and sidewalk.

Briefly stated, the property is in violation of the following codes:

CODE OF ORDINANCES CH 42, ART II, SEC. 42-26(D): Maintenance of improved residential lots. The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and undergrowth shall be cut to a height not exceeding ten inches. However, nothing in this subsection shall be construed to require natural areas located within larger improved lots to be cut to a height less than ten inches within such natural areas.

A fine up to \$5,000.00 per day per violation for a repeat violation may be assessed by the Special Magistrate beginning from the date of this Notice. The Special Magistrate may impose additional fines to cover all costs incurred by the City in enforcing its codes including costs of repairs and abatement.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. This case shall be presented to the Special Magistrate even if the violation(s) has been corrected prior to the scheduled hearing dates below.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer at (386) 506-5604.

**NOTICE OF HEARING AS TO REPEAT VIOLATION(S) ALLEGED
NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED**

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 12/10/2025 at 9:00 a.m., or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida.

The Special Magistrate will receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue an Order affording the proper relief. A certified copy of the Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns.

If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 11.35 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

For further information regarding this matter, you may contact Jackson Concepcion, Code Enforcement Officer at (386) 506-5604.


NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 12/10/2025 enters an Order finding a violation as alleged, pursuant to Chapter 2, Code of Ordinances, City of Port Orange, Florida, you are hereby called upon to take notice that a 2nd PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 01/14/2026 at 9:00 a.m., or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The Special Magistrate will consider imposing the appropriate fine and lien on the above-referenced case at said PUBLIC HEARING. If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. If the violation is not corrected within the time specified for correction ordered by the Special Magistrate, then a certified copy of an Order imposing a fine may be recorded in the public records of the county and once recorded, it SHALL CONSTITUTE A LIEN against the property upon which the violation was found to exist and upon any other real or personal property owned by the violator. If said lien remains unpaid for more than ninety days, the City may seek to foreclose on said lien. Please govern yourself accordingly. For further information regarding this matter, you may contact Jackson Concepcion, Code Enforcement Officer at (386) 506-5604.

DATED this 18 day of November, 2025

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: Jackson Concepcion
Jackson Concepcion, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

RECORD OF PROCEEDINGS: PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES ALL TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.

ACCOMMODATIONS: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771. HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

**CITY OF PORT ORANGE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 25-3024**

**CITY OF PORT ORANGE,
a Florida municipal corporation,**

Petitioner,

EVERETT WICKER

711 Fieldstone Ave
Port Orange, FL 32129
PARCEL ID: 630505010690

Recorded in the Public Record
Instrument #202531799
Book: 8790 Page: 4907
12/12/2025

Respondent.

**FINDING OF FACT, CONCLUSION OF LAW AND ORDER
(THIS DOES NOT CONSTITUTE A LIEN)**

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on December 10, 2025, after due notice to the Respondent(s), and the Special Magistrate having heard testimony under oath, received evidence and heard argument from Staff thereupon issues its Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT:

A. Respondents, Everett Wicker, whose mailing address is 711 Fieldstone Ave, Port Orange, FL 32129 is the owner of the property located at 711 Fieldstone Ave, Port Orange, FL 32129, and more particularly described as:

LOT 69 LAURELWOOD MOBILE ESTATES UNIT I MB 33 PG 191 PER OR
5227 PG 4706 PER OR 6665 PG 4256

B. The violation was to be corrected by mowing all existing high grass/weeds to include weed-eating all areas of the parkage and sidewalk. This condition was first observed at the real property described above on November 17, 2025; a re-inspection was conducted on December 3, 2025, and confirmed the condition as being the same. Respondent received notice via posting at City Hall and regular and certified mail on November 17, 2025, as well as posted on the property on November 17, 2025, that the aforesaid conditions constituted a violation of Code Of Ordinances Ch. 42, Art. II, Sec. 42-26(D): Maintenance of improved residential lots. The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and undergrowth shall be cut to a height not exceeding ten inches. However, nothing in this subsection shall be construed to require natural areas located within larger

improved lots to be cut to a height less than ten inches within such natural areas. and was to be corrected by December 10, 2025.

C. At the time of the hearing, the violations cited above: continued to exist, or remained non-compliant until _____ [Date].

D. The condition described above presents a serious threat to the public health, safety and welfare or is irreparable or irreversible.

E. You have previously (within the past five years) been found by the Special Magistrate to have violated the above-referenced code section(s) on January 25, 2025, under Case No. 22-0027.

CONCLUSION OF LAW:

Respondent(s), by reason of the foregoing, has/have violated the above-referenced code(s) in that the Respondent(s) failed, on or before the date set in the notice of violation, to remedy the conditions as stated in the notice of violation is/are therefore subject to the provisions of the City of Port Orange Municipal Code 2-207.


ORDER:

A. Respondent(s) shall correct the aforesaid violation by mowing all existing high grass/weeds to include weed-eating all areas of the parkage and sidewalk on or before December 10, 2025. ("Compliance Date"). In the event that the property is not brought into compliance on or before the Compliance Date, and/or not maintained in a state of compliance, a daily fine of \$100 per day will be assessed for each day the property is in violation beyond the Compliance Date. If paragraph D. above is checked and the Respondent(s) has/have not abated the condition by the Compliance Date, then notice of the violation will be given to the City Council. The City Council may repair the condition and charge the Respondent(s) with reasonable costs of the repairs. Additionally, as per Chapter 2, Section 2-214, Code of Ordinances: "In addition to any fines, the Special Magistrate may impose additional fines to cover all costs incurred by the city in enforcing its codes and all costs or repairs pursuant to subsection (a)." The cost to date is \$51.78 as indicated on the cost sheet submitted into evidence. The Respondent(s) will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion. Any future violations under this ordinance shall be considered repeat violations.

B. A certified copy of this Order may be recorded in the public records of Volusia County, Florida, and shall thereafter constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property. The findings in this Order shall be binding upon Respondent(s) and if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns pursuant to the City of Port Orange Municipal Code 2-207 and 2-213. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The Order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this 10 Day of December 2025.

Attest: 
Secretary, Code Enforcement Special Magistrate

By: 
David D. Fuller, Jr.
Code Enforcement Special Magistrate

I HEREBY CERTIFY that a true and correct copy of the foregoing Findings of Fact, Conclusion of Law, and Order have been furnished to Respondent(s), Everett Wicker, 711 Fieldstone Ave, Port Orange, FL 32129 by Certified and Regular Mail this 11 day of December 2025.


Secretary, Code Enforcement Special Magistrate

The Findings of Fact and Conclusions of Law set forth in the Order of the Special Magistrate constitute a final administrative order which may be appealed by filing a notice of appeal with the Circuit Court within 30 days of the signing of this order.