



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, February 11, 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 - January 14, 2026

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-3315
Respondent: Cox Leslie O & Elline B Trust
Address of Violation: 718 Rampart Drive
Code Officer: Jackson Concepcion
First Notified: 12/15/2025

Compliance: No

Cited for violation(s) - Chapter 70 (Traffic), Article II (Stopping, Standing, and Parking), Section 70-49 (Restrictions on abandoned or disabled vehicles), (c) Restrictions, (2) of the City of Port Orange Code of Ordinances.

4. **CEB Case No.:** 25-2945
Respondent: Walter J Densmore Jr. EST
Address of Violation: 1251 Vagabond Drive
Code Officer: Jackson Concepcion
First Notified: 11/21/2025

Compliance: No

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. Chapter 70 (Traffic), Article II (Stopping, Standing, and Parking), Section 70-49 (Restrictions on abandoned or disabled vehicles), (c) Restrictions, (1) 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), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances. Chapter 14, Article VII, Section 14-318 (d) trash, litter, and debris.

5. **CEB Case No.:** 25-2906
Respondent: Sun Glow Construction INC
Address of Violation: 1661 Taylor Road
Code Officer: Bill Browning
First Notified: 11/5/2025

Compliance: No

Cited for violation(s) - City of Port Orange Land Development Code Chapter 15, Section 15(a).

6. **CEB Case No.:** 25-2905
Respondent: Fashion Square LP
Address of Violation: 1682 Taylor Road
Code Officer: Bill Browning
First Notified: 11/5/2025

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 14, Article VII, Section 14-317 (a)(2) and (b)(2).

7. **CEB Case No.:** 25-2900
Respondent: Thomas Mechille
Address of Violation: 6230 Cranberry Drive
Code Officer: Kristi Jones
First Notified: 11/20/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 14, Article VII, Section 14-318 (d). 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. City of Port Orange Code of Ordinances Chapter 14, Article II, Section 14-26 IPMC 304.10. City of Port Orange Code of Ordinances Chapter 14, Article II, Section 14-26 IPMC 303.1

8. **CEB Case No.:** 25-3611
Respondent: William A Bussi
Address of Violation: 111 Abby Lane
Code Officer: Kristi Jones
First Notified: 12/31/2025

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 42, Article V, Division 3, Section 42-108 (b).

9. **CEB Case No.:** 25-3100
Respondent: John Eastzer
Address of Violation: 607 Powers Avenue
Code Officer: Aaron Paro
First Notified: 12/15/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 56, Article II, Section 26-34 (c). City of Port Orange Code of Ordinances Chapter 42, Article II, Section 42-26 (f).

10. **CEB Case No.:** 25-3134
Respondent: Sherbino J Plummer TR
Address of Violation: 115 Flemming Avenue
Code Officer: Aaron Paro
First Notified: 12/1/2025

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.

C. 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.



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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.