



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, February 25, 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 - February 11, 2026

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 706 Marshall Circle

Respondent: Jason Arnold

Address of Violation: 706 Marshall Circle

Code Officer: 706 Marshall Circle is the subject of an active Code Enforcement case (Case No. 24-0009) involving violations for accumulated garbage, outdoor storage of obsolete items, and a dilapidated fence structure. As a result of noncompliance, the property has been subject to a daily accruing fine of \$100 since April 2024. The property also has utility liens and has been without running water for multiple years. The property owner has been undeterred by the financial consequences of his actions. The property has also been a disproportionate drain on police and fire services generating 38 calls for service in the last 12 months. The calls for service include, but are not limited to, emergency medical responses, disturbances, intoxicated persons, suspicious persons or incidents, aggravated battery, narcotics-related calls, noise complaints, and trespassing. This has left the City with no other choice than to initiate court action to remedy the issue.

The following code enforcement liens remain unpaid for this property:

1. Order Imposing Fine/Lien (Garbage, Outside storage; Lack of Water; Fence repair) for Case No. 21-0590, recorded on July 15, 2021, in Book 8083, Page 3897;
2. Order Imposing Fine/Lien (Outside storage; Fence repair) for Case No. 24-0009, recorded on June 14, 2024, in Book 8570, Page 375. Therefore, based on the foregoing and pursuant to Florida Statute 162.09(3), the City Attorney's Office is requesting authority from the Special Magistrate to initiate legal proceedings against the above-referenced property owners.

First Notified: 5/26/2021

Compliance: No

Cited for violation(s) - N/A

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.



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
FEBRUARY 11, 2026

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
Jackson Concepcion, Code Enforcement Officer
Bill Browning, Code Enforcement Officer
Aaron Paro, Code Enforcement Officer

Oaths

Code Enforcement Officers Jackson Concepcion, Bill Browning, and Aaron Paro 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 - January 14, 2026

Special Magistrate David D. Fuller Jr. approved the January 14, 2026 meeting minutes as presented.

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.

Code Enforcement Special Magistrate Meeting

February 11, 2026

Page 2 of 6

Jackson Concepcion 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 repairing or storing the vehicle in an enclosed garage or using a standard vehicle cover to cover the vehicle on or before December 29, 2025.

Mr. Concepcion recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by repairing or storing the vehicle in an enclosed garage or using a standard vehicle cover to cover the vehicle on or before February 23, 2026. 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. The cost sheet in the amount of \$61.21 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. The property owner has until February 23, 2026, to repair or store the vehicle in an enclosed garage or use a standard vehicle cover to cover the vehicle, or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$61.21 were awarded to the City.

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.

Mr. Concepcion 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 December 8, 2025, by mowing and

Code Enforcement Special Magistrate Meeting

February 11, 2026

Page 3 of 6

weed-eating the entire property, removing all trash and debris, and removing all outdoor stored items.

Mr. Concepcion recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by February 23, 2026, by mowing and weed-eating the entire property, removing all trash and debris, and removing all outdoor stored items. 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. The cost sheet in the amount of \$50.77 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. The property owner has until February 23, 2026, to mow and weed-eat the entire property, remove all trash and debris, and remove all outdoor stored items, or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$50.77 were awarded to the City.

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: Yes

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

Bill Browning, Code Enforcement Officer, 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.: 25-2905

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).

Mr. Browning 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 January 30, 2026, by replacing missing stop signs within parking lot; properly anchor stop signs in ground to prevent them from leaning; make adjustments so that there are 7 feet (measured from the bottom edge of the STOP sign to the ground); and replace stop signs that do not meet the standard shape and size of R1-1, (30" x 30).

Mr. Browning recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by March 9, 2026, by replacing missing stop signs within parking lot; properly anchor stop signs in ground to prevent them from leaning; make adjustments so that there are 7 feet (measured from the bottom edge of the STOP sign to the ground); and replace stop signs that do not meet the standard shape and size of R1-1, (30" x 30). 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 \$200.00 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. Browning requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$61.85 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. The property owner has until March 9, 2026, to replace missing stop signs within parking lot; properly anchor stop signs in ground to prevent them from leaning; make adjustments so that there are 7 feet (measured from the bottom edge of the STOP sign to the ground); and replace stop signs that do not meet the standard shape and size of R1-1, (30" x 30) or a daily fine in the amount of \$200.00 per day shall be imposed. Costs in the amount of \$61.85 were awarded to the City.

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

Aaron Paro, Code Enforcement Officer requested a dismissal of the case as it is in compliance. Special Magistrate David D. Fuller Jr. granted the dismissal request.

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).

Mr. Paro 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 January 30, 2026, by securing all door openings, garage door openings, and window openings damaged by fire or by fire-suppression efforts by first responders using plywood or another weather-resistant barrier. The barrier shall be fastened to the structure, so the vacant dwelling is fully secured, reducing the likelihood of trespassers or vagrancy or cause the unsafe dwelling structure to be demolished (permit required).

Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by March 10, 2026, securing all door openings, garage door openings, and window openings damaged by fire or by fire-suppression efforts by first responders using plywood or another weather-resistant barrier. The barrier shall be fastened to the structure, so the vacant dwelling is fully secured, reducing the likelihood of trespassers or vagrancy or cause the unsafe dwelling structure to be demolished (permit required). 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 \$250.00 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. Paro 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 home is a safety risk to squatters, animals, and children due to it not being secured. The cost sheet in the amount of \$50.03 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. The property owner has until March 10, 2026, to secure all door openings, garage door openings, and window openings damaged by fire or by fire-suppression efforts by first responders using plywood or another weather-resistant barrier. The barrier shall be fastened to the structure, so the

Code Enforcement Special Magistrate Meeting

February 11, 2026

Page 6 of 6

vacant dwelling is fully secured, reducing the likelihood of trespassers or vagrancy or cause the unsafe dwelling structure to be demolished (permit required), or a daily fine in the amount of \$250.00 per day shall be imposed. Costs in the amount of \$50.03 were awarded to the City.

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).

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

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

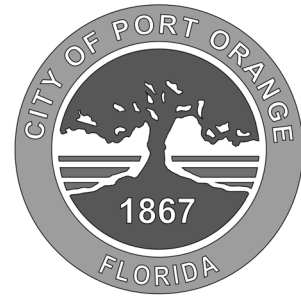
Compliance: No

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.

Mr. Paro requested a continuation of the case until March 11, 2026. Special Magistrate David D. Fuller Jr. granted the continuation request.

ADJOURNMENT - 9:38 a.m.

Special Magistrate David D. Fuller Jr.



Estoppel Letter

Property Address:
706 Marshall Cir
Port Orange, Florida 32127

Effective Date:
02/11/2026

Requested By:
Port Orange City Clerk
1000 City Center Cir
Port Orange, Florida 32129

Folio#: 631504110700

1. Utility Charges (Water/Sewer/Solid Waste/Drainage)				
Customer #/Location ID:		Per Diem (If Applicable)*:	Amount Due:	Utility Lien (Book/Page):
195359-6541		1.30	\$4,213.33	
Notes:				
2. Code Enforcement				
Case #:	Amount Due:	Per Diem (If Applicable)*:	Code Lien (Book/Page):	Comments:
21-0590	\$158.30		8083 / 3897	LIEN
24-0009	\$18,324.98		8570 / 375	LIEN - DAILY FINES OF \$100.00 ACCRUING
25-0382				Active- Property Maintenance
26-0316				Active - Outside Storage
3 Building Permits				
Permit #**:	Permit Description:		Permit Status:	
None Found				
Notes:				
4. Miscellaneous Charges				
Type :	Amount Due:	Per Diem (if Applicable)*:	Book/Page:	Comments:
None				
Total Due:				\$22,696.61

*: Per Diem to be added to Total Due if paid after 10 days from date of this Estoppel Report.

**: Permit Charges Include: Fire, Parks, Transportation Impact Fees, Connection Charges.

Contact Orange Lien Data to get up-to-date payment information, before remitting payment or with any questions concerning this report.

*****PLEASE MAKE TOTAL DUE, shown on above report, PAYABLE DIRECTLY TO: City of Port Orange, Customer Service, 1000 City Center Circle, Port Orange, FL 32129.*****

*****Please return a copy of this report to the City with your TOTAL DUE payment and indicate the name of the person paying the 'Total Due'*****

The above charges include late fees, interest, lien filing fees, release fees, and per diem fees. This report is valid if the 'TOTAL DUE' is received by the City within ten (10) days from the date of this report.

*****THIS IS NOT A FINAL BILL*****

If there is an open/expired permit listed above, you MUST contact the City of Port Orange Building Department in person or by calling 386-506-5602 for instructions on inspections and closing out the permit(s).

Should you have a Department related questions, please see below:

1. Utility questions/payments? Call 386-506-5720
2. Code questions/payments ? Call 386-506-5644
3. Permit or Community Development questions/payments? Call 386-506-5602
4. Lot Mow or False Alarm questions/payments? Call 386-506-5716

THIS COMPANY, in issuing this Municipal Information Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings which may contain defects that would render such instrument or proceedings null and void or defective. All information pertaining to the Property are assumed to be good and valid. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount agreed upon by the parties. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for unrecorded matters.

**CITY OF PORT ORANGE, FLORIDA
SPECIAL MAGISTRATE**

CASE NO. 21-0590

CITY OF PORT ORANGE,
a Florida municipal corporation

Petitioner,

v.

Jason Arnold
Derek Arnold
5345 Dubois Avenue
Port Orange, FL 32127

Property Address: 706 Marshall Circle
Port Orange, FL 32127
Parcel Number: 6315-04-11-0700

Respondent.

Space Reserved for Recording Data

ORDER IMPOSING FINE/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Port Orange, after due notice to the Respondent(s), on the 26th day of May, 2021, at which time Staff and the Respondent(s) had the opportunity to be heard and the Magistrate made findings of fact, conclusions of law, and thereupon issued a written order finding that a violation existed, a copy having been furnished by U. S. Mail to the Respondent.

Said Order found Respondent(s) in violation of the following: 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 as the same pertains to trash and debris on site, 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 as the same pertains to the outside storage of items and materials, Chapter 5 (Plumbing Facilities and Fixture Requirements), 501 (General), 501.2 (Responsibility) of the 2021 International Property Maintenance Code as adopted per Chapter 14, Article II of the City of the Port Orange Code of Ordinances as the same pertains to allowing persons to reside in the home without the proper plumbing facilities and plumbing fixtures, Chapter 5 (Plumbing Facilities and Fixture Requirements), 505 (Water System), 505.1 (General) of the 2021 International Property Maintenance Code as adopted per Chapter 14, Article II of the City of the Port Orange Code of Ordinances as the same pertains to the water not being connected to a public water system, and Chapter 16 (Miscellaneous Regulations), Section 3 (Fences and Walls), (b) General Provisions, (4) Design and

Maintenance, of the City of Port Orange Land Development Code as the same pertains to the fencing on site not being in its original upright condition and required Respondent(s) to take certain corrective action no later than June 6, 2021. A re-inspection was conducted on June 7, 2021. The trash and debris were removed along with the outside stored items. In addition, all former residents were removed from the property and the property was boarded up. However, the fence remains in violation as it was not properly repaired or replaced as required per the original order.

In consideration of the testimony taken and evidence presented at hearing, it is found as follows:

Respondent(s) failed to take action to correct the violations by June 6, 2021 by repairing or replacing the fence as ordered. An Affidavit of Non-Compliance was filed with the Special Magistrate and testimony was presented by Code Enforcement Officer Dena Joseph, certifying under oath that an inspection of the property revealed that the required corrective action had not been taken by the Respondent(s) as ordered and a true and correct copy of that affidavit is attached hereto as Exhibit "A," and incorporated herein by reference.

Based upon the foregoing premises, and by the authority of Section 162.09, Florida Statutes and Article V, Part II, of the Code of Ordinances for the City of Port Orange, Florida; it is hereby,

ORDERED:

1. Respondent(s) shall pay to the City of Port Orange at the aforesaid address, the amount of \$119.82 representing costs of enforcement.
2. A lien is imposed on the subject property in the amount of \$119.82 representing the total of fines, vendor abatement costs, and cost of enforcement as aforesaid.
3. The Respondent shall notify Code Enforcement Officer Dena Joseph, to request a re-inspection, if the Respondent complies with the Magistrate's Order of finding that a violation exists.

A certified copy of this Order shall be recorded in the Official Records of the office of the Clerk of the Circuit Court in Volusia County, Florida, and such recordation shall constitute a lien against all of the Respondent's real and personal property, in accordance with Florida Statute 162.09, said property to include, but is not limited to that real property described as follows:

Tax Parcel ID: 6315-04-11-0700

Street address: 706 Marshall Circle, Port Orange, Florida.

Legal Description: LOT 70 BLK 11 COMMONWEALTH MOBILE ESTS FIRST ADD MB 29 PG 47 PER OR 4317 PG 2417 PER OR 7763PG 1519, of the Public Records of Volusia County, Florida; and per deed recorded in Book 4317, page 2417, Public Records of Volusia County, Florida.

Respondent(s) shall be responsible for all charges incurred to record any lien, or satisfaction of lien, with the Clerk of Court

DONE AND ORDERED the 14 day of July, 2021, in the City of Port Orange, Volusia County, Florida.

SPECIAL MAGISTRATE
CITY OF PORT ORANGE, FLORIDA

By: 
Special Magistrate

I HEREBY CERTIFY that a true and correct copy of the foregoing order has been furnished to the Respondent by U.S. Mail this 14 day of July, 2021.


Secretary, Special Magistrate

RIGHT TO APPEAL

PURSUANT TO F.S. CH. 162.11, 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 THIS ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

Exhibit A
Affidavit of Non-Compliance

CITY OF PORT ORANGE, FLORIDA
SPECIAL MAGISTRATE

CITY OF PORT ORANGE,

Petitioner,

Vs.

CASE NO: 21-0590

Jason Arnold
Derek Arnold
5345 Dubois Avenue
Port Orange, FL 32127

Property Address: 706 Marshall Circle
Port Orange, FL 32127
Parcel Number: 6315-04-11-0700

Respondents,

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF VOLUSIA

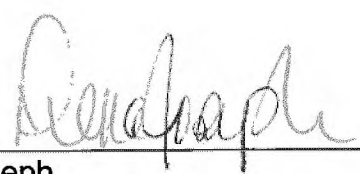
BEFORE ME, the undersigned authority, personally appeared, Dena Joseph, Code Enforcement Officer for the City of Port Orange, Florida. Who, after being duly sworn, deposes and says:

1. That on May 26, 2021, the Special Magistrate held a public hearing and issued his Order in the above-styled matter.
2. That pursuant to said Order, Respondents were to have taken certain corrective action on or before June 6, 2021 by repairing or replacing the damaged fence on site, removing all trash and debris, properly storing all outside items in an enclosed building, and not allowing any others to reside in the home without the property water facilities or water connections.

- 3. That a re-inspection was performed on June 7, 2021.
- 4. That the re-inspection revealed that the corrective action ordered by the Special Magistrate has not been taken. In that, the damaged fence on site was not repaired or replaced as required.

FURTHER AFFIANT SAYETH NOT.

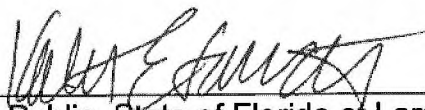
DATED this 14th day of July, 2021.



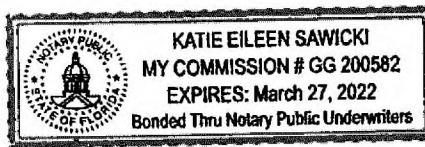
Dena Joseph
Code Enforcement Officer
City of Port Orange

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing was sworn to and subscribed before me by means of physical presence or online notarization, this 14th day of July, 2021, by Dena Joseph, as the Code Enforcement Officer of the City of Port Orange, Florida, and who is personally known to me, or has produced _____ as identification.



Notary Public, State of Florida at Large
Printed name, commission and expiration:



**CITY OF PORT ORANGE, FLORIDA
SPECIAL MAGISTRATE**

CASE NO. 24-0009

CITY OF PORT ORANGE,
a Florida municipal corporation

Petitioner,

v.

**JASON ARNOLD
DEREK ARNOLD**

Property Address: 706 Marshall Circle
Port Orange, FL 32127
Parcel Number: 6315-04-11-0700

Respondent.

Space Reserved for Recording Data

ORDER IMPOSING FINE/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Port Orange, after due notice to the Respondent(s), on the 27th day of March, 2024, at which time Staff and the Respondent(s) had the opportunity to be heard and the Magistrate made findings of fact, conclusions of law, and thereupon issued a written order finding that a violation existed, a copy having been furnished by U. S. Mail to the Respondents.

Said Order found Respondent(s) in violation of 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 and the City of Port Orange Land Development Code Chapter 16 (Miscellaneous Regulations), Section 3 (Fences and Walls), (b) General Provisions, (4) Design and Maintenance; (b) All fences shall be maintained in their original and upright condition, (d) Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality, as the same pertains to removing all outside stored items in the front yard (consisting of the loose wood in the front yard, yard tools, push-mower, brick pavers, loose water hose, and hand truck) and removing/relocating items to an enclosed space and either repairing, replacing or removing the wood fence and picket fence surrounding the property. If the property owners decide to replace the wood fence/picket fence with a new fence and picket fence, they are to obtain a permit for the replacement of said fence before the start of any replacement of said fence and required Respondent(s) to take certain corrective action no later than March 31, 2024. In the event of non-compliance by Respondent(s) a fine in the amount of \$100 was imposed.

In consideration of the testimony taken and evidence presented at hearing, it is found as follows:

Respondent(s) failed to take action to correct the violations by March 31, 2024, by removing, repairing or replacing the fence on the property as ordered. An Affidavit of Non-Compliance was filed with the Special Magistrate and testimony was presented by Code Enforcement Officer J. Scott Allman, certifying under oath that an inspection of the property revealed that the required corrective action had not been taken by the Respondent(s) as ordered and a true and correct copy of that affidavit is attached hereto as Exhibit "A," and incorporated herein by reference.

The City has incurred total costs in the amount of \$187.46 by virtue of Respondent(s) non-compliance.

Based upon the foregoing premises, and by the authority of Section 162.09, Florida Statutes and Article V, Part II, of the Code of Ordinances for the City of Port Orange, Florida; it is hereby,

ORDERED:

1. A fine in the amount of \$100 per day beginning on the 1st day of April 2024, is hereby imposed upon the Respondent(s), Jason Arnold and Derek Arnold. Said daily fine shall continue to accrue thereafter in the amount of \$100 per day for each and every day the violation exists, and in either event shall run in favor of the local governing body of the City of Port Orange, Florida, and shall be payable to the order of:

CITY OF PORT ORANGE
1000 City Center Circle
Port Orange, FL 32129

2. In addition to said fine, Respondent(s) shall pay to the City of Port Orange at the aforesaid address, the amount of \$187.46 representing costs of enforcement.
3. The Respondent shall notify Code Enforcement Officer J. Scott Allman, to request a re-inspection, if the Respondent complies with the Magistrate's Order of finding that a violation exists.

A certified copy of this Order shall be recorded in the Official Records of the office of the Clerk of the Circuit Court in Volusia County, Florida, and such recordation shall constitute a lien against all of the Respondent's real and personal property, in accordance with Florida Statute 162.09, said property to include, but is not limited to that real property described as follows:

Tax Parcel ID: 6315-04-11-0700
Street address: 706 Marshall Circle, Port Orange, Florida.
Legal Description: LOT 70 BLK 11 COMMONWEALTH MOBILE ESTS FIRST ADD MB 29 PG 47 PER OR 4317 PG 2417 PER OR 7763 PG 1519, of the Public Records of Volusia County, Florida; and per deed recorded in Book 7763, page 1519, Public Records of Volusia County, Florida.


Respondent(s) shall be responsible for all charges incurred to record any lien, or satisfaction of lien, with the Clerk of Court

DONE AND ORDERED the 12 day of June 2024, in the City of Port Orange, Volusia County, Florida.

SPECIAL MAGISTRATE
CITY OF PORT ORANGE, FLORIDA

By: 
David Fuller, Special Magistrate

I HEREBY CERTIFY that a true and correct copy of the foregoing order has been furnished to the Respondent by U.S. Mail this 13 day of June 2024.


Secretary, Special Magistrate

RIGHT TO APPEAL

PURSUANT TO F.S. CH. 162.11, 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 THIS ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

Exhibit A
Affidavit of Non-Compliance

CITY OF PORT ORANGE, FLORIDA
SPECIAL MAGISTRATE

CITY OF PORT ORANGE,

Petitioner,

Vs.

CASE NO: 24-0009

**Jason Arnold and
Derek Arnold
706 Marshall Cir
Port Orange, FL 32127**

Respondents,

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF VOLUSIA

BEFORE ME, The undersigned authority, personally appeared; J. Scott Allman, Code Enforcement Officer for the City of Port Orange, Florida. Who, after being duly sworn, deposes and says:

1. That on March 27, 2024, the Special Magistrate held a public hearing and issued his Order in the above-styled matter.
2. That pursuant to said Order, Respondents were to have taken certain corrective action on or before March 31, 2024.
3. That a re-inspection was performed on April 9, 2024, as well as June 10, 2024.
4. That the re-inspection revealed that the corrective action ordered by the Special Magistrate has not been taken. In that, there are sections of the fence that have not been repaired.

FURTHER AFFIANT SAYETH NOT.

Dated this 12 day of June 2024.

J. Scott Allman

J. Scott Allman
Code Enforcement Officer
City of Port Orange, Florida

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me

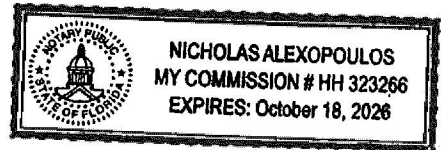
This 12 day of June 2024 by

Scott Allman who

is personally known to me.

Nicholas Alexopoulos

Notary Public
State of Florida at Large



Commission No. _____

CITY OF PORT ORANGE, FLORIDA
I HEREBY CERTIFY the foregoing is a true copy
of the original filed in this office.
This document has/has not been adopted pursuant to Florida Law.
This 13 day of June, 2024
By: Scotty

This Instrument prepared by:

Name: Derek R Arnold

Address: 9017 Ford Lane

Mt. Vernon Indiana 47620

Space above for Recording

Quitclaim Deed Pursuant to Florida Statute 689.025

This **Quit Claim Deed**, executed on November 3, 2025, by the First Party,
Grantor Derek R Arnold

Whose post office address is 9017 Ford Lane, Mt. Vernon, IN 47620

To second party, Grantee Jason Arnold

whose post office address is 5345 Dubois Avenue, Port Orange, FL 32127-5592

Witnesseth, that the said first party, Grantor, for the sum of \$ 5.00, and other good and valuable consideration paid by the second party, Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party, Grantee forever, all the right, title, interest, claim, and demand which the first party, Grantor has in and to the following described parcel of land, and all improvements, and appurtenance thereto, in Volusia, County, Florida to wit:

Legal Lot 70 BLK11 Commonwealth Mobile ESTS First ADD MB 29PG 47 PER OR 4317 PG2417 PER OR 7763PG 1519

Physical Address 706 Marshall Circle, Port Orange, FL 32127

Parcel Number 631504110700

In **Witness Whereof**, the said first party has signed and sealed these presents the day and year first above written, sealed, and delivered in the presence of:

Witness Signature as to First Party
Wendy Collins

Printed Name
Wendy Collins
5629 Ford Road N, Mt. Vernon, IN 47620

Printed address, City, State, Zip

Witness Signature as to First Party
Michael Ladnier

Printed Name
Michael Ladnier
5606 Ford Road N, Mt. Vernon, IN 47620

Printed address, City, State, Zip

Witness Signature as to Co-First Party (if applicable)

Printed Name

Printed address, City, State, Zip

Witness Signature as to Co-First Party (if applicable)

Printed Name

Printed address, City, State, Zip

Derek R Arnold

Signature of First Party
Derek R Arnold

Printed Name
9017 Ford Lane, Mt. Vernon, IN 47620

Printed address, City, State, Zip

Signature of Co-First Party (if applicable)

Printed Name

Printed address, City, State, Zip

State of Indiana, County of Posey

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 3rd day of November, 20 25, by Jennifer Lynn Ladnier JL Derek R Arnold
(name of person)

Personally known X or Produced Identification Type of Identification Produced



JENNIFER LYNN LADNIER
Notary Public, State of Indiana
Posey County
My Commission Expires: November 12, 2032
Commission Number NP0693104

Jennifer Lynn Ladnier

Notary Signature
Print, Type, or Stamp Commissioned Name of Notary Public