



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, March 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 - February 25, 2026

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-2926
Respondent: Agnes Cottage LLC
Address of Violation: 3739 Sunrise Oaks Drive
Code Officer: Jackson Concepcion
First Notified: 11/6/2025

Compliance: No

Cited for violation(s) - Code of Ordinances Chapter 74, Article VIII, Section 74-249(a). Code of Ordinances Chapter 74, Article VIII, Section 74-249(c).

4. **CEB Case No.:** 25-3225
Respondent: Arena Investment Group, LLC
Address of Violation: 4873 Orange Blvd.
Code Officer: Aaron Paro
First Notified: 12/10/2025

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.

5. **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.

6. **CEB Case No.:** 26-0011
Respondent: Barile John Joseph, Jr.
Address of Violation: 730 Sheldon Cir.
Code Officer: Aaron Paro
First Notified: 1/2/2026

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 14 (Buildings and Buildings Regulation), Article II (Property Maintenance Code), Section 14-26 (Adoption, Amendments and Deletions of the International Property Maintenance Code), IPMC 304.6; City of Port Orange Code of Ordinances Chapter 14 (Buildings and Buildings Regulation), Article II (Property Maintenance Code), Section 14-26 (Adoption, Amendments and Deletions of the International Property Maintenance Code) IPMC 304.7; City of Port Orange Code of Ordinances Chapter 42 (Nuisances), Article V (Unsafe Conditions), Division 3 (Abatement of Unsafe Structures), Section 42-108(B).

7. **CEB Case No.:** 25-3047
Respondent: Sanchez Alberto Fuentes
Address of Violation: 721 Horseman Dr.
Code Officer: Aaron Paro
First Notified: 12/30/2025

Compliance: No

Cited for violation(s) - 2023 Florida Building Code, 8th Edition, Section 105 (Permits), Section 105.1 (Required) as adopted per Chapter 8, Article I of the City of Port Orange Code of Ordinances: Failure to Obtain a Building Permit; City of Port Orange Code of Ordinances Chapter 70 (Traffic), Article 2 (Stopping, Standing and Parking), Section 70-49 (Restrictions on Disabled or Abandon Vehicles) (C)(1)(A).

C. ORDER IMPOSING FINE/LIEN

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.:** 25-2905
Respondent: Fashion Square LP
Address of Violation: 1682 Taylor Road
Code Officer: Bill Browning
First Notified: 11/5/2025

Compliance: Yes

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

10. **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.

11. **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.

12. **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: Yes

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).

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.

Code Enforcement Special Magistrate Meeting

Wednesday, March 11, 2026

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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 25, 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: Matt Jones, City Attorney
Amanda Bonin, Deputy City Clerk

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 - February 11, 2026

Special Magistrate David D. Fuller Jr. approved the February 11, 2026 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

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

Respondent: Jason Arnold

Address of Violation: 706 Marshall Circle

First Notified: 5/26/2021

Compliance: No

Matt Jones, City Attorney, presented a right to foreclosure action for 706 Marshall Circle, provided details to include that 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

Code Enforcement Special Magistrate Meeting

February 25, 2026

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complaints, and trespassing. Mr. Jones advised the City is left with no other choice than to initiate court action to remedy the issue. 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 owner.

Special Magistrate David D. Fuller Jr. granted the City Attorney's request based on the facts presented before him and that the city has no other recourse than to file for foreclosure.

ADJOURNMENT - 9:02 a.m.

Special Magistrate David D. Fuller Jr.

Case Cost Sheet Log

Case No. 25-2926

Name	Activity	Activity_Date	Status	Cost
Agnes Cottage LLC	Cost to mail Notice of Violation	1/29/2026		\$30.28
Clerk of Court	Cost to record Finding of Fact	3/11/2026		\$29.25
Agnes Cottage LLC	Cost to mail Finding of Fact	3/11/2026		\$30.28

Total: \$89.81



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: AGNES COTTAGE LLC
10957 LEDGEMENT LN
WINDERMERE, FL 34786

Case No.: 25-2926

Re: AGNES COTTAGE LLC

Location: 3739 SUNRISE OAKS DR., PORT ORANGE, FL 32129

Parcel ID: 630614000020

Legal Description: LOT 2 SUNRISE OAKS PUD PHASE I MB 44 PGS 196 & 197 PER OR 4922 PG 1996 PER OR 6900 PG 0282 PER OR 7839 PG 0379

Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 11/06/2025, 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 01/12/2026, 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:

CODE OF ORDINANCE CH.74 ART.VIII SEC. 74-249(A): Each commercial property owner and customer required to have a backflow prevention device shall be responsible for having the device inspected and tested annually by a certified backflow prevention device tester.

CODE OF ORDINANCE CH.74 ART.VIII SEC. 74-249(C): Each owner and customer shall be jointly and severally responsible for the inspection and maintenance of their own backflow prevention device(s) and shall file each year with the city manager designee (Port Orange Utilities Field Operations Division, Cross Connection Control at the email of BACKFLOWREPORTS@PORT-ORANGE.ORG) a statement or test certification from a certified tester that each device has been inspected and that it is working properly

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.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer, Jackson Concepcion, at: (386) 506-5642 or jconcepcion@port-orange.org.

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 03/11/2026 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 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 \$ 30.28 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 IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 03/11/2026 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 03/25/2026 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.

To: Akinsade, Dotun (AUTHORIZED AGENT)
10957 LEDGEMENT LN
WINDERMERE, FL 34786

DATED this 29th day of January, 2026.

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.

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NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: ARENA INVESTMENT GROUP LLC
750 N ORANGE AVE APT 4404
ORLANDO, FL 32801

Case No.: 25-3225

Re: ARENA INVESTMENT GROUP LLC
Location: 4873 ORANGE BLVD., PORT ORANGE, FL 32127
Parcel ID: 631012060220
Legal Description: LOT 22 BLK 6 NORWOOD SUB MB 5 PG 1 MB 5 PG 1 MB 15 PG 174 PER OR 3606 PG 0016 PER OR 8598 PG 1489 PER OR 8634 PG 1787
Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 12/10/2025, 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 01/23/2026, 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:

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.

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.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer, Aaron Paro, at: (386) 506-5646 or aparo@port-orange.org.

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 03/11/2026 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 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 \$ 19.94 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 IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 03/11/2026 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 04/08/2026 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.

To: ZenBusiness Inc (AUTHORIZED AGENT)
336 E. College Ave
TALLAHASSEE, FL 32301

DATED this 26th day of January, 26.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, 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.

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Case Cost Sheet Log

Case No. 25-3134

Name	Activity	Activity_Date	Status	Cost
Sherbino J Plummer TR	Cost to mail Notice of Violation	12/1/2025		\$39.88
Sherbino J Plummer TR	Cost to mail Finding of Fact	3/11/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	3/11/2026		\$11.18

Total: \$80.31



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: SHERBINO J PLUMMER TR
115 FLEMING AVE
PORT ORANGE, FL 32127

Case No.: 25-3134

Re: SHERBINO J PLUMMER TR

Location: 115 FLEMING AV., PORT ORANGE, FL 32127

Parcel ID: 631020020014

Legal Description: 10-16-33 W 60 FT OF LOT 1 ON N SIDE & INC E 4.5 FT OF W 64.5 FT OF LOT 1 BLK 2 FLEMINGS
PORT ORANGE MB 1 PG 100 MB 12 PG 121 PER DB 61 PG 272 PER OR 5133 PG 0194 PER OR 5631 PG 290
Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 12/01/2025, 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 12/19/2025, 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:

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.

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 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 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 \$ 39.88 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 Aaron Paro, Code Enforcement Officer at (386) 506-5604.

NOTICE OF HEARING IMPOSING FINE AND LIEN


In the event the Special Magistrate, during the hearing on 02/11/2026 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 03/11/2026 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 Aaron Paro, Code Enforcement Officer at (386) 506-5604.

To: J Plummer Sherbino Rev LIV Trust-TR (ADD'L OWNER(S))
115 Fleming Ave
PORT ORANGE, FL 32127

DATED this 19th day of December, 25.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt
For: Amanda Bonin

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. 26-0011

Name	Activity	Activity_Date	Status	Cost
Barile John Joseph, Jr.	Cost to mail Notice of Violation	2/9/2026		\$9.60
Barile John Joseph, Jr.	Cost to mail FF	3/11/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	3/11/2026		\$29.25

Total: \$50.03



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: BARILE JOHN JOSEPH JR
730 SHELDON CIR
PORT ORANGE, FL 32127

Case No.: 26-0011

Re: BARILE JOHN JOSEPH JR

Location: 730 SHELDON CIR., PORT ORANGE, FL 32127

Parcel ID: 631504110580

Legal Description: LOT 58 BLK 11 COMMONWEALTH MOBILE ESTATES 1ST ADD MB 29 PG 47 PER OR 1846 PG 1375 PER OR 7894 PG 0474 PER OR 8106 PG 3345 PER OR 8226 PG 3704 PER OR 8383 PG 4420

Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 01/02/2026, 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 02/02/2026, 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:

CODE OF ORD. CH 14, ART. II, SEC. 14-26 IPMC 304.6: Adoption of the International Property Maintenance Code - Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

CODE OF ORD. CH 14, ART. II, SEC. 14-26 IPMC 304.7: Adoption of the International Property Maintenance Code. The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CODE OF ORD. CH. 42, ART.V, DIV.3, SEC. 42-108(B): A structure that is unsafe constitutes a nuisance. No person shall permit an unsafe structure to exist on property under his or her ownership or control.

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.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer, Aaron Paro, at: (386) 506-5646 or aparo@port-orange.org.

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 03/11/2026 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 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 \$ 9.60 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 IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 03/11/2026 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 04/08/2026 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.

DATED this 9th day of February, 26.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, 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.

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NOTICE OF VIOLATION AND NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: SANCHEZ ALBERTO FUENTES
721 HORSEMAN DR
PORT ORANGE, FL 32127

Case No.: 25-3047

Re: SANCHEZ ALBERTO FUENTES

Location: 721 HORSEMAN DR., PORT ORANGE, FL 32127

Parcel ID: 630904020630

Legal Description: LOT 63 SLEEPY HOLLOW SUB UNIT II MB 34 PG 131 PER OR 4796 PG 3265 PER OR 5479 PG 4763 PER OR 8423 PG 3395

Volusia County, FL Public Records

To: Vaja Maria F Lopez (ADD'L OWNER(S))
721 Horseman Dr
PORT ORANGE, FL 32127

An inspection of the premises on 12/30/2025, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: Construction without the required permits and/or inspection approvals.
Garage converted to living space.

This correspondence will serve as official notification that the violation(s) must be corrected by 03/10/2026 by doing the following: Obtain the required after the fact permits for the work performed. A licensed contractor will be required to apply for the permit. Third party inspectors will be required for the inspections due to the work already being completed (Universal Engineering).

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

8TH ED., SEC. 105 AND 105.1: 2023 Florida Building Code, 8th Edition, Section 105 (Permits), Section 105.1 (Required) as adopted per Chapter 8, Article I of the City of Port Orange Code of Ordinances: Failure to Obtain a Building Permit 105.1 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

CH 70, ART. 2, SEC 70-49 (C)(1)(A): (C) Restrictions. (1) No disabled or abandoned vehicle shall remain on residentially-zoned or agriculturally-zoned private property unless such vehicle is: (a) Within a completely enclosed garage; or

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 Aaron Paro, 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, Aaron Paro, at: (386) 506-5646 or aparo@port-orange.org.

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 03/11/2026 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 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 \$ 19.20 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 IMPOSING FINE AND LIEN

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DATED this 19th day of February, 20.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, 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.

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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. 25-3611

Name	Activity	Activity_Date	Status	Cost
William A Busi	Cost to mail Notice of Violation	1/6/2026		\$9.60
William A Busi	Cost to mail Finding of Fact	3/11/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	3/11/2026		\$11.18

Total: \$50.03



NOTICE OF VIOLATION AND NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: BUSI WILLIAM A
111 ABBY LN
PORT ORANGE, FL 32127

Case No.: 25-3611

Re: BUSI WILLIAM A

Location: 111 ABBY LN., PORT ORANGE, FL 32127

Parcel ID: 632101010670

Legal Description: LOT 67 CAMBRIDGE SUB UNIT 1 MB 32 PG 4 PER OR 2861 PG 0095

Volusia County, FL Public Records

An inspection of the premises on 12/31/2025, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: The dwelling structure has been significantly damaged by fire rendering it dangerous to life, safety, or public health and welfare. Interior walls and other structural elements have become so damaged or deteriorated that there is a likelihood of collapse structural failure. The structure is so unsafe that it is unfit for habitation and poses a risk of injury to the public welfare. The structure is vacant and unsecured, allowing easy access to trespassers or vagrants it poses a general hazard to surrounding persons or properties.

This correspondence will serve as official notification that the violation(s) must be corrected by 01/30/2026 by doing the following: Secure all door openings, garage door openings, and window openings damaged by the 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).

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

CODE OF ORD. CH. 42, ART.V, DIV.3, SEC. 42-108(B): A structure that is unsafe constitutes a nuisance. No person shall permit an unsafe structure to exist on property under his or her ownership or control.

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 Kristi Jones, 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, Kristi Jones, at: (386) 506-5616 or kjones@port-orange.org.

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 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 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 \$ 9.600 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 IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 02/11/2026 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 03/11/2026 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.

DATED this 6 day of January, 2026.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Kristi Jones, 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.

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Case Cost Sheet Log

Case No. 25-2905

Name	Activity	Activity_Date	Status	Cost
Fashion Square LP	Cost to mail Notice of Violation	12/4/2025		\$21.42
Fashion Square LP	Cost to mail Finding of Fact	2/11/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	2/11/2026		\$29.25

Total: \$61.85



**NOTICE OF VIOLATION
AND
NOTICE OF HEARINGS**

CITY OF PORT ORANGE, FLORIDA

To: FASHION SQUARE LP
PO BOX 2148
MILWAUKEE, WI 53201

Case No.: 25-2905

Re: FASHION SQUARE LP
Location: 1682 TAYLOR RD., PORT ORANGE, FL 32128
Parcel ID: 631930000010
Legal Description: LOT 1 WESTPORT SQUARE PCD PHASE II A REPLAT MB 55 PGS 49-52INC PER OR 6379 PGS 2389-2391 INC PER OR 6799 PG 4386
Volusia County, FL Public Records

To: INCORP SERVICES, INC. (AUTHORIZED AGENT)
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

An inspection of the premises on 11/05/2025, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: Traffic control devices (stop signs) are missing, leaning (not properly secured upright in ground), and/or not at proper height, and/or wrong size (R1-1, 30" x 30").

This correspondence will serve as official notification that the violation(s) must be corrected by 01/30/2026 by doing the following: Replace missing stop signs (if any) 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" (There are stop signs that are undersized on site).

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

CODE OF ORD. CH 14, ART.VII, SEC. 14-317 (B)(2): Construction standards: All traffic sign installations shall conform to the standards of the MUTCD.

CODE OF ORD. CH 14, ART.VII, SEC. 14-317 (A)(2): Maintenance criteria.Traffic and parking control signage. All signage required by the site plan, the MUTCD, and other city codes shall be maintained according to accepted standards.

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 Bill Browning, 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 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 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 \$ 21.42 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 Bill Browning, Code Enforcement Officer at (386) 506-5604.

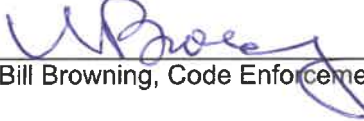
NOTICE OF HEARING IMPOSING FINE AND LIEN

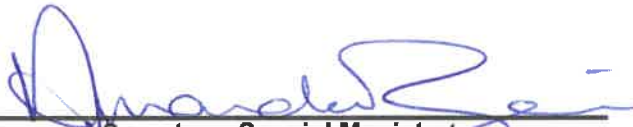
In the event the Special Magistrate, during the hearing on 02/11/2026 enters an Order finding a violation as alleged, pursuant to Chapter 2, Code of Ordinances, City of Port Orange, Florida, you are hereby called upon to take notice that a 2nd PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 03/11/2026 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 Bill Browning, Code Enforcement Officer at (386) 506-5604.

DATED this 4th day of December, 2025.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Bill Browning, 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.

Case Cost Sheet Log

Case No. 25-3315

Name	Activity	Activity_Date	Status	Cost
Cox Leslie O & Elline B Trust	Cost to mail Notice of Violation	12/15/2025		\$9.60
Cox Leslie O & Elline B Trust	Cost to mail FF	2/11/2026		\$22.36
Clerk of Court	Cost to record Finding of Fact	2/11/2026		\$29.25
Cox Leslie O & Elline B Trust	Cost to mail Order Imposing Fine/Lien	3/11/2026		\$22.36
Clerk of Court	Cost to record Order Imposing Fine/Lien	3/11/2026		\$22.36

Total: 129.82



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: COX LESLIE O & ELLINE B TRUST
718 RAMPART DR
PORT ORANGE, FL 32119

Case No.: 25-3315

Re: COX LESLIE O & ELLINE B TRUST

Location: 718 RAMPART DR., PORT ORANGE, FL 32129

Parcel ID: 630505030160

Legal Description: LOT 16 LAURELWOOD MOBILE EST UNIT 3 MB 35 PG 13 PER OR 2958PG 0931
Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 12/15/2025, 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 01/06/2026, 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:

CH 70, ART. 2, SEC. 70-49(C)(2): No disabled or abandoned vehicle parked on residentially-zoned or agriculturally-zoned private property shall be covered by material other than a standard vehicle cover in good repair unless such vehicle is parked inside a completely enclosed garage.

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.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer, Jackson Concepcion, at: (386) 506-5642 or jconcepcion@port-orange.org.

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 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 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 \$ 9,600 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 IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 02/11/2026 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 02/25/2026 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.

DATED this 8th day of January, 2026.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: Jackson Concepcion
Jackson Concepcion, 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.

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. 25-2945

Name	Activity	Activity_Date	Status	Cost
Walter J Densmore Jr. EST	Cost to mail Notice of Violation	11/21/2025		\$10.34
Walter J Densmore Jr. EST	Cost to mail Finding of Fact	2/11/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	2/11/2026		\$29.25
Walter J Densmore Jr. EST	Cost to mail Order Imposing Fine/Lien	3/11/2026		\$11.18
Clerk of Court	Cost to record Order Imposing Fine/Lien	3/11/2026		\$11.18

Total: \$73.13



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: DENSMORE WALTER J JR EST
189 QUARTER HORSE ST
PORT ST JOE, FL 32456

Case No.: 25-2945

Re: DENSMORE WALTER J JR EST

Location: 1251 VAGABOND DR., PORT ORANGE, FL 32127

Parcel ID: 631601070320

Legal Description: LOT 32 BLK 7 HALIFAX MOBILE ESTS UNREC PLAT 147 PER OR 2352PG 0369 PER OR 6392 PG 2669 PER UNREC D/C

Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 11/21/2025, 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 01/05/2026, 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:

CH 14, ART.7, SEC. 14-318 (D): Trash, litter and debris. All sites shall be maintained so as to be free of trash and litter of any type, except in an approved dumpster or can. Paved areas shall be kept free of built-up silt and dirt.

CH 42, ART.2, SEC. 42-32: No owner of property within the city shall permit the storage of vehicles or parts of vehicles, furniture, appliances or other personal property upon the premises, except in an enclosed building.

CH 70, ART. 2, SEC 70-49 (C)(1): Disabled or Abandoned Vehicle Storage

No disabled or abandoned vehicle shall remain on residentially-zoned or agriculturally-zoned private property unless such vehicle is:

Within a completely enclosed garage; or Parked in a carport, parking space or city-approved parking area and covered solely with a standard vehicle cover in good repair, so long as any portion of the vehicle which is not covered is not in a state of disrepair.

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.

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.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer, Jackson Concepcion, at: (386) 506-5642 or jconcepcion@port-orange.org.

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 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 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 \$ 10.34 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 IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 02/11/2026 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 02/25/2026 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.

DATED this 6th day of January, 2026.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: Jackson Concepcion
Jackson Concepcion, 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.

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
KEM Associates LLC	Cost to mail Order Imposing Fine/Lien	2/11/2026		\$11.18
Clerk of Court	Cost to record Order Imposing Fine/Lien	2/11/2026		\$46.25

Total: \$131.91



**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.

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. 25-2970**

CITY OF PORT ORANGE,
a Florida municipal corporation,

Petitioner,

KEM ASSOCIATES

1195 Dunlawton Ave
Port Orange, FL 32129
PARCEL ID: 630828000010

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 the 14 day of January 2026, 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, KEM Associates LLP, whose mailing address is PO Box 48, Daytona Beach, FL 32115 is the owner of the property located at 1195 Dunlawton Ave, Port Orange, FL 32129, and more particularly described as:

LOTS 1 THRU 7 INCL COUNTRYSIDE COMMERCIAL CENTER PCD MB 50 P
GS 46 TO 48 INC PER OR 5155 PG 3484

B. The violation was to be corrected by repairing the monument sign, removing all trash and debris from dumpster enclosure and surrounding areas, clearing all garbage and lawn debris from between the sidewalk and parking lot, refresh landscaping by adding mulch and replacing dead or missing shrubs. This condition was first observed at the real property described above on the 18 of September 2025; re-inspection was conducted on the 18 day of December 2025 and confirmed the condition as being the same. Respondent received notice via posting at City Hall and regular and certified mail on the 14 day of November 2025, that the aforesaid conditions constituted a violation of Chapter 14, Art VII, Sec. 14-314(d)(5): Mulched areas shall be maintained to provide solid coverage. Chapter 14, Art VII, Sec. 14-315(a): When material required to be maintained dies or fails to meet standards for reasonable growth it shall be replaced with

same or similar materials. Chapter 14, Art VII, Sec. 14-318(b)(4): all signs shall be maintained, damaged faces or structural members shall be replaced. Chapter 42, Art II, Sec. 42-26: Owner of commercial land shall keep such lot free and clear of fallen trees, limbs, and undergrowth. Chapter 42, Art II, Sec. 42-26(f): Owner shall keep lot free and clear of garbage, waste, debris and junk. and was to be corrected by the 15 Day of December 2025.

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

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 repairing the monument sign, removing all trash and debris from dumpster enclosure and surrounding areas, clearing all garbage and lawn debris from between the sidewalk and parking lot, refresh landscaping by adding mulch and replacing dead or missing shrubs on or before the 23 day of February 2026 (“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 \$100.00 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 \$74.48 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.

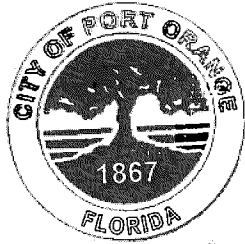
B. A certified copy of this Order may be recorded in the public records of Volusia County, Florida, and shall thereafter constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property. The findings in this Order shall be binding upon Respondent(s) 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 14 day of January 2026.

Attest: *Manda Ben*
Secretary, Code Enforcement Special Magistrate

By: *David D. Fuller Jr.*
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), KEM Associates LLP at PO Box 48 Daytona Beach, FL 32115, by Certified and Regular Mail this 3 day of ~~January~~ February 2026.



Manda Ben
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.

3 February 2026
Manda Ben