

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

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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.