



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, April 8, 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 - March 11, 2026

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-0464
Respondent: ODonnell Dennis
Address of Violation: 530 Orange Ave.
Code Officer: J. Scott Allman
First Notified: 2/24/2026

Compliance: Yes

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 42 (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-32 Storage of vehicles, furniture, etc.; 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); City of Port Orange Code of Ordinances Chapter 70 (Traffic), Article II (Stopping, standing, and parking), Section 70-36 (Stopping, standing or parking prohibited in specified places) (a)(1)(k)(1)(2)(3).

4. **CEB Case No.:** 26-0361
Respondent: Long Cristen
Address of Violation: 186 Sand Pebble Cir.
Code Officer: Jackson Concepcion
First Notified: 2/23/2026

Compliance: Yes

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

5. **CEB Case No.:** 25-2907

Respondent: Pacific Dunlawton LLC

Address of Violation: 1765 Dunlawton Ave.

Code Officer: Bill Browning

First Notified: 11/5/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Code of Ordinances, Chapter 14 (Buildings and Buildings Regulations), Article VII (Commercial Property Maintenance Standards), Section 14-314 (Landscaping and buffers - Maintenance criteria) (A)(2); City of Port Orange Code of Ordinances, Chapter 14 (Buildings and Buildings Regulations), Article VII (Commercial Property Maintenance Standards) Section 14-314 (Landscaping and buffers - Maintenance criteria) (D)(2); City of Port Orange Code of Ordinances, Chapter 14 (Buildings and Buildings Regulations), Article VII (Commercial Property Maintenance Standards) Section 14-314 (Landscaping and buffers - Maintenance criteria) (D)(7).

6. **CEB Case No.:** 26-0525

Respondent: Francis E Thompson

Address of Violation: 1292 Harms Way

Code Officer: Bill Browning

First Notified: 3/3/2026

Compliance: No

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

7. **CEB Case No.:** 25-3153

Respondent: Dennis ODonnell

Address of Violation: 532 Orange Avenue

Code Officer: Aaron Paro

First Notified: 12/1/2025

Compliance: No

Cited for violation(s) - Chapter 14, Article II, Section 14-26, IPMC 304.1. Chapter 70 (Traffic), Article II (Stopping, standing, and parking), Section 70-36 (Stopping, standing or parking prohibited in specified places) (a)(1)(k)(1)(2)(3) of the City of Port Orange Code of Ordinances.

C. ORDER IMPOSING FINE/LIEN

8. **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).

9. **CEB Case No.:** 25-3611

Respondent: William A Bussi

Address of Violation: 111 Abby Lane

Code Officer: Aaron Paro

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).

10. **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).

D. ADJOURNMENT

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



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



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

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

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