



**AGENDA**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE**  
**CITY OF PORT ORANGE**

**Meeting Date:** Wednesday, June 10, 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 - May 13, 2026

**B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)**

3. **CEB Case No.:** 26-0439  
**Respondent:** Elmic LLC  
**Address of Violation:** 1633 Taylor Road #C  
**Code Officer:** Bill Browning  
**First Notified:** 4/8/2026

Compliance: No

**Cited for violation(s)** - Chapter 3 (General Requirements), Section 304 (Exterior Structure), 304.3 of the 2024 International Property Maintenance Code Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch; Code of Ordinance, Chapter 30, Article II, Section 30-26: Florida Fire Prevention Code Adoption NFPA 01 2021 13.7.1.4.2. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72; Code of Ordinances, Chapter 30, Article II, Section 30-26 (Backflow): Florida Fire Prevention Code Adoption NFPA 01 2021 13.5.3.1 Backflow prevention devices shall be inspected, tested, and maintained in accordance with the requirements of NFPA 25; Code of Ordinances, Chapter 30, Article II, Section 30-26 (Covers): Florida Fire Prevention code Adoption NFPA 01 2021 11.1.8 Covers. All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the condition of use; Code of Ordinances, Chapter 30, Article II Section 30-26 Florida Fire Prevention Code

Adoption NFPA 01 2021 13.3.3.2 A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

4. **CEB Case No.:** 26-0380

**Respondent:** FL & Z Inc

**Address of Violation:** 5545 S. Williamson Blvd.

**Code Officer:** Dena Joseph

**First Notified:** 2/19/2026

Compliance: No

**Cited for violation(s)** - Code of Ordinance, Chapter 30, Article II, Section 30-26: Florida Fire prevention Code Adoption NFPA 01 2021 13.7.1.4.2. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72.

5. **CEB Case No.:** 26-0690

**Respondent:** James R. Miller

**Address of Violation:** 5340 Landis Ave.

**Code Officer:** Dena Joseph

**First Notified:** 4/17/2026

Compliance: No

**Cited for violation(s)** - Code of Ordinances Chapter 42 (Nuisances), Article II (Garbage , Junk and Undergrowth), Section 42-32 Storage of vehicles, furniture, etc. 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. Code of Ordinances Chapter 70 (Traffic), Article II (Stopping, Standing, and Parking), Section 70-49 (Restrictions on abandoned or disabled vehicles), (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 (b) Parked in a carport, parking space or city-approved parking area and covered 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, Chapter 70 (Traffic), Article II (Stopping, Standing, and Parking), Section 70-49 (Restrictions on abandoned or disabled vehicles), (c) Restrictions, (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. 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. 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. 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. 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. 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), Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall: (1) Stop, stand or park a motor vehicle or trailer: (k) On any other portion of the front yard of a residential lot, except on approved driveways. As used in the section, driveways shall be constructed of the following materials: (1) concrete or paved materials; (2) Nonpaved materials, excluding grass and dirt, provided that loose materials such as gravel, bark or cypress mulch are effectively contained within a border of concrete, railroad ties, or other rigid materials; or (3) Concrete paver strips, paver blocks, or other semi-pervious materials.

6. **CEB Case No.:** 26-0926

**Respondent:** Ryan Veilleux

**Address of Violation:** 5348 Landis Ave.

**Code Officer:** Dena Joseph

**First Notified:** 4/6/2026

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 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. 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), 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. 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, The wonder 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. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (B) Principal use and/or principal structure required. Accessory uses and structures shall: (1) Be customarily incidental to the principal use established on the same lot; (2) Be subordinate to and serve such principal use; (3) Be subordinate in area, extent and purpose to such principal use; and (4) Contribute to the comfort, convenience or necessity of users of such principal use. No accessory structure or use shall be permitted on any lot which does not have an established principal use conforming to the requirements of this code. No accessory structure shall be permitted on any lot which does not have a permitted principal structure.

### **C. ORDER IMPOSING FINE/LIEN**

7. **CEB Case No.:** 26-0990

**Respondent:** Ponce Inlet 4940 LLC

**Address of Violation:** 5961 Ridgewood Avenue

**Code Officer:** Dena Joseph

**First Notified:** 4/6/2026

Compliance: Yes

**Cited for violation(s)** - Chapter 56 (Solid Waste), Article III (Construction and Demolition Debris Collection Franchises); 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; City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1: Outside storage of equipment and materials shall be permitted only when associated with a commercial use and located in designated areas approved for such display as part of a development plan, or as part of a building permit, if the required right-of-way landscape buffer is provided. Additional restrictions are specified: (a) storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways and residential uses. (b) Outdoor display and/or storage may be permitted in conjunction with special sales events such as those permitted under chapter 58, article III, Code of Ordinances, and other uses when permitted by special exception or approved as part of a development plan. (c) Licensed and inoperable motor vehicles awaiting repair may be stored within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers, provided that no such vehicle shall be stored for more than 28 consecutive days; City of Port Orange Land Development Code, Chapter 16, SEC.1 (E)(3)(A): Storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways, and residential uses [Commercial Use Zone].

## **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](mailto:CITYCLERK@PORT-ORANGE.ORG), AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
MAY 13, 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: Rachel Lippens, Code Enforcement Manager  
Bill Browning, Code Enforcement Officer  
Dena Joseph, Code Enforcement Officer  
Aaron Paro, Code Enforcement Officer

Oaths

Code Enforcement Officers Dena Joseph and Aaron Paro were sworn in by Special Magistrate David D. Fuller Jr.

CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process

Special Magistrate David D. Fuller Jr. provided an overview of the code enforcement process as there were members of the public present.

2. Consideration of Minutes - April 8, 2026

Special Magistrate David D. Fuller Jr. approved the April 8, 2026 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-0990

**Respondent:** Ponce Inlet 4940 LLC

**Address of Violation:** 5961 Ridgewood Avenue

**Code Officer:** Dena Joseph

**First Notified:** 4/6/2026

Compliance: No

**Cited for violation(s)** - Chapter 56 (Solid Waste), Article III (Construction and Demolition Debris Collection Franchises); 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; City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1: Outside storage of equipment and

Code Enforcement Special Magistrate Meeting

May 13, 2026

Page 2 of 8

materials shall be permitted only when associated with a commercial use and located in designated areas approved for such display as part of a development plan, or as part of a building permit, if the required right-of-way landscape buffer is provided. Additional restrictions are specified: (a) storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways and residential uses. (b) Outdoor display and/or storage may be permitted in conjunction with special sales events such as those permitted under chapter 58, article III, Code of Ordinances, and other uses when permitted by special exception or approved as part of a development plan. (c) Licensed and inoperable motor vehicles awaiting repair may be stored within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers, provided that no such vehicle shall be stored for more than 28 consecutive days; City of Port Orange Land Development Code, Chapter 16, SEC.1 (E)(3)(A): Storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways, and residential uses [Commercial Use Zone].

*Dena Joseph, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected by April 30, 2026, by removing all yard debris and trash from the property. On-site dumping or piling is not permitted. The roll-off containers currently on the property must be removed immediately. Any future placement of roll-off containers requires proper permits and approval prior to placement. Removing all improperly stored items from the property, including but not limited to: Boats and paddle boats, semi-truck, construction materials, dirt piles, miscellaneous materials and equipment storage of vehicles, vessels, or materials is not permitted unless specifically allowed by zoning regulations and properly screened and permitted. The property shall be maintained free of debris, illegal storage, and unpermitted containers at all times.*

*Mrs. Joseph recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by May 31, 2026, by removing all trash and debris from the property. The roll-off containers currently on the property must be removed. Any future placement of roll-off containers requires proper permits and approval prior to placement. All improperly stored items from the property, including construction materials and equipment, and unlicensed trailers, must be removed. The storage of vehicles, vessels, or materials is not permitted unless specifically allowed by zoning regulations and properly screened and permitted. In the event the property is not brought into compliance on or before the compliance date, and/or not maintained in a state of compliance, a daily fine in the amount of \$250.00 per day shall be imposed. Accused should be further ordered to contact the Code Enforcement Officer to arrange for a re-inspection of the property to verify compliance with the order. Dena Joseph requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$56.81 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.*

*Dean Maxwell, property owner, provided details on the property to include the permitting process he is currently going through, as well as the clean-up process required after the previous tenants left all their belongings behind. Mr. Maxwell stated the dumpster is his personal dumpster that sits on a trailer and that the Building Official permitted the use of his dump trailer approximately 5 years ago. Mr. Maxwell also agreed to the May 31, 2026, compliance date.*

*Mrs. Joseph advised there is a City code that requires roll-off containers to be registered with the City's franchise.*

*Mr. Maxwell stated he tried to get the dump trailer registered, but when doing so the City advised the dumpster needed to be registered as a separate business, and since it's exclusively used for his own property and his business only, he wasn't required to get it registered through the franchise.*

*Special Magistrate David D. Fuller Jr. asked Mrs. Joseph what items remain in non-compliance on the property. Mrs. Joseph advised the roll-off containers and a pile of concrete/debris on site were still in violation.*

*Mr. Maxwell stated the dumpster is on a trailer, therefore it's a dump trailer, not a roll off. He further stated he would go to the Building Department to get this sorted out once the hearing was done.*

*Special Magistrate David D. Fuller Jr. stated he will need further testimony to rule on the dump trailer and hereby defers ruling on the issue. He further stated that if the dump trailer issue can't be resolved between the City and Mr. Maxwell, to bring the case back before him.*

*Special Magistrate David D. Fuller Jr. granted the recommendation with an exception to the dump trailer, as there wasn't sufficient evidence to show this is a violation, and requested the dump trailer issue be brought back if not resolved between the City and the property owner, Mr. Maxwell. The property owner has until May 31, 2026, to remove all concrete and debris as well as the roll-off container from the property. Costs in the amount of \$56.81 were awarded to the City.*

**4. CEB Case No.:** 26-1012

**Respondent:** William A. Busi

**Address of Violation:** 111 Abby Lane

**Code Officer:** Aaron Paro

**First Notified:** 4/10/2026

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.

Code Enforcement Special Magistrate Meeting

May 13, 2026

Page 4 of 8

*Aaron Paro, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected by May 11, 2026, by cutting and maintaining the grass and weeds to under 10 inches.*

*Mr. Paro recommended the property owners be found in repeat violation of the above-referenced codes with the violations to be corrected by May 29, 2026, by cutting and maintaining the grass and weeds to under 10 inches. In the event the property is not brought into compliance on or before the compliance date, and/or not maintained in a state of compliance, a daily fine in the amount of \$100.00 per day shall be imposed. Accused should be further ordered to contact the Code Enforcement Officer to arrange for a re-inspection of the property to verify compliance with the order. Mr. Paro requested any future violations under this ordinance be considered repeat, and that the property be deemed a health and safety concern for the surrounding neighbors in that the overgrowth is an attractant to vermin wildlife and snakes. The cost sheet in the amount of \$50.03 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.*

*Special Magistrate David D. Fuller Jr. granted the recommendation as presented and deemed the property a health and safety violation. The property owner has until May 29, 2026, to cut and maintain the grass and weeds under 10 inches, or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$50.03 were awarded to the City.*

**5. CEB Case No.:** 26-0669

**Respondent:** Christina Kay Price

**Address of Violation:** 5990 Hensel Road

**Code Officer:** Aaron Paro

**First Notified:** 4/17/2026

Compliance: Yes

**Cited for violation(s)** - City of Port Orange Land Development Code Chapter 9, Article 2, Section 10(A): (a) It is hereby unlawful for any person to cut down, move, remove or destroy through damaging or to authorize the same, of any tree or natural vegetation referenced in this article without obtaining a tree removal permit in accordance with the provisions of this article. Failure to obtain a permit for tree removal may subject the party to penalties as set forth in section 22.6.

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

**6. CEB Case No.:** 25-3047

**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).

*Mr. Paro was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected by May 8, 2026, by obtaining the required building permits.*

*Joe Thein, neighbor, showed photos and testified to each of the photos he took from his property and testified to what was being constructed, which is a garage conversion to a two-bedroom apartment with a kitchen and one bathroom. He also testified that the two-bedroom garage apartment is advertised on Zillow and that there is a shed in the back of the property that is being advertised as a one-bedroom apartment. He further expressed his concerns about the illegal construction work, specifically electrical work, that could potentially pose a fire hazard.*

*Special Magistrate David D. Fuller Jr. viewed the evidence from the Zillow ad as well as the photos submitted into evidence. Mr. Paro advised he never saw the kitchen, the inside of the garage, or the shed but requested the Special Magistrate to accept the Zillow listing as evidence since it's listed on the internet for rent. Special Magistrate David D. Fuller Jr. stated he will accept the Zillow listing. Mr. Paro explained the review process of the City's building department.*

*Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by June 26, 2026, by obtaining the required building permits. In the event the property is not brought into compliance on or before the compliance date, and/or not maintained in a state of compliance, a daily fine in the amount of \$100.00 per day shall be imposed. Accused should be further ordered to contact the Code Enforcement Officer to arrange for a re-inspection of the property to verify compliance with the order. Mr. Paro requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$59.63 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.*

*Special Magistrate David D. Fuller Jr. granted the recommendation with a correction in the compliance date. The property owner has until June 16, 2026, to obtain the required building permits or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$59.63 were awarded to the City.*

7. **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).

*Mr. Paro requested an Order Setting Fine/Lien as the property was not in compliance by April 7, 2026, as ordered in the previous hearing on March 11, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning April 8, 2026, and running through and including April 25, 2026, for a total of 18 days as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation(s) at the cost of \$6,500.00. A cost sheet for mailing and recording costs in the amount of \$107.46 was tendered and submitted into evidence without objection.*

*Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$100.00 beginning April 8, 2026, and running through and including April 25, 2026, for a total of \$1,800.00, abatement costs of \$6,500.00 and mailing and recording costs to date of \$107.46. A lien in the amount of \$8,407.46 shall be imposed.*

8. **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.

Code Enforcement Special Magistrate Meeting

May 13, 2026

Page 7 of 8

*Mr. Paro requested an Order Setting Fine/Lien as the property was not in compliance by May 11, 2026, as ordered in the previous hearing on April 8, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning May 12, 2026, and shall continue to accrue until the property is brought into compliance, as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$118.54 was tendered and submitted into evidence without objection.*

*Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$100.00 beginning May 12, 2026, and shall continue to accrue until the property is brought into compliance and mailing and recording costs to date of \$118.54. A lien in the amount of \$118.54 shall be imposed.*

**9. 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: Yes

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

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

**10. 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.

*Bill Browning, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and requested an Order Setting Fine/Lien as the property was not in compliance by April 17, 2026, as ordered in the previous hearing on April 8, 2026, by the Special*

Code Enforcement Special Magistrate Meeting

May 13, 2026

Page 8 of 8

*Magistrate. He requested a daily fine in the amount of \$250.00 per day beginning April 18, 2026, and running through and including April 24, 2026, for a total of 7 days as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation(s) at the cost of \$300.00. A cost sheet for mailing and recording costs in the amount of \$107.46 was tendered and submitted into evidence without objection.*

*Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$250.00 beginning April 18, 2026, and running through and including April 24, 2026, for a total of \$1,750.00, abatement costs of \$300.00 and mailing and recording costs to date of \$107.46. A lien in the amount of \$2,157.46 shall be imposed.*

ADJOURNMENT - 10:07 a.m.

---

Special Magistrate David D. Fuller Jr.

**Case Cost Sheet Log**

**Case No. 26-0439**

Name	Activity	Activity_Date	Status	Cost
ELMNIC LLC	Cost to mail Notice of Violation	4/21/2026		\$44.20

**Total: \$44.20**



## NOTICE OF HEARINGS

---

### CITY OF PORT ORANGE, FLORIDA

To: ELMNIC LLC  
444 SEABREEZE AVE SUITE 1000  
DAYTONA BEACH, FL 32118

Case No.: 26-0439

Re: ELMNIC LLC  
**Location: 1633 TAYLOR RD #C., PORT ORANGE, FL 32128**  
Parcel ID: 631929000010  
Legal Description: UNIT 1 PORT ORANGE PROPERTIES COMMERCIAL CONDO PER OR 6185 PG 3886 & OR 6602 PG 2612 PER OR 6785 PG 1275  
Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 02/23/2026, 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 04/08/2026, 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 304.3: Adoption of the International Property Maintenance Code - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch.

CODE OF ORD. CH 30 ART II SEC 30-26: Code of Ordinances. Ch 30 Art II Sec 30-26 Florida Fire Prevention Code Adoption NFPA 01 2021 13.7.1.4.2. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72.

CODE OF ORD. CH 30 ART II SEC 30-26 (BACKFLOW): Code of Ordinances. Ch 30 Art II Sec 30-26 Florida Fire Prevention Code Adoption NFPA 01 2021 13.5.3.1 Backflow prevention devices shall be inspected, tested, and maintained in accordance with the requirements of NFPA 25.

CODE OF ORD. CH 30 ART II SEC 30-26 (COVERS): Code of Ordinances. Ch 30 Art II Sec 30-26 Florida Fire Prevention Code Adoption NFPA 01 2021 11.1.8 Covers. All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the condition of use.

CODE OF ORD. CH 30 ART II SEC 30-26 (SPRINKLER): Code of Ordinances. Ch 30 Art II Sec 30-26 Florida Fire Prevention Code Adoption NFPA 01 2021 13.3.3.2 A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

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, Bill Browning, at: (386) 506-5640 or wbrowning@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 06/10/2026 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 \$ 44.20 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**

In the event the Special Magistrate, during the hearing on 06/10/2026 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 07/08/2026 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: CHARLES WAYNE (AUTHORIZED AGENT)  
444 SEABREEZE BLVD SUITE 1000  
DAYTONA BEACH, FL 32118

DATED this 21<sup>ST</sup> day of APRIL, 2026.

City of Port Orange, Florida  
**CODE ENFORCEMENT OFFICER**

By: [Signature]  
Bill Browning, 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. 26-0380**

Name	Activity	Activity_Date	Status	Cost
FL & Z INC.	Cost to mail Notice of Violation/Hearing	4/29/2026		\$22.96
FL & Z INC.	Cost to mail Finding of Fact	6/10/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	6/10/2026		\$29.25

**Total: \$63.39**



## NOTICE OF HEARINGS

### CITY OF PORT ORANGE, FLORIDA

Case No.: 26-0380

To: FL & Z INC  
1400 ROYAL GROVE LN  
PORT ORANGE, FL 32129

Re: FL & Z INC  
**Location: 5545 S WILLIAMSON BLVD., PORT ORANGE, FL 32128**  
Parcel ID: 631806000090  
Legal Description: LOT 9 PAVILION AT PORT ORANGE MB 55 PGS 13-19 INC PER OR 7658 PG 3595  
Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 02/19/2026, 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 04/28/2026, 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 30 ART II SEC 30-26: Code of Ordinances. Ch 30 Art II Sec 30-26 Florida Fire Prevention Code Adoption NFPA 01 2021 13.7.1.4.2. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72.

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, Dena Joseph, at: (386) 506-5645 or [djoseph@port-orange.org](mailto:djoseph@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 06/10/2026 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 \$ 22.96 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 06/10/2026 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 07/08/2026 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: Zheng, De S. (AUTHORIZED AGENT)  
3878 Dorsiere Avenue  
Port Orange, FL 32129

DATED this 29th day of April, 2026.

City of Port Orange, Florida  
**CODE ENFORCEMENT OFFICER**

By:   
Dena Joseph, 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. 26-0690**

Name	Activity	Activity_Date	Status	Cost
James R. Miller	Cost to mail NOH	5/7/2026		\$38.40
James R. Miller	Cost to mail Finding of Fact	6/10/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	6/10/2026		\$29.25

**Total: \$78.83**



## NOTICE OF HEARINGS

---

### CITY OF PORT ORANGE, FLORIDA

To: MILLER JAMES R  
5340 LANDIS AVE  
PORT ORANGE, FL 32127

Case No.: 26-0690

Re: MILLER JAMES R  
**Location: 5340 LANDIS AVE., PORT ORANGE, FL 32127**

Parcel ID: 631007210010

Legal Description: LOTS 1 & 2 BLK 21 ALLANDALE MB 4 PG 146 PER OR 1479 PG 0057PER OR 6040 PG 1967 PER D/C 6941 PG 4209 PER OR 7079 PG 2010

Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 04/17/2026, 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 05/06/2026, 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 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.

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.

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.

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.

CODE OF ORDINANCES CH. 70 ART. II SEC. 70-36: Sec. 70-36 (a)(1)(k)(1)(2)(3) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall: (1) Stop, stand or park a motor vehicle or trailer: (k) On any other portion of the front yard of a residential lot, except on approved driveways. As used in this section, driveways shall be constructed of the following materials: (1) Concrete or paved materials; (2) Nonpaved materials, excluding grass and dirt, provided that loose materials such as gravel, bark or cypress mulch are effectively contained within a border of concrete, railroad ties, or other rigid materials; or (3) Concrete paver strips, paver blocks, or other semi-pervious materials.

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, Dena Joseph, at: (386) 506-5645 or djoseph@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 06/10/2026 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 \$ 38.40 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 06/10/2026 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 07/08/2026 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: Janet L. Miller (ADD'L OWNER(S))  
5340 Landis Avenue  
PORT ORANGE, FL 32127

DATED this 14th day of May, 2026

City of Port Orange, Florida  
**CODE ENFORCEMENT OFFICER**

By:   
Dena Joseph, 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. 26-0926**

Name	Activity	Activity_Date	Status	Cost
Ryan Veilleux	Cost to mail NOH	5/7/2026		\$19.20
Ryan Veilleux	Cost to mail FF	6/10/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	6/10/2026		\$29.25

**Total: \$59.63**



## NOTICE OF VIOLATION AND NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: VEILLEUX RYAN  
421 S WILLOW AVE  
PORT ORANGE, FL 32127

Case No.: 26-0926

Re: VEILLEUX RYAN

**Location: 5348 LANDIS AVE., PORT ORANGE, FL 32127**

Parcel ID: 631007210050

Legal Description: LOTS 5 & 6 BLK 21 ALLANDALE MB 4 PG 146 PER OR 4150 PG 0888PER OR 5832 PG 1036 PER D/C 5995 PG 4713 PER OR 5995 PGS 4718-4719 PER OR 6010 PGS 4351-4352 PER OR 7832 PG 2432 PER OR Volusia County, FL Public Records

An inspection of the premises on 04/06/2026, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: Inspection revealed that a mobile home has been placed on the property without obtaining the required permits for a mobile home replacement, including but not limited to electrical, plumbing, sewer, etc. The property is also in violation of overgrown grass. Additionally, there is accumulation of trash and debris on site. A boat and trailer are being stored on the property without an approved principal structure.

**This correspondence will serve as official notification that the violation(s) must be corrected by 05/31/2026 by doing the following: All required permits are to be applied for to include but not limited to: mobile home replacement, electrical, plumbing, sewer, etc. If the permit is not applied for in the noted time frame, the mobile home must be removed from the property. In addition, the yard must be mowed and maintained to include trimming of all high weeds on site, all trash removed, and boat and trailer removed until the time that there is an approved permit for the installation of a principal structure on the property.**

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.*

*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.*

*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.*

*LAND DEVELOPMENT CODE CH 16, SEC 1, (B): Principal use and/or principal structure required. Accessory uses and structures shall: (1)Be customarily incidental to the principal use established on the same lot; (2)Be subordinate to and serve such principal use; (3)Be subordinate in area, extent and purpose to such principal use; and (4)Contribute to the comfort, convenience or necessity of users of such principal use.*

*No accessory structure or use shall be permitted on any lot which does not have an established principal use conforming to the requirements of this code. No accessory structure shall be permitted on any lot which does not have a permitted principal structure.*

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 Dena Joseph, 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, Dena Joseph, at: (386) 506-5645 or [djoseph@port-orange.org](mailto:djoseph@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 06/10/2026 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.

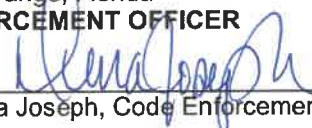
If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition 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**

In the event the Special Magistrate, during the hearing on 06/10/2026 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 07/08/2026 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 7th day of May, 2020.

City of Port Orange, Florida  
**CODE ENFORCEMENT OFFICER**

By:   
Dena Joseph, 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. 26-0990**

Name	Activity	Activity_Date	Status	Cost
Ponce Inlet 4940 LLC	Cost to mail Notice of Hearing	4/14/2026		\$16.38
Ponce Inlet 4940 LLC	Cost to mail FF	5/13/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	5/13/2026		\$29.25

**Total: \$56.81**



**NOTICE OF VIOLATION  
AND  
NOTICE OF HEARINGS**

---

**CITY OF PORT ORANGE, FLORIDA**

To: PONCE INLET 4940 LLC  
949 BEVILLE RD  
SOUTH DAYTONA, FL 32119

Case No.: 26-0990

Re: PONCE INLET 4940 LLC  
**Location: 5961 RIDGEWOOD AVE., PORT ORANGE, FL 32127**  
Parcel ID: 631403160250  
Legal Description: LOTS 25 TO 28 INC BLK 16 HARBOR OAKS UNIT 1 MB 10 PGS 145-146 INC PER OR 5062 PG 1172 PER OR 8117 PG 1787 PER OR 8148 PG 1735 PER OR 8148 PG 1738  
Volusia County, FL Public Records

To: Hinton, John T. Jr. (AUTHORIZED AGENT)  
949 Beville Road  
South Daytona, FL 32119

An inspection of the premises on 04/06/2026, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: There is an illegal roll-off container on site along with an additional roll off that is being stored on a trailer. Additionally, various items are being stored on the property, including boats, construction materials, paddle boats, a semi-truck, dirt piles, and other miscellaneous materials, along with a large amount of trash and debris.

**This correspondence will serve as official notification that the violation(s) must be corrected by 04/30/2026 by doing the following: To correct the violations observed on the property, the following actions must be completed: All yard debris and trash shall be completely removed from the property. On-site dumping or piling is not permitted. The roll-off containers currently on the property must be removed immediately. Any future placement of roll-off containers requires proper permits and approval prior to placement. Remove all improperly stored items from the property, including but not limited to: Boats and paddle boats, semi-truck, construction materials, dirt piles, miscellaneous materials and equipment. Storage of vehicles, vessels, or materials is not permitted unless specifically allowed by zoning regulations and properly screened and permitted. The property shall be maintained free of debris, illegal storage, and unpermitted containers at all times. Continued violations may result in enforcement actions, including fines, citations, or further legal remedies.**

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

*CODE OF ORD. CH 56, ART. III: It shall be unlawful for any person to collect construction and demolition debris in the city without the grant of a franchise. The issuance of a franchise shall allow the franchisee the nonexclusive privilege and authority to collect construction and demolition debris in the city.*

*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.*

*LAND DEVELOPMENT CODE CH 16, SEC 1: Outside storage of equipment and materials shall be permitted only when associated with a commercial use and located in designated areas approved for such display as part of a development plan, or as part of a building permit, if the required right-of-way landscape buffer is provided. Additional restrictions are specified below:*

*(a) Storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways and residential uses.*

*(b) Outdoor display and/or storage may be permitted in conjunction with special sales events such as those permitted under chapter 58, article III, Code of Ordinances, and other uses when permitted by special exception or approved as part of a development plan.*

*(c) Licensed and inoperable motor vehicles awaiting repair may be stored within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers, provided that no such vehicle shall be stored for more than 28 consecutive days.*

*LAND DEVELOPMENT CODE CH 16, SEC. 1 (E)(3)(A): Storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways, and residential uses [Commercial Use Zone].*

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 Dena Joseph, 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, Dena Joseph, at: (386) 506-5645 or [djoseph@port-orange.org](mailto:djoseph@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 05/13/2026 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 \$ 16.38 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.

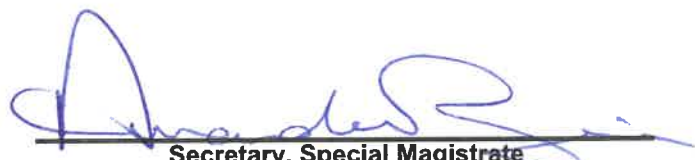
### **NOTICE OF HEARING IMPOSING FINE AND LIEN**

In the event the Special Magistrate, during the hearing on 05/13/2026 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 06/10/2026 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 14th day of April, 2026.

City of Port Orange, Florida  
**CODE ENFORCEMENT OFFICER**

By:   
Dena Joseph, 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.

**CITY OF PORT ORANGE, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE  
CASE NO. 26-0990**

CITY OF PORT ORANGE,  
a Florida municipal corporation,

**Petitioner,**

**PONCE INLET 4940 LLC**  
5961 Ridgewood Avenue  
Port Orange, FL 32127

Parcel ID: 631403160250

**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 13<sup>th</sup> day of May 2026 after due notice to the Respondent, 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.** Respondent, Ponce Inlet 4940 LLC, whose mailing address is 949 Beville Road South Daytona, FL 32119 is the owner of the property located at 5961 Ridgewood Avenue, Port Orange, FL 32127, and more particularly described as:

LOTS 25 TO 28 INC BLK 16 HARBOR OAKS UNIT 1 MB 10 PGS 145-146 INC PER OR 5062  
PG1172 PER OR 8117 PG 1787 PER OR 8148 PG 1735 PER OR 8148 PG 1738

**B.** The violations were to be corrected by 30<sup>th</sup> day of April 2026. This condition was first observed at the real property described above on 6<sup>th</sup> day of April 2026; re-inspection was conducted on 1<sup>st</sup> day of May 2026 and confirmed the condition as being the same. Respondent received notice via posting at City Hall and regular and certified mail on 14<sup>th</sup> day of April 2026, as well as posted on the property on 14<sup>th</sup> day of April 2026 that the aforesaid conditions constituted a violation of Code of Ordinances Chapter 56, Article III Section 56-38: It shall be unlawful for any person to collect construction and demolition debris in the city without the grant of a franchise, Code of Ordinances Chapter 42, Article II, Section 42-26(f): Garbage, waste, trash, etc., prohibited, Land Development Code Chapter 16, Section 1: Outside storage of equipment and materials shall be permitted only when associated with a commercial use and located in

designated areas, Land Development Code Chapter 16, Section 1 (e)(3)(a): Storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways, and residential uses. The violations were to be corrected by removing all yard debris and trash from the property. On-site dumping or piling is not permitted. The roll-off containers currently on the property must be removed immediately. Any future placement of roll-off containers requires proper permits and approval prior to placement. Removing all improperly stored items from the property, including but not limited to: Boats and paddle boats, semi-truck, construction materials, dirt piles, miscellaneous materials and equipment storage of vehicles, vessels, or materials is not permitted unless specifically allowed by zoning regulations and properly screened and permitted. The property shall be maintained free of debris, illegal storage, and unpermitted containers at all times.

- C. At the time of the hearing, the violations cited above:  continued to exist.

### **CONCLUSION OF LAW:**

Respondent, 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:**

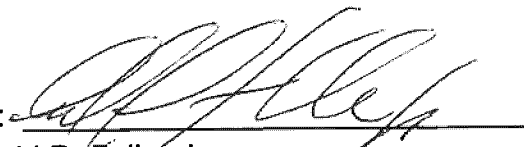
A. Respondent shall correct the aforesaid violations by removing all trash and debris from the property. All improperly stored items from the property, including construction materials and equipment, and unlicensed trailers, must be removed. The storage of vehicles, vessels, or materials is not permitted unless specifically allowed by zoning regulations and properly screened and permitted. The violations are to be corrected on or before the 31st day of May 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 \$250.00 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 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 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 \$56.81 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. 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 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 13th day of May 2026

Attest:   
Secretary, Code Enforcement Special Magistrate

By:   
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), Ponce Inlet 4940 LLC, 949 Beville Road, South Daytona, FL 32119 by Certified and Regular Mail this 15 day of May 2026.

  
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.**

CITY OF PORT ORANGE, FLORIDA  
I HEREBY CERTIFY the foregoing is a true copy of the original filed in this office.  
This document has/has not been redacted pursuant to Florida law.  
This 15 day of May 2026  
By: 