



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, July 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

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-0018
Respondent: Amanda Elizabeth Weston
Address of Violation: 5446 Landis Avenue
Code Officer: Dena Joseph
First Notified: 1/5/2026

Compliance: No

Cited for violation(s) - Chapter 42 (Nuisances), Article II (Garbage , Junk and Undergrowth), Section 42-32 Storage of vehicles, furniture, etc. of the City of Port Orange Code of Ordinances. Chapter 70 (Traffic), Article II (Stopping, Standing, and Parking), Section 70-49 (Restrictions on abandoned or disabled vehicles), (c) Restrictions, (1) 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 solely with a standard vehicle cover in good repair, so long as any portion of the vehicle which not covered is not in a state of disrepair of the City of Port Orange Code of Ordinances. Chapter 70 (Traffic), Article II (Stopping standing and parking), Section 70-47 (Parking of Commercial Vehicles on Residential Premises)(A) For the purposes of this section, "commercial vehicle" means any vehicle designed, intended, or used for transportation of people of goods as part of a business, except for rental vehicles designed for temporary personal use. (B) No commercial vehicle shall be parked on residential premises except for the following: (1) A vehicle making deliveries to or servicing a dwelling unit. (2) One vehicle, one-ton capacity or less, per dwelling unit which is used by a resident of the dwelling unit as part of a full-time job and which leaves the premises on weekdays. (3) any vehicle stored within a completely enclosed garage. When a vehicle is stored pursuant to this paragraph the vehicle engine or associated equipment engine shall not be operated between the hours 9:00 p.m and 7:00 a.m. of the City of Port Orange Code of Ordinances.

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: Yes

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.:** 26-1384
Respondent: Anthony Elicati
Karen Elicati Baker
Marion K Elicati
Address of Violation: 1187 Tracy Drive
Code Officer: Margaret Godfrey
First Notified: 5/11/2026

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.

6. **CEB Case No.:** 26-0439
Respondent: Elmnlic 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.

- 7. **CEB Case No.:** 25-3123
Respondent: LRHOMEVEST, LLC
Address of Violation: 5090 Isabelle Avenue
Code Officer: Aaron Paro
First Notified: 4/16/2026

Compliance: Yes

Cited for violation(s) - Chapter 3 (General Requirements), Section 304 (Exterior Structure), 304.2 (Protective Treatment) of the 2024 International Property Maintenance Code as adopted per the City of Port Orange Code of Ordinances, Chapter 14, Article II, Section 14.

- 8. **CEB Case No.:** 26-0280
Respondent: Matthew Hill
Address of Violation: 4309 Ridgewood Ave.
Code Officer: Aaron Paro
First Notified: 2/4/2026

Compliance: No

Cited for violation(s) - 8th Edition 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 Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 3 (Fences and Walls), (b) General Provisions, (4) Design and Maintenance, (d) Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.

- 9. **CEB Case No.:** 26-0942

Respondent: BCL-CRE 3 LLC

Address of Violation: 5784 Taylor Branch Rd.

Code Officer: Aaron Paro

First Notified: 4/7/2026

Compliance: No

Cited for violation(s) - Chapter 42 (Nuisances), Article II (Garbage , Junk and Undergrowth), Section 42-33 (E) (1) (E)(1) of the City of Port Orange Code of Ordinances. Chapter 42 (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-33 (D) (1) of the City of Port Orange Code of Ordinances.

10. **CEB Case No.:** 26-0934

Respondent: Ronald J. Devito

Address of Violation: 504 Hamlet Drive

Code Officer: Aaron Paro

First Notified: 5/27/2026

Compliance: No

Cited for violation(s) - 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, (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.

11. **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.

C. ORDER IMPOSING FINE/LIEN

12. **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.

13. **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).

14. **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.

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JUNE 10, 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: Dena Joseph, Code Enforcement Officer
Bill Browning, Code Enforcement Officer
Kyle Crider, Division Chief of Fire Safety & Inspections
Tracee Cody, Records Management Coordinator

Oaths

Code Enforcement Officer Dena Joseph was sworn in by Special Magistrate David D. Fuller Jr.

CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process

Special Magistrate Fuller dispensed with the overview of the code enforcement process as there were no members of the public present.

2. Consideration of Minutes - May 13, 2026

Special Magistrate David D. Fuller Jr. approved the May 13, 2026 meeting minutes as presented.

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

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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.

Dena Joseph, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and Bill Browning, Code Enforcement Officer, requested a continuation of the case until July 8, 2026. Special Magistrate David D. Fuller Jr. granted the continuation request.

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.

Mrs. Joseph 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 March 8, 2026, by ensuring 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.

Mrs. Joseph recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by June 25, 2026, by ensuring 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.

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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 \$500.00 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. Ms. Joseph requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$63.39 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented. The property owner has until June 25, 2026, 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 or a daily fine in the amount of \$500.00 per day shall be imposed. Costs in the amount of \$63.39 were awarded to the City.

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

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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.

Mrs. Joseph 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 violations were to be corrected by May 3, 2026, by doing the following: mow, trim, and maintain all weeds and grass on the property. Remove all trash and debris. Remove or properly store all items currently being kept outdoors, including but not limited to lawn equipment, tools, tires, and household items. Remove all unregistered and/or inoperable vehicles from the property or properly register or cover with an approved car cover in good condition. Ensure all vehicles on the property are legally parked. Vehicles must be parked only within the approved driveway or on a driveway extension made of rock or mulch and set apart with railroad timbers so as to appear as a parking space. The property was in compliance as of June 9, 2026.

Mrs. Joseph recommended the property owners be found in violation of the above-referenced codes even though the property was in compliance as of June 9, but not in compliance with the notice of violation. Mrs. Joseph requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$78.83 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. Costs in the amount of \$78.83 were awarded to the City.

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 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. 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.

Mrs. Joseph 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 violations were to be corrected by May 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.

Mrs. Joseph recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by June 25, 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. 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. Mrs. Joseph 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 as presented. The property owner has until June 25, 2026, to do 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 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.

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 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

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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].

Mrs. Joseph requested dismissal of the case as it is in compliance. Special Magistrate David D. Fuller Jr. granted the dismissal request.

ADJOURNMENT - 9:31 a.m.

Special Magistrate David D. Fuller Jr.

Case Cost Sheet Log

Case No. 26-0018

Name	Activity	Activity_Date	Status	Cost
Amanda Elizabeth	Cost to mail NOVNOH	6/2/2026		\$19.20
Amanda Elizabeth	Cost to mail Finding of Fact	7/8/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	7/8/2026		\$29.25

Total: \$59.63



**NOTICE OF VIOLATION
AND
NOTICE OF HEARINGS**

CITY OF PORT ORANGE, FLORIDA

To: WESTON AMANDA ELIZABETH
5446 LANDIS AVE
PORT ORANGE, FL 32127

Case No.: 26-0018

Re: WESTON AMANDA ELIZABETH
Location: 5446 LANDIS AVE., PORT ORANGE, FL 32127
Parcel ID: 631510000540
Legal Description: LOT 54 HARBOUR TOWN VILLAGE MB 42 PG 174 PER OR 3756 PG 0028 PER UNREC D/C PER OR 7396 PG 3554 PER OR 8050 PG 4725
Volusia County, FL Public Records

To: STEFANICK SCOTT WILLIAM (ADD'L OWNER(S))
5446 Landis Avenue
PORT ORANGE, FL 32127

An inspection of the premises on 01/05/2026, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: Two unregistered/inoperable commercial vehicles are being stored on the property, and are blocking the sidewalk. In addition there are various items being kept outdoors.

This correspondence will serve as official notification that the violation(s) must be corrected by 06/14/2026 by doing the following: Only one commercial vehicle, per city ordinance, is to remain on the property. Any additional commercial vehicles must be removed. The one remaining vehicle must be properly registered, covered with approved vehicle cover in good condition, or removed from the property. Outside stored items must be removed and properly stored inside an enclosed building.

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

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

*CH 70, ART. 2, SEC 70-49 (C)(1): Disabled or Abandoned Vehicle Storage
No disabled or abandoned vehicle shall remain on residentially-zoned or agriculturally-zoned private property unless such vehicle is:
Within a completely enclosed garage; or Parked in a carport, parking space or city-approved parking area and covered solely with a standard vehicle cover in good repair, so long as any portion of the vehicle which is not covered is not in a state of disrepair.*

CODE OF ORDINANCES CH. 70, ART.II, SEC. 70-47(B): No commercial vehicle shall be parked on residential premises except for the following:(1)A vehicle making deliveries to or servicing a dwelling unit.(2)One vehicle, one-ton capacity or less, per dwelling unit which is used by a resident of the dwelling unit as part of a full-time job and which leaves the premises on weekdays.(3)Any vehicle stored within a completely enclosed garage. When a vehicle is stored pursuant to this paragraph the vehicle engine or associated equipment engine shall not be operated between the hours 9:00 p.m. and 7:00 a.m. For the purpose of this section, "commercial vehicle" means any vehicle designed, intended, or used for transportation of people or goods as part of a business, except for rental vehicles designed for temporary personal use.

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.

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 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 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 07/08/2026 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 08/12/2026 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 29th 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. 26-0380

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.

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.

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Case Cost Sheet Log

Case No. 26-1384

Name	Activity	Activity_Date	Status	Cost
Anthony Elicati, Karen Elicati Baker, & Marion K Elicati	First Class and Certified Mailing for NOH to each owner	6/22/2026		\$57.60
Anthony Elicati, Karen Elicati Baker, & Marion K Elicati	Cost to mail Finding of Fact	7/8/2026		\$33.54
Clerk of Court	Cost to record Finding of Fact	7/8/2026		\$29.25

Total: \$120.39



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: ELICATI, ANTHONY
1187 TRACY DR
PORT ORANGE, FL 32119

Case No.: 26-1384

Re: ELICATI, ANTHONY
Location: 1187 Tracy Dr., Port Orange, FL 32129
Parcel ID: 630703000070
Legal Description: LOT 7 WILLOW RUN UNIT 2 MB 36 PGS 16-18 PER OR 3254 PG 1478
Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 05/11/2026, 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 06/08/2026, 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 ORDINANCES CH 42, ART II, SEC. 42-26(D): Maintenance of improved residential lots. The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and undergrowth shall be cut to a height not exceeding ten inches. However, nothing in this subsection shall be construed to require natural areas located within larger improved lots to be cut to a height less than ten inches within such natural areas.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, as stated in the NOV, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing.

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer, Margaret Godfrey, at: (386) 506-5642 or MGodfrey@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 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 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 \$ 57.60 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 07/08/2026 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 08/12/2026 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: BAKER, KAREN ELICATI (ADD'L OWNER(S))
1187 TRACY DR
PORT ORANGE, FL 32119
To: ELICATI, MARION K (ADD'L OWNER(S))
1187 TRACY DR
PORT ORANGE, FL 32119

DATED this 18th day of June, 2024.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Margaret Godfrey, 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. 26-0439

Name	Activity	Activity_Date	Status	Cost
ELMNIC LLC	Cost to mail Notice of Violation	4/21/2026		\$44.20
ELMNIC LLC	Cost to mail Finding of Fact	7/8/2026		\$22.36
Clerk of Court	Cost to record Finding of Fact	7/8/2026		\$29.25

Total: \$95.81



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 21ST 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. 25-3123

Name	Activity	Activity_Date	Status	Cost
LRHOMEVEST LLC & Registered Agents INC	Cost to mail Notice of Violation/Hearing	4/20/2026		\$32.76

Total: \$32.76



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: LRHOMEVEST LLC
1133 CORD CT
APOPKA, FL 32712

Case No.: 25-3123

Re: LRHOMEVEST LLC

Location: 5090 ISABELLE AV., PORT ORANGE, FL 32127

Parcel ID: 631012150020

Legal Description: E 75 FT OF LOTS 2 3 & 4 BLK 15 NORWOOD MB 5 PG 1 PER OR 4183 PG 1630 PER OR 7299 PG 0459 PER OR 8401 PG 4213 PER OR 8569 PG 1048

Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 11/25/2025, describing one or more violations of the City of Port Orange Code and you were given a reasonable amount of time to correct said violation(s). An inspection of the premises on 04/16/2026, 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 304.2: Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, as stated in the NOV, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing.

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

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 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 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 \$ 32.76 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 07/08/2026 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 08/12/2026 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: Registered Agents INC (AUTHORIZED AGENT)
7901 4th Street North
SAINT PETERSBURG, FL 33702

DATED this 20th day of April, 26.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Pale, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

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

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

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Case Cost Sheet Log

Case No. 26-0280

Name	Activity	Activity_Date	Status	Cost
Matthew Hill	Cost to Mail NOV/NOH	4/21/2026		\$9.60
Matthew Hill	Cost to Mail Finding of Fact	7/8/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	7/8/2026		\$29.25

Total: \$50.03



**NOTICE OF VIOLATION
AND
NOTICE OF HEARINGS**

CITY OF PORT ORANGE, FLORIDA

To: HILL MATTHEW
4309 S RIDGEWOOD AVE
PORT ORANGE, FL 32127

Case No.: 26-0280

Re: HILL MATTHEW
Location: 4309 RIDGEWOOD AVE., PORT ORANGE, FL 32127

Parcel ID: 634104060020

Legal Description: 41-16-33 N 1/2 OF W 219 FT OF LOT 6 EXC US1 R/W ASSESSORS SUB BUNCH GRANT MB 20
PG 39 PER OR 6535 PG 2301 PER OR 8195 PG 1252 PER OR 8367 PG 4291

Volusia County, FL Public Records

An inspection of the premises on 02/04/2026, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: Front driveway and back lot of the property being resurfaced/poured with a black asphalt with not permit in progress or on file. Fence on property line to the north of the property missing pickets, fence installed with no record of permits.

This correspondence will serve as official notification that the violation(s) must be corrected by 06/26/2026 by doing the following: Apply for the necessary permits for the work being completed.

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.

LAND DEVELOPMENT CODE CH 16, SEC. 3(B)(4)(D): General Provisions; (4) Design and maintenance. (d) Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.

Failure to comply after this date may result in the commencement of code enforcement action which may include a fine of up to \$1,000.00 per day for a first violation, up to \$5,000.00 per day per violation for a repeat violation, and up to \$15,000.00 per violation if the Special Magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, the Special Magistrate may impose additional fines to cover all costs incurred by the City in enforcing its codes including costs of repairs and abatement.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs, or if the violation is not corrected by the above specified time for correction given by the undersigned Code Enforcement Officer Aaron Paro, the case shall be scheduled for a hearing in front of the Special Magistrate.

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

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 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 receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue an Order affording the proper relief. A certified copy of the Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns.

If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 9,000 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 07/08/2026 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 08/12/2026 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 01st day of April, 26.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

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Case Cost Sheet Log

Case No. 26-0942

Name	Activity	Activity_Date	Status	Cost
BCL-CRE 3 LLC	Cost to mail Notice of Violation/Hearing	4/7/2026		\$19.94
BCL-CRE 3 LLC	Cost to mail Finding of Fact	7/8/2026		\$22.36
Clerk of Court	Cost to record Finding of Fact	7/8/2026		\$29.25

Total: \$71.55



NOTICE OF VIOLATION AND NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: BCL-CRE 3 LLC
450 Skokie Blvd. Ste 604
NORTHBROOK, IL 60062

Case No.: 26-0942

Re: BCL-CRE 3 LLC

Location: 5784 TAYLOR BRANCH RD., PORT ORANGE, FL 32127

Parcel ID: 631703000017

Legal Description: 17-16-33 TRIANGLE IN LOT 1 E OF HERBERT ST BEING 225.85 FT ON HERBERT ST & 224.48 FT ON TAYLOR RD PLAT 2 CRAIG FARMS PER OR 4431 PGS 4691-4730 INC PER OR 7208 PG 2646 PER OR 7592 P Volusia County, FL Public Records

To: LP Agents LLC (AUTHORIZED AGENT)
120 S. Riverside Plaza STE 1800
CHICAGO, IL 60606

An inspection of the premises on 04/07/2026, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: Abandoned structure that is not registered on the City's abandoned property registry. Chapter 42, ART. II, SEC. 42-26(C): The owner [Mortgagee per CH 42-33] of every improved lot, piece and parcel of land located within a commercial or industrial zone within the city shall keep each such lot, piece or parcel of land free and clear of all fallen trees and limbs and undergrowth exceeding 12 inches in height. Chapter 42, ART.2, SEC. 42-32: No owner [Mortgagee per CH 42-33] 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. Chapter 42, ART.2, SEC. 42-26(F): Garbage, waste, trash, etc., prohibited. The owner [Mortgagee per CH 42-33] 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.

This correspondence will serve as official notification that the violation(s) must be corrected by 06/05/2026 by doing the following: Register abandoned/vacant property with Code Enforcement Support Specialist. Remove trash, garbage, and debris from the property. Cut grass and weeds to under 12 inches. Removed hot tub and tries from the rear of the property.

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

CODE OF ORD. CH 42 ART II SEC 42-33(E)(1)(E)(1): Properties subject to Code of Ordinance Ch 42 Art II shall be maintained in accordance with the City of Port Orange Code of Ordinances and the Land Development Code and any other applicable law, ordinance or regulation.

CODE OF ORDINANCE CH 42 ART II SEC 42-33(D)(1): Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten days of the inspection, register the property with the city manager, or his or her designee, or the city's agent, on forms provided by the city. A registration is required for each vacant residential property or vacant commercial property. Land that has not been cleared and is in its natural state is not considered improved property for the purposes of this section.

Failure to comply after this date may result in the commencement of code enforcement action which may include a fine of up to \$1,000.00 per day for a first violation, up to \$5,000.00 per day per violation for a repeat violation, and up to \$15,000.00 per violation if the Special Magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, the Special Magistrate may impose additional fines to cover all costs incurred by the City in enforcing its codes including costs of repairs and abatement.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs, or if the violation is not corrected by the above specified time for correction given by the undersigned Code Enforcement Officer Aaron Paro, the case shall be scheduled for a hearing in front of the Special Magistrate.

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

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 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 receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue an Order affording the proper relief. A certified copy of the Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns.

If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 19.94 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 07/08/2026 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 08/12/2026 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 April, 20.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

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Case Cost Sheet Log

Case No. 26-0934

Name	Activity	Activity_Date	Status	Cost
Ronald J. Devito	Cost to mail NOH	5/28/2026		\$39.88
Ronald J. Devito	Cost to mail Finding of Fact	7/8/2026		\$22.36
Clerk of Court	Cost to record Finding of Fact	7/8/2026		\$29.25

Total: \$91.49



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: DEVITO RONALD J
445 BROAD HOLLOW RD STE 127
MELVILLE, NY 11747

Case No.: 26-0934

Re: DEVITO RONALD J
Location: 504 HAMLET DR., PORT ORANGE, FL 32127
Parcel ID: 632103000020
Legal Description: LOT 2 HAMLET SUB MB 34 PG 143 PER OR 4441 PG 3152 PER OR 7409 PG 3588
Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 04/21/2026, 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 05/27/2026, indicates that one or more violations of the City of Port Orange Code continue to exist.

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

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

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, as stated in the NOV, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing.

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

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 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 receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue an Order affording the proper relief. A certified copy of the Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns.

If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 39.88 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 07/08/2026 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 08/12/2026 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: Devito Louise (ADD'L OWNER(S))
445 Broad Hollow Rd Ste 127
MELVILLE, NY 11747

DATED this 28th day of May, 26.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

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

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

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. 26-0669

Name	Activity	Activity_Date	Status	Cost
Christina Kay Price	Cost to mail Notice of Hearing	4/17/2026		\$9.60

Total: \$9.60



NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: PRICE CHRISTINA KAY
5990 HENSEL RD
PORT ORANGE, FL 32127

Case No.: 26-0669

Re: PRICE CHRISTINA KAY
Location: 5990 HENSEL RD., PORT ORANGE, FL 32127
Parcel ID: 632000000480
Legal Description: 20-16-33 N 180 FT OF S 700.28 FT OF E 242 FT OF SE 1/4 PER OR 4136 PGS 4214-4215 PER OR 7520 PG 4529
Volusia County, FL Public Records

You received a Notice of Violation (NOV) dated 03/13/2026, 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 04/17/2026, 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:

LAND DEVELOPMENT CODE CH 9, ART. 2, SEC. 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.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, as stated in the NOV, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing.

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

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 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 \$ 9.60 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 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 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 17th day of April, 26.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

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

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

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Case Cost Sheet Log

Case No. 26-1012

Name	Activity	Activity_Date	Status	Cost
William A Busi	Cost to mail Notice of Hearing	4/14/2026		\$9.60
William A Busi	Cost to mail FF	5/13/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	5/13/2026		\$29.25
William A Busi	Cost to mail Order Imposing Fine/Lien	7/8/2026		\$11.18
Clerk of Court	Cost to record Order Imposing Fine/Lien	7/8/2026		\$49.25

Total: \$110.46



**NOTICE OF REPEAT
VIOLATION
AND
NOTICE OF HEARINGS**

CITY OF PORT ORANGE, FLORIDA

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

Case No.: 26-1012

Re: BUSI WILLIAM A
Location: 111 ABBY LN., PORT ORANGE, FL 32127
Parcel ID: 632101010670
Legal Description: LOT 67 CAMBRIDGE SUB UNIT 1 MB 32 PG 4 PER OR 2861 PG 0095
Volusia County, FL Public Records

An inspection of the premises on 04/10/2026, indicates that certain violation(s) of the City of Port Orange Code exists.

You have previously (within the past five years) been found guilty to have violated the above-referenced code section(s) on 11/12/2025 , under case number 25-2798.

The initial inspection of this property found: High weeds and grass, property is overgrown.

This correspondence will serve as official notification that the violation(s) must be corrected immediately (Repeat Offender Status) by doing the following: Cut and maintain grass and weeds to under 10 inches.

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

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.

A fine up to \$5,000.00 per day per violation for a repeat violation may be assessed by the Special Magistrate beginning from the date of this Notice. 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. This case shall be presented to the Special Magistrate even if the violation(s) has been corrected prior to the scheduled hearing dates below.

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

NOTICE OF HEARING AS TO REPEAT VIOLATION(S) ALLEGED
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 \$ 9.60 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.


NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 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 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 14th day of April, 26.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

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

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

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**CITY OF PORT ORANGE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 26-1012**

CITY OF PORT ORANGE,
a Florida municipal corporation,

Petitioner,

WILLIAM BUSI

111 Abby Lane
Port Orange, FL 32127
PARCEL ID: 632101010670

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 13th day of May after due notice to the Respondent(s), and the Special Magistrate having heard testimony under oath, received evidence and heard argument from Staff thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

FINDINGS OF FACT:

A. Respondents, William Busi, whose mailing address is 111 Abby Lane, Port Orange, FL 32127 is the owner of the property located at 111 Abby Lane, Port Orange, FL 32127, and more particularly described as:

LOT 67 CAMBRIDGE SUB UNIT 1 MB 32 PG 4 PER OR 2861 PG 0095
Volusia County, FL Public Records

B. The violation was to be corrected by cutting and maintaining the grass and weeds to under 10 inches. This condition was first observed at the real property described above on the 10th day of April 2026; re-inspection was conducted on 12th 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 11th day of April 2026, as well as posted on the property on 11th day of April 2026 that the aforesaid conditions constituted a violation of Port Orange Code of Ordinances Chapter 42, Article II, Section 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. and was to be corrected immediately.

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

D. The condition described above presents a serious threat to the public health, safety and welfare or is irreparable or irreversible.

E. You have previously (within the past five years) been found by the Special Magistrate to have violated the above-referenced code section(s) on the 12th day of November 2025 under Case No. 25-2798.

CONCLUSION OF LAW:

Respondent(s), by reason of the foregoing, has/have violated the above-referenced code(s) in that the Respondent(s) failed, on or before the date set in the notice of violation, to remedy the conditions as stated in the notice of violation is/are therefore subject to the provisions of the City of Port Orange Municipal Code 2-207.

ORDER:

A. Respondent(s) shall correct the aforesaid violation by cutting and maintaining the grass and weeds to under 10 inches, on or before 11th 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 \$100.00 per day will be assessed for each day the property is in violation beyond the Compliance Date. If paragraph D. above is checked and the Respondent(s) has/have not abated the condition by the Compliance Date, then notice of the violation will be given to the City Council. The City Council may repair the condition and charge the Respondent(s) with reasonable costs of the repairs. Additionally, as per Chapter 2, Section 2-214, Code of Ordinances: "In addition to any fines, the Special Magistrate may impose additional fines to cover all costs incurred by the city in enforcing its codes and all costs or repairs pursuant to subsection (a)." The cost to date is \$50.03 as indicated on the cost sheet submitted into evidence. The Respondent(s) will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion. Any future violations under this ordinance shall be considered repeat violations.

B. A certified copy of this Order may be recorded in the public records of Volusia County, Florida, and shall thereafter constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property. The findings in this Order shall be binding upon Respondent(s) and if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns pursuant to the City of Port Orange Municipal Code 2-207 and 2-213. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The Order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this 13th Day of May 2026.

Attest: *Amanda Busi*
Secretary, Code Enforcement Special Magistrate

By: *David D. Fuller, Jr.*
David D. Fuller, Jr.
Code Enforcement Special Magistrate

I **HEREBY CERTIFY** that a true and correct copy of the foregoing Findings of Fact, Conclusion of Law, and Order have been furnished to Respondent, William Busi, 111 Abby Lane, Port Orange, FL 32127 by Certified and Regular Mail this 14 day of May 2026.

Amanda Busi
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 14 day of May, 2026

By: *Amanda Busi*

Case Cost Sheet Log

Case No. 25-3047

Name	Activity	Activity_Date	Status	Cost
Sanchez Alberto Fuentes	Cost to mail NOH	2/19/2026		\$19.20
Sanchez Alberto Fuentes	Cost to mail FF	5/13/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	5/13/2026		\$29.25
Sanchez Alberto Fuentes	Cost to mail Order Imposing Fine/Lien	7/8/2026		\$11.18
Clerk of Court	Cost to record Order Imposing Fine/Lien	7/8/2026		\$49.25

Total: \$120.06



NOTICE OF VIOLATION AND NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

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

Case No.: 25-3047

Re: SANCHEZ ALBERTO FUENTES

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

Parcel ID: 630904020630

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

Volusia County, FL Public Records

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

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

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

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

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

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

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

Failure to comply after this date may result in the commencement of code enforcement action which may include a fine of up to \$1,000.00 per day for a first violation, up to \$5,000.00 per day per violation for a repeat violation, and up to \$15,000.00 per violation if the Special Magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, the Special Magistrate may impose additional fines to cover all costs incurred by the City in enforcing its codes including costs of repairs and abatement.

The burden shall rest upon the Respondent to request a re-inspection by the Code Enforcement Officer to determine whether the property is in compliance. If the violation is corrected and then recurs, or if the violation is not corrected by the above specified time for correction given by the undersigned Code Enforcement Officer Aaron Paro, the case shall be scheduled for a hearing in front of the Special Magistrate.

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

NOTICE OF HEARING AS TO VIOLATION(S) ALLEGED

Pursuant to Chapter 2, Article V, Code of Ordinances and Section 162.06, Florida Statutes, you are hereby called upon to take notice that a PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 03/11/2026 at 9:00 a.m., or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida.

The Special Magistrate will receive testimony and evidence at said PUBLIC HEARING and shall make such findings of facts and conclusions of law as supported by the testimony and evidence pertaining to the matter alleged above and shall issue an Order affording the proper relief. A certified copy of the Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns.


If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 19.20 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

NOTICE OF HEARING IMPOSING FINE AND LIEN

In the event the Special Magistrate, during the hearing on 03/11/2026 enters an Order finding a violation as alleged, pursuant to Chapter 2, Code of Ordinances, City of Port Orange, Florida, you are hereby called upon to take notice that a 2nd PUBLIC HEARING will be conducted in the above-styled cause by the Special Magistrate on 04/08/2026 at 9:00 a.m., or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida. The Special Magistrate will consider imposing the appropriate fine and lien on the above-referenced case at said PUBLIC HEARING. If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. If the violation is not corrected within the time specified for correction ordered by the Special Magistrate, then a certified copy of an Order imposing a fine may be recorded in the public records of the county and once recorded, it SHALL CONSTITUTE A LIEN against the property upon which the violation was found to exist and upon any other real or personal property owned by the violator. If said lien remains unpaid for more than ninety days, the City may seek to foreclose on said lien. Please govern yourself accordingly.

DATED this 19th day of February, 20.

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Aaron Paro, Code Enforcement Officer


Secretary, Special Magistrate

Acknowledgement of Receipt

RIGHT TO APPEAL: PURSUANT TO SECTION 162.11 OF THE FLORIDA STATUTES, ANY DECISION BY THE SPECIAL MAGISTRATE MAY BE APPEALED TO THE CIRCUIT COURT AND MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER. SUCH AN APPEAL SHALL BE LIMITED TO APPELLATE REVIEW OF THE TESTIMONY AND EVIDENCE OF THE PROCEEDING CREATED BEFORE THE SPECIAL MAGISTRATE.

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

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

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

**CITY OF PORT ORANGE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 25-3047**

CITY OF PORT ORANGE,
a Florida municipal corporation,

Petitioner,

**ALBERTO FUENTES SANCHEZ and
MARIA F LOPEZ VAJA**
721 Horseman Drive
Port Orange, FL 32127
PARCEL ID: 630904020630

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 11th Day of March 2026, after due notice to the Respondent(s), and the Special Magistrate having heard testimony under oath, received evidence and heard argument from Staff thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

FINDINGS OF FACT:

A. Respondents, Alberto Fuentes Sanchez and Maria F Lopez Vaja, whose mailing address is 721 Horseman Drive, Port Orange, FL 32129 is the owner of the property located at 721 Horseman Drive, Port Orange, FL 32129, and more particularly described as:

LOT 63 SLEEPY HOLLOW SUB UNIT II MB 34 PG 131 PER OR 4796 PG 3265 PER OR 5479
PG4763 PER OR 8423 PG 3395

B. The violation was to be corrected by 8th day of May 2026. This condition was first observed at the real property described above on 19th day of November 2025; re-inspection was conducted on 11th day of May 2026 and confirmed the condition as being the same. Respondent received notice via Hand Delivery at City Hall on 4th day of March 2026, that the aforesaid conditions constituted a violation of Florida Building Code, 8th Edition(2023), Section 105 (Permits), Section 105.1 (Required) as adopted per Chapter 8, Article I of the City of Port Orange Code of Ordinances and was to be corrected by obtaining required building permits.

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

CONCLUSION OF LAW:

Respondent(s), by reason of the foregoing, has/have violated the above-referenced code(s) in that the Respondent(s) failed, on or before the date set in the notice of violation, to remedy the conditions as stated in the notice of violation is/are therefore subject to the provisions of the City of Port Orange Municipal Code 2-207.

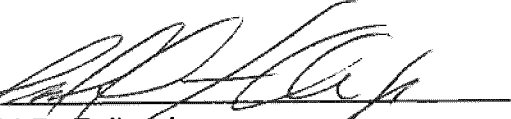
ORDER:

A. Respondent(s) shall correct the aforesaid violation by obtaining required building permits, on or before 16th day of June 2026. ("Compliance Date"). In the event that the property is not brought into compliance on or before the Compliance Date, and/or not maintained in a state of compliance, a daily fine of \$100.00 per day will be assessed for each day the property is in violation beyond the Compliance Date. If paragraph D. above is checked and the Respondent(s) has/have not abated the condition by the Compliance Date, then notice of the violation will be given to the City Council. The City Council may repair the condition and charge the Respondent(s) with reasonable costs of the repairs. Additionally, as per Chapter 2, Section 2-214, Code of Ordinances: "In addition to any fines, the Special Magistrate may impose additional fines to cover all costs incurred by the city in enforcing its codes and all costs or repairs pursuant to subsection (a)." The cost to date is \$59.63 as indicated on the cost sheet submitted into evidence. The Respondent(s) will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion. Any future violations under this ordinance shall be considered repeat violations.

B. A certified copy of this Order may be recorded in the public records of Volusia County, Florida, and shall thereafter constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property. The findings in this Order shall be binding upon Respondent(s) and if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns pursuant to the City of Port Orange Municipal Code 2-207 and 2-213. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The Order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this 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) Alberto Fuentes Sanchez and Maria

F. Lopez Vaja, 721 Horseman Drive, Port Orange, FL 32127, 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: 

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
Ryan Veilleux	Cost to mail Order Imposing Fine/Lien	7/8/2026		\$11.18
Clerk of Court	Cost to record Order Imposing Fine/Lien	7/8/2026		\$49.25

Total: \$120.06



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.

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.

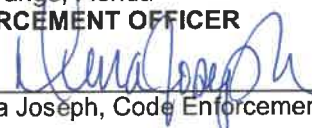
If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition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

**CITY OF PORT ORANGE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 26-0926**

CITY OF PORT ORANGE,
a Florida municipal corporation,

Petitioner,

RYAN VEILLEUX

5348 Landis Avenue
Port Orange, FL 32127
Parcel ID: 631007210050

Respondent.

_____ /

FINDING OF FACT, CONCLUSION OF LAW AND ORDER
(THIS DOES NOT CONSTITUTE A LIEN)

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on the 10th day of June 2026 after due notice to the Respondent(s), and the Special Magistrate having heard testimony under oath, received evidence and heard arguments from Staff thereupon issues its Findings of Fact, Conclusions of Law, and Order, as follows:

FINDINGS OF FACT:

A. Respondents, Ryan Veilleux, whose mailing address is 421 South Willow Avenue, Port Orange, FL 32127 is the owner of the property located at 5348 Landis Avenue Port Orange, FL 32127, and more particularly described as:

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 [REDACTED] PER OR 6010 PGS [REDACTED] PER
OR 7832 PG 2432 PER OR

B. The violations were to be corrected by the 31st day of May 2026. These conditions were first observed at the real property described above on the 6th day of April 2026; re-inspection was conducted on the 2nd day of June 2026 and confirmed the condition as being the same. Respondent received notice via posting at City Hall and regular and certified mail on the 7th day of May, as well as posted on the property on the 7th day of May 2026 that the aforesaid conditions constituted a violation of 2023 Florida Building Code, 8th Edition, Section 105.1 (Required Permits), as adopted by Chapter 8, Article I of the City of Port Orange Code of Ordinances: Failure to Obtain Required Building Permit; Code of Ordinance Chapter 42, Article II, Section 42-26(d): maintenance of improved residential lots; Code of Ordinance Chapter 42, Article II, Section 42-

26(f) Garbage, waste, trash, etc., prohibited; Land Development Code Chapter 16, Section 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. The violations were to be corrected 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.

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

D. The condition described above presents a serious threat to public health, safety and welfare or is irreparable or irreversible.

CONCLUSION OF LAW:

Respondent(s), by reason of the foregoing, has/have violated the above-referenced code(s) in that the Respondent(s) failed, on or before the date set in the notice of violation, to remedy the conditions as stated in the notice of violation is/are therefore subject to the provisions of the City of Port Orange Municipal Code 2-207.

ORDER:

A. Respondent(s) shall correct the aforesaid violation by 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 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., on or before the 25th day of June 2026. ("Compliance Date"). In the event that the property is not brought into compliance on or before the Compliance Date, and/or not maintained in a state of compliance, a daily fine of \$100.00 per day will be assessed for each day the property is in violation beyond the Compliance Date. If paragraph D. above is checked and the Respondent(s) has/have not abated the condition by the Compliance Date, then notice of the violation will be given to the City Council. The City Council may repair the condition and charge the Respondent(s) with reasonable costs of the repairs. Additionally, as per Chapter 2, Section 2-214, Code of Ordinances: "In addition to any fines, the Special Magistrate may impose additional fines to cover all costs incurred by the city in enforcing its codes and all costs or repairs pursuant to subsection (a)." The cost to date is \$59.63 as indicated on the cost sheet submitted into evidence. The Respondent(s) will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion. Any future violations under this ordinance shall be considered repeat violations.

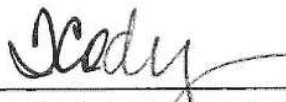
B. A certified copy of this Order may be recorded in the public records of Volusia County, Florida, and shall thereafter constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property. The findings in this Order shall be binding upon Respondent(s) and if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns pursuant to the City of Port Orange Municipal Code 2-207 and 2-213. Failure to comply with this Order shall result in the issuance of an Order Imposing Fine and Lien. The Order Imposing Fine and Lien shall not constitute a lien until a certified copy of said Order is recorded pursuant to Section 162.09(3), Florida Statutes.

DONE AND ORDERED this the 10th Day of June 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), Ryan Veilleux, whose mailing address is 421 South Willow Avenue, Port Orange, FL 32127 by Certified and Regular Mail this the 11 day of June 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.