



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, July 22, 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 - July 8, 2026

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-2264
Respondent: Francis E. Thompson
Address of Violation: 1292 Harms Way
Code Officer: Bill Browning
First Notified: 4/8/2026

Compliance: No

Cited for violation(s) - Code of Ordinance, 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 Ordinance Chapter 42, (Nuisances), Article II (Garbage, junk and undergrowth), Section 42-26 (Cleanliness of property generally-duty of owner), (h) Abutting property owner maintenance of parkages. It shall be the duty of every owner of real property within the city to at all times cause to be cut and moved the grass and weeds, and to cause to be cut and trimmed the flowers, vines, shrubbery, and trees not exceeding six feet in height, in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the parkage most nearly abutting their properties. Parkages abutting improved residential or commercial lots shall be maintained as provided in subsection (d) of this section for improved residential lots. Parkages abutting unimproved residential lots shall be maintained as provided in subsection (e) of this section for the maintained portion of unimproved residential lots. "Parkage" is

that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. Every property owner shall also have the duty of removing any refuse or other debris existing within the adjacent parkage, but the placement of refuse for collection in a manner and in containers specified by other provisions of this Code is not prohibited.

4. **CEB Case No.:** 26-2080

Respondent: Barbara Lambert

Address of Violation: 1455 Craig Court

Code Officer: Bill Browning

First Notified: 6/15/2026

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances, Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots). 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. City of Port Orange Code of Ordinances Chapter 42, (Nuisances), Article II (Garbage, junk and undergrowth), Section 42-26 (Cleanliness of property generally-duty of owner), (h) Abutting property owner maintenance of parkages. It shall be the duty of every owner of real property within the city to at all times cause to be cut and moved the grass and weeds, and to cause to be cut and trimmed the flowers, vines, shrubbery, and trees not exceeding six feet in height, in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the parkage most nearly abutting their properties. Parkages abutting improved residential or commercial lots shall be maintained as provided in subsection (d) of this section for improved residential lots. Parkages abutting unimproved residential lots shall be maintained as provided in subsection (e) of this section for the maintained portion of unimproved residential lots. "Parkage" is that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. Every property owner shall also have the duty of removing any refuse or other debris existing within the adjacent parkage, but the placement of refuse for collection in a manner and in containers specified by other provisions of this Code is not prohibited.

C. ADJOURNMENT

Code Enforcement Special Magistrate Meeting

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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
JULY 8, 2026

THE CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING of the City of Port Orange was called to order by Special Magistrate David D. Fuller Jr. at 9:00 a.m.

PRESENT: David D. Fuller Jr., Special Magistrate

ALSO PRESENT: Rachel Lippens, Code Enforcement Manager
Dena Joseph, Code Enforcement Officer
Bill Browning, Code Enforcement Officer
Aaron Paro, Code Enforcement Officer
Margaret Godfrey, Code Enforcement Officer

Oaths

Code Enforcement Officers Dena Joseph, Bill Browning, Aaron Paro, and Margaret Godfrey were sworn in by Special Magistrate David D. Fuller Jr.

CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process

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

2. Consideration of Minutes

Special Magistrate David D. Fuller Jr. approved the June 10, 2026 meeting minutes as presented.

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)

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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 or 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.

Dena Joseph was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected by June 14, 2026, by having only one commercial vehicle, per city ordinance, remaining 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.

Mrs. Joseph recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by July 15, 2026, by having only one commercial vehicle, per city ordinance, remaining 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. 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 July 15, 2026, to have only one commercial vehicle, per city ordinance, remaining 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 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.

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.

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

5. CEB Case No.: 26-1384

Respondents: 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.

Margaret Godfrey was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected by cutting and maintaining the yard and right of way to under 10 inches by May 21, 2026.

Ms. Godfrey recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by July 22, 2026, by cutting and maintaining the yard and right of way to under 10 inches. In the event the property is not brought into compliance on or before the compliance date, and/or not maintained in a state of compliance, a daily fine in the amount of \$50.00 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. Godfrey requested any future violations under this ordinance be considered repeat, and that the property be deemed a health and safety concern for the surrounding neighbors in that the high grass and weeds are a habitat for vermin, snakes, insects, etc. The cost sheet in the amount of \$120.39 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 and deemed the property a health and safety violation. The property owner has until July 22, 2026, to cut and maintain the yard and right of way to under 10 inches or a daily fine in the amount of \$50.00 per day shall be imposed. Costs in the amount of \$120.39 were awarded to the City.

6. CEB Case No.: 26-0439

Respondent: Elmnice 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.

Bill Browning was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected by installing proper covers on all panelboards, switchboards, junction boxes, pull boxes, switches,

receptacles, and conduit bodies. Establishing and documenting required inspection, testing, and maintenance for the sprinkler system and backflow prevention devices per NFPA 25. Implement an approved maintenance and testing program for the fire alarm system in accordance with NFPA 70 and NFPA 72. Provide clearly visible, contrasting building address numbers at least 4 inches tall with a 0.5-inch stroke, visible from the street by April 3, 2026.

Mr. Browning recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by installing proper covers on all panelboards, switchboards, junction boxes, pull boxes, switches, receptacles, and conduit bodies. Establishing and documenting required inspection, testing, and maintenance for the sprinkler system and backflow prevention devices per NFPA 25. Implement an approved maintenance and testing program for the fire alarm system in accordance with NFPA 70 and NFPA 72. Provide clearly visible, contrasting building address numbers at least 4 inches tall with a 0.5-inch stroke, visible from the street., on or before July 24, 2026. 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 \$1000.00 per day shall be imposed. Accused should be further ordered to contact the Code Enforcement Officer to arrange for a re-inspection of the property to verify compliance with the order. Mr. Browning requested any future violations under this ordinance be considered repeat, and that the property be deemed a health and safety concern for the surrounding neighbors in that these Fire Code safety violations endanger the lives and property of individuals in the surrounding area, as well as patrons of the establishments in and around the property. In the event of a fire, fire safety systems are not functioning properly, which significantly increases the risk of serious injury, property damage, and potential loss of life. The cost sheet in the amount of \$95.81 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented and deemed the property a health and safety violation. The property owner has until July 24, 2026, to install proper covers on all panelboards, switchboards, junction boxes, pull boxes, switches, receptacles, and conduit bodies. Establishing and documenting required inspection, testing, and maintenance for the sprinkler system and backflow prevention devices per NFPA 25. Implement an approved maintenance and testing program for the fire alarm system in accordance with NFPA 70 and NFPA 72. Provide clearly visible, contrasting building address numbers at least 4 inches tall with a 0.5-inch stroke, visible from the street or a daily fine in the amount of \$1000.00 per day shall be imposed. Costs in the amount of \$95.81 were awarded to the City.

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.

Aaron Paro, Code Enforcement Officer requested a dismissal of the case as it is in compliance. Special Magistrate David D. Fuller Jr. granted the dismissal request.

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.

Aaron Paro was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the notice provided to the property owner. Photos were submitted into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections. The violation was to be corrected by June 26, 2026, by applying for and obtaining the necessary permits for the work being completed.

Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by July 30, 2026, by applying for and obtaining the necessary permits for the work being completed. In the event the property is not brought into compliance on or before the compliance date, and/or not maintained in a state of compliance, a daily fine in the amount of \$250.00 per day shall be imposed. Accused should be further ordered to contact the Code Enforcement Officer to arrange for a re-inspection of the property to verify compliance with the order. Mr. Paro requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$50.03 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented. The property owner has until July 30, 2026, to apply for and obtain the necessary permits for the work being completed or a daily fine in the amount of \$250.00 per day shall be imposed. Costs in the amount of \$50.03 were awarded to the City.

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.

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

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

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.

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

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.

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

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.

Mr. Paro requested an Order Setting Fine/Lien as the property was not in compliance by cutting and maintaining the grass and weeds to under 10 inches, as ordered in the previous hearing on May 13, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning May 30, 2026, as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation at the cost of \$475.00. A cost sheet for mailing and recording costs in the amount of \$110.46 was tendered and submitted into evidence without objection.

Mr. Paro also presented an amended finding of fact to the Special Magistrate. Special Magistrate David D. Fuller Jr. approved the amended finding of fact, due to the fact it was a scriveners' error and did not negatively affect the property owner.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$100.00 beginning May 30, 2026, running through and including June 2, 2026, for a total of \$400.00, abatement costs of \$475.00 and mailing and recording costs to date of \$110.46. A lien in the amount of \$985.46 shall be imposed.

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).

Mr. Paro requested an Order Setting Fine/Lien as the property was not in compliance by June 16, 2026, as ordered in the previous hearing on May 13, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning June 17, 2026, as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$120.06 was tendered and submitted into evidence without objection.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$100.00 beginning June 17, 2026, which shall continue to accrue each and every day until compliance is met, and mailing and recording costs to date of \$120.06.

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 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),

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(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, requested an Order Setting Fine/Lien as the property was not in compliance by June 25, 2026, as ordered in the previous hearing on June 10, 2026, by the Special Magistrate. She requested a daily fine in the amount of \$100.00 per day beginning June 26, 2026, as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$120.06 was tendered and submitted into evidence without objection.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$100.00 beginning June 26, 2026, and shall continue to accrue each and every day the violation exists, and mailing and recording costs to date of \$120.06.

ADJOURNMENT - 9:58 a.m.

Special Magistrate David D. Fuller Jr.

Case Cost Sheet Log

Case No. 26-2264

Name	Activity	Activity_Date	Status	Cost
Francis E. Thompson	Cost to mail NORVNOH	6/30/2026		\$9.60
Francis E Thompson	Cost to mail Finding of Fact	7/22/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	7/22/2026		\$29.25

Total: \$50.03



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

CITY OF PORT ORANGE, FLORIDA

To: THOMPSON FRANCIS E
1292 HARMS WAY
PORT ORANGE, FL 32119

Case No.: 26-2264

Re: THOMPSON FRANCIS E
Location: 1292 HARMS WAY., PORT ORANGE, FL 32129
Parcel ID: 631727000450
Legal Description: LOT 45 HORIZON P.U.D. MB 46 PGS 197 & 198 INC PER OR 4666 PG 4365
Volusia County, FL Public Records

An inspection of the premises on 06/29/2026, 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 04/08/2026 , under case number 26-0525.

The initial inspection of this property found: property is not in compliance with City maintenance standards. Owners of improved residential lots must remove fallen trees and limbs, and maintain all grass, weeds, and undergrowth at a height not exceeding 10 inches (excluding designated natural areas). Additionally, property owners are responsible for maintaining the adjacent parkage (area between the property line and the street/sidewalk). This includes mowing grass and weeds, trimming vegetation (up to 6 feet), and removing all debris to ensure a clean, safe, and visually acceptable condition.

This correspondence will serve as official notification that the violation(s) must be corrected immediately (Repeat Offender Status) by doing the following: Remove all fallen trees and limbs, and cut all grass, weeds, and undergrowth to a height not exceeding 10 inches (excluding designated natural areas). Maintain the adjacent parkage by mowing grass and weeds, trimming vegetation up to 6 feet in height, and removing all debris to ensure a clean and safe condition.

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.

CODE OF ORDINANCES CH. 42, ART. II, SEC. 42-26(H): Abutting property owner maintenance of parkages. It shall be the duty of every owner of real property within the city to at all times cause to be cut and moved the grass and weeds, and to cause to be cut and trimmed the flowers, vines, shrubbery, and trees not exceeding six feet in height, in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the package most nearly abutting their properties. Packages abutting improved residential or commercial lots shall be maintained as provided in subsection (d) of this section for improved residential lots. Packages abutting unimproved residential lots shall be maintained as provided in subsection (e) of this section for the maintained portion of unimproved residential lots. "Package" is that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. Every property owner shall also have the duty of removing any refuse or other debris existing within the adjacent package, but the placement of refuse for collection in a manner and in containers specified by other provisions of this Code is not prohibited.

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, Bill Browning, at: (386) 506-5640 or wbrowning@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 07/22/2026 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 \$ 9.00 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 07/22/2026 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 30th day of June, 2020

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: 
Bill Browning, Code Enforcement Officer


Secretary, Special Magistrate
Acknowledgement of Receipt

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

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

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

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

Case Cost Sheet Log

Case No. 26-2080

Name	Activity	Activity_Date	Status	Cost
Barbara Lambert	Cost to mail NOVNOH	6/30/2026		\$9.60
Barbara Lambert	Cost to mail Finding of Fact	7/22/2026		\$11.18
Clerk of Court	Cost to record Finding of Fact	7/22/2026		\$29.25

Total: \$50.03



NOTICE OF VIOLATION AND NOTICE OF HEARINGS

CITY OF PORT ORANGE, FLORIDA

To: LAMBERT BARBARA
1455 CRAIG CT
PORT ORANGE, FL 32129

Case No.: 26-2080

Re: LAMBERT BARBARA
Location: 1455 CRAIG CT., PORT ORANGE, FL 32129
Parcel ID: 630710000230
Legal Description: LOT 23 HIDDEN LAKE PHASE III MB 39 PG 169 PER OR 4340 PG 4219
Volusia County, FL Public Records

An inspection of the premises on 06/15/2026, indicates that certain violation(s) of the City of Port Orange Code exists.

The initial inspection of this property found: property is not in compliance with City maintenance standards. Owners of improved residential lots must remove fallen trees and limbs, and maintain all grass, weeds, and undergrowth at a height not exceeding 10 inches (excluding designated natural areas). Additionally, property owners are responsible for maintaining the adjacent parkage (area between the property line and the street/sidewalk). This includes mowing grass and weeds, trimming vegetation (up to 6 feet), and removing all debris to ensure a clean, safe, and visually acceptable condition.

This correspondence will serve as official notification that the violation(s) must be corrected by 07/17/2026 by doing the following: Remove all fallen trees and limbs, and cut all grass, weeds, and undergrowth to a height not exceeding 10 inches (excluding designated natural areas). Maintain the adjacent parkage by mowing grass and weeds, trimming vegetation up to 6 feet in height, and removing all debris to ensure a clean and safe condition.

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.

CODE OF ORDINANCES CH. 42, ART. II, SEC. 42-26(H): Abutting property owner maintenance of parkages. It shall be the duty of every owner of real property within the city to at all times cause to be cut and moved the grass and weeds, and to cause to be cut and trimmed the flowers, vines, shrubbery, and trees not exceeding six feet in height, in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the parkage most nearly abutting their properties. Parkages abutting improved residential or commercial lots shall be maintained as provided in subsection (d) of this section for improved residential lots. Parkages abutting unimproved residential lots shall be maintained as provided in subsection (e) of this section for the maintained portion of unimproved residential lots. "Parkage" is that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. Every property owner shall also have the duty of removing any refuse or other debris existing within the adjacent parkage, but the placement of refuse for collection in a manner and in containers specified by other provisions of this Code is not prohibited.

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

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

For further information regarding this matter, you may contact the undersigned Code Enforcement Officer, 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 07/22/2026 at 9:00 a.m., or as soon after as may be heard, in Council Chambers, City Hall, 1000 City Center Circle, Port Orange, Florida.

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

If you fail to appear at the Hearing, the Special Magistrate may base any findings solely on the testimony and evidence presented by the Code Enforcement Officer. Please govern yourself accordingly. As per Chapter 2, Section 2-214, Code of Ordinances and Section 162.09(2)(d), Florida Statutes: "In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs." The costs incurred to date are \$ 9,600 as indicated on the cost sheet submitted into evidence. The respondent will be responsible for any additional costs incurred with follow-up inspections and other costs associated with this case until its conclusion.

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DATED this 30 day of June, 2026

City of Port Orange, Florida
CODE ENFORCEMENT OFFICER

By: [Signature]
Bill Browning, Code Enforcement Officer



Secretary, Special Magistrate
Acknowledgement of Receipt

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

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