



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, September 9, 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 - August 26, 2026

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-2513
Respondent: Jay Palicha
Address of Violation: 1258 Robbin Drive
Code Officer: Bill Browning
First Notified: 7/14/2026

Compliance: No

Cited for violation(s) - Port Orange Code of Ordinances, Chapter 42, Article II, Section 42-26 (D): Maintenance of improved residential lots.

4. **CEB Case No.:** 26-1631
Respondent: Bancaire Communautaire LLC
Address of Violation: 3741 Clyde Morris Blvd.
Code Officer: Margaret Godfrey
First Notified: 6/8/2026

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage, (6)(A): No donation bin shall be placed in the City until approval from the City as provided in this section is obtained.

5. **CEB Case No.:** 26-2039
Respondent: 7-Eleven Inc.
Address of Violation: 3651 Clyde Morris Blvd.
Code Officer: Margaret Godfrey
First Notified: 6/24/2026

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinance, Chapter 14, Article II, Section 14-26, IPMC 304.2: Adoption of the International Property Maintenance Code - Exterior surfaces; City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage, (6)(A).

6. **CEB Case No.:** 26-1550
Respondent: Wicker Everett
Address of Violation: 711 Fieldstone Ave
Code Officer: Margaret Godfrey
First Notified: 6/23/2026

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinance, Chapter 42, Article V, Division 3, Section 42-26 (b) A structure that is unsafe constitutes a nuisance. City of Port Orange Code of Ordinance, Chapter 42, Article II, Section 42-26 (d) Maintenance of improved residential lots.

7. **CEB Case No.:** 26-3003
Respondent: Jaillet Exum J. Est.
Address of Violation: 253 Leisure Cir.
Code Officer: Aaron Paro
First Notified: 8/5/2026

Compliance: No

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

8. **CEB Case No.:** 25-3231

Respondent: Ybor Private Mortgage LLC

Address of Violation: 5202 Riverside Dr.

Code Officer: Aaron Paro

First Notified: 4/23/2026

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances, 8th Edition, Section 105 (Permits) and 105.1 (Required) as adopted per Chapter 8, Article I, Failure to Obtain a Building Permit. Port Orange Code of Ordinances, Chapter 14, Article II, Section 14-26 IPMC 303.2. Port Orange Code of Ordinances, Chapter 42, Article II, Section 46-26(D). Port Orange Code of Ordinances, Chapter 42, Article II, Section 42-26(H).

9. **CEB Case No.:** 26-0618

Respondent: Sunshine Housing LLC

Address of Violation: 5841 Boggs Ford Road

Code Officer: Aaron Paro

First Notified: 4/10/2026

Compliance: No

Cited for violation(s) - Port Orange Code of Ordinances, Chapter 42, Article II, Section 42-26 (D) and (H).

C. 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.

Code Enforcement Special Magistrate Meeting

Wednesday, September 9, 2026

Page **4** of **4**

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.