



CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

MONDAY
August 25, 2025 - 9:30 AM

TOWN COUNCIL CHAMBERS
4300 S. ATLANTIC AVE., PONCE INLET, FL

SUNSHINE LAW NOTICE: – Notice is hereby provided that one or more members of the Town Council or other Town Boards may attend and speak at this meeting.

1. CALL TO ORDER.
2. APPROVAL OF MINUTES:
 - A. July 28, 2025
3. ADMINISTERING THE OATH TO WITNESSES.
4. OLD BUSINESS:
 - A. **Case # 2025-682**
Ocean Support Inc.
c/o John Hinton
4950 South Peninsula Drive
Alleged Violation: Work performed requiring permits
5. NEW BUSINESS:
 - A. **Case # 2025-1741**
Brandi Swick
4746 South Peninsula Drive
Alleged Violation: Property maintenance issue involving lot and/or dwelling
6. ADJOURNMENT.
Next hearing date: Monday, September 22, 2025

If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at a hearing, he/she will need a record of the proceedings and that for such purpose, he/she 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. Persons who require accommodation to attend this hearing should contact the Clerk's office at 386-236-2150 by 4:00 pm at least 48 hours in advance of the meeting to request such assistance.



Meeting Date: August 25, 2025

Agenda Item: 2-A

Report to Code Enforcement Board

Topic: July 28, 2025 Hearing Minutes

Summary:

Staff has prepared the attached set of hearing minutes for the Magistrates's review and approval.

Suggested motion:

To approve the attached set of hearing minutes As Presented - OR - As Amended

Requested by:

Ms. Stewart, Assistant Deputy Clerk

Approved by:

Mr. Disher, Town Manager



Town of Ponce Inlet

Code Enforcement Special Magistrate

Meeting Minutes

July 28, 2025

1 **1. CALL TO ORDER:** The meeting was called to order at 9:30 a.m. in the Council Chambers, 4300
2 S. Atlantic Avenue, Ponce Inlet, Florida.

3
4 **Staff Members Present:**

5 Mr. Baker, Chief Building Official
6 Mr. Hooker, Code Compliance Manager
7 Ms. Hornbuckle, Code Administrative Assistant
8 Attorney Smith, Town Attorney
9 Ms. Stewart, Assistant Deputy Clerk
10 Special Magistrate Velo
11

12 **2. APPROVAL OF THE MINUTES:**

13
14 **A. June 23, 2025 - Special Magistrate Velo approved the June 23, 2025, meeting minutes as**
15 **presented.**
16

17 **3. ADMINISTERING THE OATH TO WITNESSES: Assistant Deputy Clerk Stewart**
18 **administered the Oath to those intending to provide testimony.**
19

20 **4. OLD BUSINESS:**

21
22 **A. Case # 2025-682**
23 Ocean Support Inc.
24 c/o Charles J. Schammel
25 4950 South Peninsula Drive
26 Alleged Violation: Worked performed requiring permits
27

28 Mr. Hooker explained that this case was heard on June 23, 2025, for unpermitted work, and the property
29 was found in violation. The owners were given until July 7, 2025, to apply for the necessary permits. An
30 updated survey was required which delayed the process, but a permit application was submitted on July
31 25, 2025, and is currently under review. The \$250 administrative fee has been paid. Staff requests the case
32 be continued to the August 25, 2025 hearing to allow time for staff permit review and for the issue to be
33 resolved. Special Magistrate Velo confirmed staff had spoken with the owner, although no one appeared
34 on the owner's behalf.
35

36 Special Magistrate Velo continued this case to the August 25, 2025, hearing.
37

38 **B. Case # 2025-1482**
39 Helen Hill
40 72 Seawinds Circle
41 Alleged Violation: Right of way maintenance
42

43 Mr. Hooker reported that this case was heard on June 23, 2025 for right-of-way maintenance violations,
44 where the property was found in violation of the cited sections of code. At that meeting, the owners

committed to achieving compliance by today's hearing and paid the \$250 administrative fee. A July 24, 2025, inspection confirmed the rock was removed and sod installed to stabilize the area. The property is now in full compliance, and staff recommends issuance of an Order of Compliance and case dismissal. The owners were not present at today's hearing, and no one spoke on their behalf.

Special Magistrate Velo found the property in compliance and dismissed the case.

5. NEW BUSINESS:

A. Case # 2025-1679

Aisha Moore

4734 South Atlantic Avenue

Alleged Violation: Property maintenance issue involving dwelling

(REPEAT VIOLATION)

Mr. Hooker stated this is a repeat violation and presented testimony and photos of the cited code sections. This case originated on March 27, 2023, due to multiple property maintenance violations. Between then and March 25, 2024, six hearings were held. A permit was issued for repairs, and a 180-day permit extension was granted on January 6, 2025. However, the permit was canceled on June 15, 2025 by the contractor, and no work has been completed. Under Florida Statutes, the Town is not required to allow additional time for compliance. A certified notice was sent, the property posted, and the violation notice was emailed and received. The property is listed for sale, and Ms. Moore is present.

Mr. Hooker noted that initial efforts to address the violations in March 2023 included removing the decking around the home, clearing overgrown vegetation, and pressure washing. While Ms. Moore patched roof damage from recent hurricanes, full repairs remain incomplete. He outlined the remaining violations and invited Ms. Moore to speak. Ms. Moore stated that she resolved the immediate safety issues and received confirmation of compliance on those items. She had planned to renovate the home but then became the legal guardian of four children, which impacted her finances. Since 2024, she has actively tried to sell the property; three contracts fell through during inspections. She currently has a ratified contract that was scheduled to close on July 16, 2025, but the buyer requested that the building permit be cancelled because it is not transferable to him. After her contractor submitted the cancellation request, she received the current violation notice. The closing was extended to August 11, 2025. Ms. Moore added that exterior stairs and decking were removed, and the non-structural first-floor ceiling was taken down at the engineer's request. She reiterated her intent to sell and introduced the buyer, Mr. William LaFavor, who was sworn in by Ms. Stewart.

Mr. William LaFavor, of Windermere, FL, stated he intends to purchase and fully renovate the property to meet current standards. However, the title company believes a lien exists, delaying the closing, and his lender will not proceed. Mr. Hooker clarified that there is no lien, only a \$250 administrative fee, which was paid and a satisfaction was sent for recording. Attorney Smith added that while the original Findings of Fact were recorded, there is no lien, only a notice of code violation. Mr. LaFavor noted the title company still considers it a lien. Special Magistrate Velo asked if the violations were new; Attorney Smith explained the 2023 case was closed after a permit was issued, but its recent cancellation prompted a new case due to incomplete repairs. A five-minute recess was requested to confer based on Mr. LaFavor's testimony.

----RECESS----

Attorney Smith asked Mr. LaFavor how much time he would need to complete the renovations. Mr. LaFavor responded he would require eight months. Acknowledging Ms. Moore's challenges, Attorney Smith stated the Town supports the property's transfer and seeks an Order of Compliance, with the buyer

96 aware of the code status. Mr. LaFevor confirmed this property would take priority despite owning adjacent
97 lots and agreed to complete exterior repairs before interior work. The Town proposed 180 days for exterior
98 repairs and 12 months for interior renovations, including permit time, and is not seeking fines. When asked
99 if these deadlines depend on the sale, Attorney Smith confirmed they should be conditional and requested
100 a 60-day status update.

101
102 Special Magistrate Velo found the property in non-compliance; granted 180 days to bring the exterior of
103 the property in compliance; granted 12 months for interior repairs to be made and the case to be brought
104 back for a status update at the October 27, 2025, hearing.
105

106 **6. ADJOURNMENT:** The hearing was adjourned at 10:07 a.m.

107
108 Next hearing date: Monday, August 25, 2025

109
110 Respectfully submitted by,

111
112 Draft

113 Stephanie Velo

114
115 Prepared by: Debbie Stewart, Assistant Deputy Clerk



Meeting Date: August 25, 2025

Agenda Item: 4-A

Report to Code Enforcement Special Magistrate

Topic: Case #2025-682
Ocean Support, Inc.
c/o John Hinton
4950 South Peninsula Drive
Alleged Violation(s): Work performed requiring permits

Summary: Staff will provide testimony and evidence regarding the following case.

Suggested motion: To be determined by the Magistrate after testimony and evidence has been provided on the case.

Requested by:

Mr. Hooker, Code Compliance Manager

Approved by:

Mr. Disher, Town Manager



MEMORANDUM
TOWN OF PONCE INLET – PLANNING & DEVELOPMENT DEPARTMENT

THE TOWN OF PONCE INLET STAFF SHALL BE PROFESSIONAL, CARING, AND FAIR IN DELIVERING COMMUNITY EXCELLENCE WHILE ENSURING PONCE INLET CITIZENS OBTAIN THE GREATEST VALUE FOR THEIR TAX DOLLAR.

TO: Stephaine Velo, Special Magistrate

FROM: David Hooker, Code Compliance Manager

DATE: August 7, 2025

DATE OF MEETING: August 25, 2025

Case Number: 2025-682

Address: 4950 South Peninsula Drive

Alleged Violation: Installation of a fence and tiki hut without permits or inspection approvals

Property Owner(s): Ocean Support Inc.
c/o John Hinton, Owner

Synopsis of Violation:

On March 11, 2025, staff observed that a bamboo-style fence and tiki-style hut were installed on this property without permits. Staff attempted to contact the business owner directly regarding the violations, but those efforts were unsuccessful. However, staff was able to reach the property owner and informed him of the specific violations observed onsite. During the conversation, staff outlined the necessary steps required to bring the property into compliance and advised the owner of the corrective actions expected within the timeframe.

After several weeks without contact or compliance, staff issued a formal Notice of Violation and Hearing.

At the June 23, 2025, hearing, the owner was found to be in violation of the cited sections of adopted codes, and was granted until July 7, 2025, to have the required building permit application submitted to the Town.

At the July 28, 2025, hearing, staff advised the Special Magistrate that the building permit application was submitted on July 25, 2025, and it was recommended by staff to continue the case to allow time for the application to go through the review process.

Special Magistrate Velo granted continuance till the next scheduled meeting of August 25, 2025.

Timeline of Events:

- **March 11, 2025** – Staff observed that a tiki hut and a 6- foot tall bamboo-style fence had been constructed without permits or inspection approvals on the property. Attempts to contact the business owners were unsuccessful. However, contact was made with the property owner.
- **April 24, 2025** – There were no further attempts to resolve the violation by the business owner or property owner, therefore a formal Notice of Violation and Hearing was issued.
- **April 28, 2025** – The certified mailing was received by the property owner, who subsequently contacted staff by phone. During the conversation, the violation and potential resolution were discussed. The owner indicated that a building permit application would be submitted within the next few days.
- **May 7, 2025** – No permit application had been submitted as of this date and there was no further contact with the property owner or business owner.
- **May 16, 2025** – Staff re-sent the formal Notice of Violation and Hearing to the business and property owners
- **June 23, 2025-** The case was presented before Special Magistrate Velo. The property was found in non-compliance. A \$250 administrative fee was assessed and the respondent was given until July 7, 2025, to achieve compliance. Failure to achieve compliance will result in this case being brought back before Magistrate Velo for further adjudication.
- **July 14, 2025** – Staff spoke with Mr. Hinton about the notice that he received. He stated that he intends to begin taking the necessary steps to bring the property into compliance.
- **July 15, 2025** – Staff again spoke with Mr. Hinton, who wanted to know if his tenant had paid the \$250 administrative fee. The administrative fee was paid later that day.
- **July 16, 2025** – Staff spoke with Charles Burgen (surveyor/contractor). He stated he had been hired by the owner to clear up the outstanding violations on the property. Staff advised of the violations and Mr. Burgen stated he should be able to submit permit application to the Town prior to the July 28th hearing date.

- **July 25, 2025** – Contractor submitted the required building permit application.
- **July 28, 2025** – Staff requested a continuance of this case to allow a review of the building permit application. The request was granted and the case was scheduled for the hearing date of August 25, 2025.

Recommendation:

As of August 18, 2025, staff has completed the review of the building permit application. The contractor has been notified of the payment amount and once received, the permit will be issued.

If payment is received and permit has been issued prior to the hearing date, staff will recommend that this case be found in compliance and to request that the case be dismissed.

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OF THE TOWN OF PONCE INLET, FLORIDA

TOWN OF PONCE INLET, FLORIDA,
a municipal corporation,

Petitioner,

vs.

CASE NO.: 2025-682

OCEAN SUPPORT INC.,

Respondent.

ORDER EXTENDING COMPLIANCE DATE

This cause was heard on the 28th day of July 2025 by the Code Enforcement Special Magistrate of the Town of Ponce Inlet after due notice to Respondent and a public hearing, and the Code Enforcement Special Magistrate, having heard testimony and argument thereon, and being otherwise duly advised in the premises, hereby finds as follows:

1. Respondent is the owner of property located at 4950 South Peninsula Drive, Ponce Inlet, Florida, 32127 with Volusia County Parcel ID 643701000092 (the "Subject Property").
2. On July 2nd, 2025, a Final Order, Conclusions of Law, and Order ("Final Order") was entered, finding Respondent and the Subject Property in violation of Section 105.1 of the Building Officials Association of Florida (BOAF) Model Administrative Code (2023) for the Florida Building Code, 8th Edition (2023), as adopted by Section 18-31 of the Town of Ponce Inlet Code of Ordinances; imposing administrative costs in the amount of \$250.00; and ordering Respondent to bring the Subject Property into compliance with the cited provisions of the Town of Ponce Inlet Code of Ordinances on or before July 7, 2025, or the case would be brought before the Special Magistrate for further adjudication at a subsequent code enforcement hearing to occur on July 28, 2025.
3. Respondent and the Subject Property remain in violation of the cited provision of the Town of Ponce Inlet Code of Ordinances.
4. The administrative costs in the amount of \$250.00, previously due and owing from Respondent pursuant to the Final Order, have been paid.

BASED ON THE FOREGOING IT IS ORDERED AND ADJUDGED that:

5. Respondent shall bring the Subject Property into compliance with the cited provision of the Town of Ponce Inlet Code of Ordinances on or before August 25,

2025, by taking the corrective actions specified in the Notice of Violation.

6. Failure to bring the Subject Property into compliance as ordered herein shall result in this case being brought before the Special Magistrate for further adjudication.

DONE AND ORDERED at Ponce Inlet, Volusia County, Florida on this 29th day of July 2025.



Stephanie M. Velo, Esq.
Special Magistrate

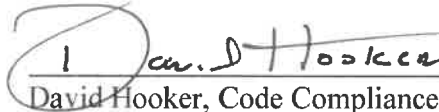
ATTEST:



Debbie Stewart
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon the Respondent by U.S. Mail, First Class, the 30 day of July 2025.



David Hooker, Code Compliance Manager



Meeting Date: August 25, 2025

Agenda Item: 5-A

Report to Code Enforcement Special Magistrate

Topic: Case #2025-1741
Brandi Swick
4746 South Peninsula Drive
Alleged Violation(s): Property maintenance issue involving
lot and/or dwelling

Summary: Staff will provide testimony and evidence regarding the following case.

Suggested motion: To be determined by the Magistrate after testimony and evidence has been provided on the case.

Requested by:

Mr. Hooker, Code Compliance Manager

Approved by:

Mr. Disher, Town Manager



MEMORANDUM
TOWN OF PONCE INLET – PLANNING & DEVELOPMENT DEPARTMENT

THE TOWN OF PONCE INLET STAFF SHALL BE PROFESSIONAL, CARING, AND FAIR IN DELIVERING COMMUNITY EXCELLENCE WHILE ENSURING PONCE INLET CITIZENS OBTAIN THE GREATEST VALUE FOR THEIR TAX DOLLAR.

TO: Stephaine Velo, Special Magistrate
FROM: David Hooker, Code Compliance Manager
DATE: August 7, 2025

DATE OF MEETING: August 25, 2025

Case Number: 2025-1741
Address: 4746 South Peninsula Drive
Alleged Violation: Property maintenance issues involving lot and/or dwelling
Property Owner(s): Brandi Swick

Synopsis of Violation:

On July 16, 2025, staff received a complaint from the adjacent neighbor expressing concerns about the property. Staff subsequently met with the complainant at her residence to review her concerns. Upon inspection, multiple code violations were observed, e.i. high grass, inoperable vehicle, outdoor storage of personal property, etc.

Attempts to contact the property owner were unsuccessful. As a result, a formal Notice of Violation and Hearing was issued, with a compliance date set for August 15, 2025.

Timeline of Events:

- **July 16, 2025** – Staff receives a complaint about the subject property. Staff meets with the complainant and observes several code violations.
- **July 17, 2025** – Notice of Violation and Hearing is sent to property owner with a compliance date of August 15, 2025.

- **August 8, 2025** –Notice of Violation and Hearing is posted at the property and at Town Hall.

Recommendation:

After further investigation, it has been determined that the previous property owner is deceased and that ownership has since transferred to the daughter. However, all attempts to contact her have been unsuccessful, as the telephone numbers on file with the Town have been disconnected.

The property remains in violation of several sections of the Town Code. While none of the violations are considered life-safety issues, they nonetheless require corrective action.

At this time, staff respectfully recommends that the property owner be found in violation of the applicable sections of the Town Code and that the standard \$250 administrative fee be assessed. Staff further recommends that the case be continued to the next regularly scheduled hearing date of September 22, 2025.

This continuance will allow staff additional time to establish contact with the property owner and work toward developing a corrective action timeline.



Town of Ponce Inlet

4300 S. Atlantic Avenue
Ponce Inlet, FL 32127

(386) 293-0032

Case Number: **CODE2025-01741**

Case Type: **Code Enforcement**

Date Case Established: **07/17/2025**

Compliance Deadline: **08/15/2025**

Violation Notice

Owner: Brandi Swick

Mailing Address

4746 South Peninsula Drive
Ponce Inlet, Florida 32127

Notice of Violation for the following location:

Address

4746 SOUTH PENINSULA DRIVE
PONCE INLET, FL 32127

Parcel

6419-03-00-0740

This letter of repeat violation is to inform you that staff has observed violations at that the property in which according to the Volusia County Property Appraiser's Office, is owned by you located in Ponce Inlet, Florida.

The violations and how to correct are:

Violation:

- 1.High Grass
- 2.Outdoor storage of personal property
- 3.Inoperable vehicle
- 4.Fence in disrepair
- 5.Accessory structure in disrepair
- 6.Mold/mildew on home
- 7.Soffit repair needed

How to correct:

Item # 1 – High grass and weeds are to be cut throughout property

Item # 2 – All personal items noticed being stored outdoors should be placed in an enclosed structure or removed from the property (some items noticed: A/C window unit, hand cart, metal scaffolding, trash bags, etc.

Item # 3 – Red Nissan Titan pick up truck – has an expired tag, this vehicle needs to have a valid tag or vehicle needs to be placed either in garage or removed from property.

Item # 4 – Fence repair needed through out. All fencing must be upright and in good repair.

Item # 5 – Appears that an accessory structure (possible greenhouse) is in rear yard. Signs of roof in needed repair. Either repair roof or remove the structure. (building permit may be needed for either option)

Item # 6 – Pressure wash or paint home.



Town of Ponce Inlet

4300 S. Atlantic Avenue
Ponce Inlet, FL 32127

(386) 293-0032

Case Number: **CODE2025-01741**

Case Type: **Code Enforcement**

Date Case Established: **07/17/2025**

Compliance Deadline: **08/15/2025**

Violation Notice

Item #7 – soffit around home needs to be repair.

You are hereby cited with the following adopted sections of the Town Code.

Code of Ordinance

Section 34-32 – Committing, creating or maintaining nuisance

It shall be unlawful for any person to commit, create, keep, maintain or permit to be kept or maintained any sanitary nuisance or any nuisances injurious to health within the limits of the town

Code of Ordinance

Section 34-33 – Sanitary nuisance designated

A sanitary nuisance is the commission of any act by a person, or the keeping, maintaining, propagation, existence or permission of anything by a person, by which the health or life of an individual, or the health or lives of individuals, may be threatened or impaired, or by which or through which, directly or indirectly, disease may be caused.

Code of Ordinance

Section 34-35 – Storage of personal property

Personal property which is customarily associated with and incidental to residential premises, including but not limited to lawn furniture, chairs, chaise lounges, picnic tables, benches, grills, swings, slides, birdbaths, lawn decorations, birdfeeders, and doghouses, may be stored outdoors in all single-family and multifamily residential areas. All other personal property must be stored inside the principal or accessory structure except during use.

Code of Ordinance

Section 34-36 – Repair of motor vehicle: storage of unlicensed or inoperable vehicles

- (a) All motor vehicles, including but not limited to cars, motorcycles, trucks, three-wheelers, and tractors, being repaired within residentially zoned areas of the town must be currently registered to the property owner or resident of such property and any such repair must be performed in an enclosed garage or carport.
- (b) All unlicensed or inoperable vehicles located in the town shall be parked in an enclosed garage or carport at all times except at those properties zoned to allow automotive repair businesses which have a properly licensed automotive repair business operating.

Code of Ordinance

Section 82-111 – Growth in excess of 12 inches prohibited

It shall be unlawful for any person to permit upon any lot, parcel or tract of land owned, leased or occupied by him within 75 feet of any traveled thoroughfare or inhabited area any weeds or grass to grow to a height of over 12 inches from the ground.



Town of Ponce Inlet

4300 S. Atlantic Avenue
Ponce Inlet, FL 32127

(386) 293-0032

Case Number: **CODE2025-01741**

Case Type: **Code Enforcement**

Date Case Established: **07/17/2025**

Compliance Deadline: **08/15/2025**

Violation Notice

International Property Maintenance Code

Section 102.2 – Maintenance

Equipment, systems, devices and safeguards required by this code or a provision regulation or under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or disconnected for any occupied dwelling, except for such temporary interruptions as necessary while repairs or alterations are in progress. The requirement of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specific herein, the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.

International Property Maintenance Code

Section 301.3 – Vacant structures and land

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety

International Property Maintenance Code

Section 302.1 – Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

International Property Maintenance Code

Section 302.7 – Accessory Structures

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair

International Property Maintenance Code

Section 304.2 – Protective treatment

All exterior surface, 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 wood, 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. All siding and masonry joints, as well as those between building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement



Town of Ponce Inlet

4300 S. Atlantic Avenue
Ponce Inlet, FL 32127

(386) 293-0032

Case Number: **CODE2025-01741**

Case Type: **Code Enforcement**

Date Case Established: **07/17/2025**

Compliance Deadline: **08/15/2025**

Violation Notice

**International Property Maintenance Code
Section 308.1 – Accumulation of rubbish or garbage**

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage

Compliance Date: 08/15/2025

This case has been referred over to the Town's Special Magistrate per Town code for a hearing that is scheduled for August 25, 2025 at 9:30 a.m. located at 4300 South Atlantic Avenue, Ponce Inlet, Florida.

If you are found to be in violation of the cited section of code, a daily fine of up to \$250 per day per violation may be imposed in accordance with Florida Statutes 162.06(3). Furthermore, an administrative fee of \$250 shall also be imposed.

Both these charges will be recorded into the public records of Volusia County and will constitute a lien of your property, as well as any other property that is owned by you in the state of Florida in accordance with Florida Statutes 162.09(3).

If you have any questions related to this matter, please do not hesitate to contact my office.

Kindest Regards,

David Hooker, CEP
Code Compliance Manager

Certified Mail
7022-0410-0000-8658-2289