

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT

IN AND FOR VOLUSIA COUNTY, FLORIDA

R. THOMAS COPELAND, Petitioner,

v.

CITY OF DAYTONA BEACH, FLORIDA, Respondent.

Case No.: _____

PETITION FOR WRIT OF QUO WARRANTO

COMES NOW the Petitioner, R. Thomas Copeland, pursuant to Article V, Section 5(b) of the Florida Constitution and Rule 9.100, Florida Rules of Appellate Procedure, and respectfully petitions this Court for issuance of a writ of quo warranto against the Respondent, the City of Daytona Beach, Florida, located at 301 Ridgewood Avenue, Daytona Beach, Florida 32114, and states as follows:

I. JURISDICTION

1. This Court has jurisdiction to issue writs of quo warranto pursuant to the Florida Constitution and applicable Florida law.

2. Venue is proper in Volusia County, where the Respondent is located and where the acts complained of occurred.

II. PARTIES

3. Petitioner, R. Thomas Copeland, is a resident of Volusia County, Florida, and the lawful claimant of property located in Daytona Beach, Florida.

4. Respondent, City of Daytona Beach, Florida, is a municipal corporation organized and existing under the laws of the State of Florida.

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III. FACTUAL BACKGROUND

5. Petitioner is the rightful owner and possessor of real property located in Daytona Beach, Florida, subject of a dispute regarding title.

6. The City of Daytona Beach, acting through its agents, charged Petitioner with trespassing on his own property despite Petitioner ' s lawful claim and possessory interest in said property.

7. The basis for the trespass charge stems from a disputed quitclaim deed that Petitioner alleges was obtained through fraudulent inducement.

8. At the time of the alleged trespass, the title to the property was in dispute, and the City lacked lawful authority to treat Petitioner as a trespasser on land he rightfully claimed.

IV. GROUNDS FOR WRIT

9. A writ of quo warranto lies to test whether a public body or officer is acting within the scope of their lawful authority.

10. The City of Daytona Beach acted without lawful warrant, right, or authority when it charged Petitioner with trespass under these circumstances.

11. The City exceeded its municipal authority by interfering in a private title dispute and criminalizing Petitioner ' s lawful claim of ownership.

12. Such acts constitute an unlawful usurpation of authority, properly addressed through the extraordinary remedy of quo warranto.

V. RELIEF REQUESTED

WHEREFORE, Petitioner respectfully requests that this Court:

A. Issue a writ of quo warranto commanding the City of Daytona Beach to show by what authority it charged Petitioner with trespass on his own property;

B. Declare that the City acted in excess of its lawful authority in doing so;

C. Grant such other and further relief as this Court deems just and proper.

Respectfully submitted,

Dated: September 4, 2025



R. Thomas Copeland

Petitioner, pro se

802 Derbyshire Road

Daytona Beach, FL 32117

Tel: 386-307-7185