

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
AUGUST 28, 2024

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

PRESENT: David Fuller, Special Magistrate

ALSO PRESENT: Scott Allman, Code Enforcement Officer
Amanda Bonin, Code Enforcement Manager

Oaths

Code Enforcement Officer Scott Allman was sworn in by Special Magistrate Fuller.

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 - August 14, 2024

Special Magistrate Fuller approved the August 14, 2024 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 24-0733

Respondent: Dunlawton Building LLC

Address of Violation: Triangular Lot at corner of Dunlawton & Yorktowne

Code Officer: Dena Joseph

First Notified: 6/24/2024

Compliance: Yes

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, junk and undergrowth), Section 42-26 (Cleanliness of property generally-duty of owner), (e) Maintenance of unimproved residential lots, (h) Abutting property owner maintenance of parkages.

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 of the City of Port Orange Code of Ordinances.

Scott Allman, Code Enforcement Officer, requested a dismissal of the case as it is in compliance. Special Magistrate Fuller granted the dismissal request.

4. **CEB Case No.:** 24-529
Respondent: HPA III Acquisitions 1 LLC
Address of Violation: 528 Hamlet Drive, Port Orange, FL 32127
Code Officer: Scott Allman
First Notified: 5/3/2024

Compliance: Yes

Cited for violation(s) - Chapter 42 (Nuisances), Article V (Unsafe Conditions), Division 2 (Nuisance Trees), Sec. 42-103 - Declaration of nuisance and Sec. 42-104 - Nuisance abatement requirements.

Mr. Allman requested a dismissal of the case as it is in compliance. Special Magistrate Fuller granted the dismissal request.

5. **CEB Case No.:** 22-64
Respondent: Sonyia Carol Hill
Address of Violation: 908 Third Street, Port Orange, FL 32129
Code Officer: Scott Allman
First Notified: 1/13/2022

Compliance: No

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.

Chapter 3, Section 304 (Exterior Structure), 304.6 (Exterior Walls), of the 2024 International Property Maintenance Code, as adopted per Chapter 14, Article II of the City of Port Orange Code of Ordinances.

Chapter 3, Section 304 (Exterior Structure), 304.8 (Decorative Features), of the 2024 International Property Maintenance Code, as adopted per Chapter 14, Article II of the City of Port Orange Code of Ordinances

Mr. Allman requested a dismissal of the case as the property has been sold and a new notice will be issued if the property is not brought into compliance. Special Magistrate Fuller granted the dismissal request.

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6. **CEB Case No.:** 24-523

Respondent: Frederick A. Ingerson

Address of Violation: 6208 Yellowstone Drive, Port Orange, FL 32127

Code Officer: Scott Allman

First Notified: 5/1/2024

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), (f) Garbage, waste, trash, etc., prohibited, of the City of Port Orange Code of Ordinances (h) Abutting property owner maintenance of parkages.

2024 International Property Maintenance Code, Chapter 3, Section 304, (Exterior Structure), Section 304.7 (Roofs and Drainage), as adopted per Chapter 14, Article II of the City of Port Orange Code of Ordinances.

Scott Allman, Code Enforcement Officer, was sworn in by Special Magistrate Fuller 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 Fuller with no objections. The violation was to be corrected by August 12, 2024 by mowing the entire property, trimming all high weeds, removing all vines from the home, and repairing or replacing all damaged soffits and gutters. The violation was brought into compliance on August 23, 2024.

Mr. Allman recommended the property owners be found in violation of the above referenced codes as the violations were not brought into compliance prior to the compliance date provided in the Notice. Mr. Allman requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$49.91 was tendered into evidence and accepted by Special Magistrate Fuller with no objections.

Special Magistrate Fuller granted the recommendation as presented. The property was found to be in violation of the codes listed in the Notice as of the compliance date. However, the property was brought into compliance on August 23, 2024. Any future violations under this ordinance shall be considered repeat. Costs in the amount of \$49.91 were awarded to the City.

ADJOURNMENT - 9:13 a.m.



Special Magistrate David Fuller