

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
MAY 14, 2025

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: Greg Lariscy, Code Enforcement Manager  
Dena Joseph, Code Enforcement Officer  
Joseph Brewer, Code Enforcement Officer  
Amanda Bonin, Deputy City Clerk

Oaths

Code Enforcement Officers Dena Joseph, Joseph Brewer, and Code Enforcement Manager Greg Lariscy were sworn in by Special Magistrate Fuller.

CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process

Special Magistrate Fuller provided an overview of the code enforcement process as there were members of the public present.

2. Consideration of Minutes - April 23, 2025

Special Magistrate Fuller approved the April 23, 2025; meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-0007  
**Respondent:** Erika Sipe  
**Address of Violation:** 1155 Viking Drive  
**Code Officer:** Rachel Lippens  
**First Notified:** 1/2/2025

Compliance: Yes

**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.

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

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4. **CEB Case No.:** 24-1683

**Respondent:** Port Orange 201 LLC

C/O Jagdish Patel, Registered Agent

**Address of Violation:** 201 Commonwealth Blvd.

**Code Officer:** Joseph Brewer

**First Notified:** 11/25/2024

Compliance: No

**Cited for violation(s)** - 2020 Florida Building Code, 7th 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.

*Ms. Joseph requested a continuation of the case until June 25, 2025. Special Magistrate Fuller granted the continuation request.*

5. **CEB Case No.:** 25-0150

**Respondent:** Austin Evan Watts

**Address of Violation:** 5348 Landis Avenue

**Code Officer:** Joseph Brewer

**First Notified:** 1/27/2025

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. 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. 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) Restrictions, (1) (a), (b) and (2) of the City of Port Orange Code of Ordinances. 2020 Florida Building Code, 7th 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. 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.

*Joseph Brewer 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 obtaining a building permit for the*

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*installation of the mobile home on the property by March 10, 2025.*

*Angela Walker, power of attorney for property owner, Austin Evan Watts, was sworn in by Special Magistrate Fuller and testified as to the condition of the property. Ms. Walker explained she thought the contractor was taking care of the permit process but said as soon as she found out, she started making corrections. Ms. Walker indicated she hired a contractor who originally pulled a permit, but the subcontractors were non-existent. Ms. Walker has contracted with a new contractor to obtain a permit and list new subcontractors.*

*Greg Lariscy, Code Enforcement Manager, was sworn in and testified as to the process of pulling a permit as owner builder in the state of Florida.*

*Ms. Walker testified that she paid for a permit as of last Wednesday, May 7, 2025, with the contractor CSC Investment Operations.*

*Joseph Brewer recommended the property owners be found in violation of the 2020 Florida Building Code, 7th Edition, Section 105 (Permits), 105.1 (Permits Required), as adopted by Chapter 8, Article 1, of the City of Port Orange Land Development Code with the violations to be corrected by obtaining a building permit for the installation of the mobile home on the property by July 9, 2025. 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. Joseph Brewer requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$80.90 was tendered into evidence and accepted by Special Magistrate Fuller with no objections.*

*Special Magistrate Fuller granted the recommendation as presented. The property owner has until July 9, 2025, to obtain a building permit for the installation of the mobile home on the property or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$80.90 were awarded to the City.*

**ORDER IMPOSING FINE/LIEN**

6. **CEB Case No.:** 25-0274  
**Respondent:** Francis E Thompson  
**Address of Violation:** 1292 Harms Way  
**Code Officer:** Dena Joseph  
**First Notified:** 2/6/2025

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

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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.

*Dena Joseph, Code Enforcement Officer, was sworn in by Special Magistrate Fuller and requested an Order Setting Fine/Lien as the property was not in compliance by April 16, 2025, as ordered in the previous hearing on April 9, 2025, by the Special Magistrate. Ms. Joseph requested a daily fine in the amount of \$50.00 per day beginning April 17, 2025, and running through and including May 1, 2025, for a total of 15 days as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation(s) at the cost of \$300.00. A cost sheet for mailing and recording costs in the amount of \$89.49 was tendered and submitted into evidence without objection.*

*Special Magistrate Fuller found the property in non-compliance and awarded a daily fine in the amount of \$50.00 beginning April 17, 2025, and running through and including May 1, 2025, for a total of \$750.00, abatement costs of \$300.00 and mailing and recording costs to date of \$89.49. A lien in the amount of \$1,139.49 shall be imposed.*

7. **CEB Case No.:** 24-1007  
**Respondent:** Peter J. Renko  
**Address of Violation:** 150 Howes Street  
**Code Officer:** Kristi Jones  
**First Notified:** 8/6/2024

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) of the City of Port Orange Code of Ordinances, (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.

*Ms. Joseph requested a continuation of the case until June 11, 2025. Special Magistrate Fuller granted the continuation request.*

ADJOURNMENT - 9:37 a.m.

  
Special Magistrate David Fuller