

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
JUNE 11, 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

Oaths

Code Enforcement Officer Kristi Jones 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 - May 14, 2025

Special Magistrate Fuller approved the May 14, 2025, meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-0252  
**Respondent:** Viola Vilkinofsky  
**Address of Violation:** 307 Poinciana Avenue  
**Code Officer:** Joseph Brewer  
**First Notified:** 2/18/2025

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), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances.

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

Code Enforcement Special Magistrate Meeting

June 11, 2025

Page 2 of 2

ORDER IMPOSING FINE/LIEN

4. **CEB Case No.:** 24-1007

**Respondent:** Peter J. Renko

**Address of Violation:** 150 Howes Street, Port Orange, FL 32127

**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.

*Kristi Jones, 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 removing all outdoor stored items, removing all garbage, junk, trash, and debris, repairing the garage door to its original operable condition, cleaning and removing graffiti from the shed's walls, and repairing the shed's roof removing visible tarp, as ordered in the previous hearing on April 9, 2025, by the Special Magistrate. She requested a daily fine in the amount of \$1000.00 per day for each and every day the violation exists beginning April 21, 2025, as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Mark Solomon Properties, who abated the violation(s) at the cost of \$1800.00. A cost sheet for mailing and recording costs in the amount of \$106.49 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 \$1000.00 beginning April 21, 2025, and shall run each and every day the violation exists: abatement costs of \$1800.00, and mailing and recording costs to date of \$106.49. A lien in the amount of \$1,906.49 shall be imposed.*

ADJOURNMENT - 9:08 a.m.

  
Special Magistrate David Fuller