

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
AUGUST 13, 2025

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

PRESENT: David Fuller Jr., Special Magistrate

ALSO PRESENT: Scott Allman, Code Enforcement Officer  
Greg Lariscy, Code Enforcement Manager  
Amanda Bonin, Deputy City Clerk

Oaths

Code Compliance 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 - July 23, 2025

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

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-1087

**Respondent:** Arkagas LLC

C/O Corporation Service Company, Registered Agent

**Address of Violation:** 5784 Taylor Branch Road

**Code Officer:** Dena Joseph

**First Notified:** 5/15/2025

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. 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.:** 25-1589

**Respondent:** Fair Value Homebuyers LLC

**Address of Violation:** 830 Sugar House Blvd

**Code Officer:** Scott Allman

**First Notified:** 6/18/2025

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 V (Unsafe Conditions), Division 2 (Nuisance Trees), Section 42-103 (Declaration of Nuisance) of the City of Port Orange Code of Ordinances.

*Scott Allman 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 June 18, 2025, by mowing the entire property to include trimming of all weeds and by removing the nuisance tree on the property.*

*Scott Allman recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by August 25, 2025, by mowing the entire property to include trimming of all weeds and by removing the nuisance tree on the property as it is a health and safety issue to the public. 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. Scott Allman requested any future violations under this ordinance be considered repeat, and that the property be deemed a health and safety concern for the surrounding neighbors in that the property is a haven for rats, snakes, vermin and the dead tree in the front yard could fall onto the public right of way, causing injury. 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 and deemed the property a health and safety violation. The property owner has until August 25, 2025, to mow the entire property, to include trimming of all weeds and to remove the nuisance tree on the property as it is a health and safety issue to the public, or a daily fine in the amount of \$1000.00 per day shall be imposed. Costs in the amount of \$49.91 were awarded to the City.*

5. **CEB Case No.:** 25-1513

**Respondent:** James P. Standfast Est.

**Address of Violation:** 1114 Morgan Road

**Code Officer:** Dena Joseph

**First Notified:** 6/9/2025

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. 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. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 3 (Fences and Walls), (b) General Provisions, (4) Design and Maintenance, (b) All fences shall be maintained in their original upright condition & (d) Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality. 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. Chapter 70 (Traffic), Article II (Stopping standing and parking), Section 70-48 Parking of recreational vehicles and equipment on residential premises.

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

**6. CEB Case No.: 25-1514**

**Respondent:** James P. Standfast Est.

**Address of Violation:** 1120 Kane Drive

**Code Officer:** Dena Joseph

**First Notified:** 6/9/2025

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. 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. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 3 (Fences and Walls), (b) General Provisions, (4) Design and Maintenance, (b) All fences shall be maintained in their original upright condition & (d) Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality. Chapter 70 (Traffic), Article II (Stopping standing and parking), Section 70-48 Parking of recreational vehicles and equipment on residential premises.(a), (c) (4) and (5) and (h).

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

7. **CEB Case No.:** 25-0910

**Respondent:** George E. Hill Jr. & Linda L. Hill

**Address of Violation:** 1107 Morgan Road

**Code Officer:** Dena Joseph

**First Notified:** 4/21/2025

Compliance: Yes

**Cited for violation(s)** - Chapter 3, Section 303 (Swimming Pools, Spas and Hot Tubs), 303.1 (Swimming pools), 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, (General Requirements), Section 303 (Swimming Pools, Spas and Hot Tubs), 303.2 (Enclosures), of the 2024 International Property Maintenance Code as adopted per Chapter 14, Article II 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), (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 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. 2024 International Property Maintenance Code, Chapter 3, Section 304 Exterior Structure, as adopted per Chapter 14, Article II of the City of Port Orange Code of Ordinances: 304.7 Roofs and drainage.

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

8. **CEB Case No.:** 25-1559

**Respondent:** BBKD LLC

**Address of Violation:** 5865 Ridgewood Avenue

**Code Officer:** Scott Allman

**First Notified:** 5/8/2025

Compliance: Yes

**Cited for violation(s)** - Chapter 17, Zoning District Regulations, Section 25, Ridgewood Development (RD) District, (b) Permitted uses, of the City of Port Orange Land Development Code. Chapter 6, Site Development, Section 2, Applicability, of the City of Port Orange Land Development Code Chapter 3, Administration, Section 2, Development order and development permit required, (a) In General, of the City of Port Orange Land Development Code.

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

9. **CEB Case No.:** 23-682

**Respondent:** BBKD LLC

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**Address of Violation:** 5835 Ridgewood Avenue

**Code Officer:** Scott Allman

**First Notified:** 5/8/2025

Compliance: Yes

**Cited for violation(s)** - Chapter 17, Zoning District Regulations, Section 25, Ridgewood Development (RD) District, (b) Permitted uses, of the City of Port Orange Land Development Code. Chapter 6, Site Development, Section 2, Applicability, of the City of Port Orange Land Development Code. Chapter 3, Administration, Section 2, Development order and development permit required, (a) In General, of the City of Port Orange Land Development Code. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage (3) Commercial uses.

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

ORDER IMPOSING FINE/LIEN

10. **CEB Case No.:** 25-0067

**Respondent:** Dierick Lopez Roman

**Address of Violation:** 46 Springwood Square

**Code Officer:** Scott Allman

**First Notified:** 1/14/2025

Compliance: Yes

**Cited for violation(s)** - Chapter 18, Article II, Section 18-27 Business Tax Imposed of the City of Port Orange Code of Ordinances.

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

ADJOURNMENT - 9:14 a.m.

  
Special Magistrate David Fuller