

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
OCTOBER 22, 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: Greg Lariscy, Code Enforcement Manager  
Dena Joseph, Code Enforcement Officer

Oaths

Code Enforcement Officer Dena Joseph 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 - October 8, 2025

Special Magistrate Fuller Jr. approved the October 8, 2025 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-1043  
**Respondent:** Sunshine Housing LLC  
**Address of Violation:** 5841 BoggsFord Road  
**Code Officer:** James Johnston  
**First Notified:** 8/8/2025

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.

*Dena Joseph, 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.:** 25-2601

**Respondent:** Mary D Lenihan  
**Address of Violation:** 4654 Secret River Trail  
**Code Officer:** Jackson Concepcion  
**First Notified:** 9/16/2025

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.

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

ORDER IMPOSING FINE/LIEN

5. **CEB Case No.:** 25-2585  
**Respondent:** Francis E Thompson  
**Address of Violation:** 1292 Harms Way  
**Code Officer:** Dena Joseph  
**First Notified:** 9/15/2025

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.

*Ms. Joseph was sworn in by Special Magistrate Fuller and requested an Order Setting Fine/Lien as the property was not in compliance by immediately mowing and weed eating the property, as ordered in the previous hearing on October 8, 2025, by the Special Magistrate. She requested a one-time fine in the amount of \$500.00 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 \$250.00. A cost sheet for mailing and recording costs in the amount of \$109.04 was tendered and submitted into evidence without objection.*

*Special Magistrate Fuller found the property in non-compliance and awarded a one-time fine in the amount of \$500.00, abatement costs of \$250.00 and mailing and recording costs to date of \$109.04. A lien in the amount of \$859.04 shall be imposed.*

ADJOURNMENT - 9:02 a.m.

  
Special Magistrate David Fuller Jr.