



**AGENDA**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE**  
**CITY OF PORT ORANGE**

**Meeting Date:** Wednesday, December 10, 2025

**Time:** 9:00 AM

**Type of Meeting:** Regular

**Location:** Council Chambers, City Hall  
1000 City Center Circle  
Port Orange, Florida

**A. CALL TO ORDER**

1. Attorney Overview of Special Magistrate Code Enforcement Process
2. Consideration of Minutes - November 12, 2025
3. Approval of the 2026 Special Magistrate Hearing Dates

**B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)**

4. **CEB Case No.:** 25-0807  
**Respondent:** Khosrow Khossrovani  
**Address of Violation:** 4189 Ridgewood Avenue  
**Code Officer:** Kristi Jones  
**First Notified:** 6/16/2025

Compliance: No

**Cited for violation(s)** - Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.12.1 - Agency Having Jurisdiction, Authorization for permits. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.5 Extension Cords. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.2.3 - Permanent wiring abandoned. Code of Ordinances Chapter 30 Secion 30-26 Adoption NFPA 01 Chapter 11, Code 11.1.8 - Covers compatible with the box or conduit body.

5. **CEB Case No.:** 25-0571  
**Respondent:** Kathleen Borne Rauscher  
**Address of Violation:** 5056 Palmetto Street  
**Code Officer:** Kristi Jones  
**First Notified:** 6/5/2025

Compliance: No

**Cited for violation(s)** - 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.

6. **CEB Case No.:** 25-3024

**Respondent:** Everett Wicker

**Address of Violation:** 711 Fieldstone Avenue

**Code Officer:** Jackson Concepcion

**First Notified:** 11/17/2025

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.

7. **CEB Case No.:** 25-2796

**Respondent:** William A Busi

**Address of Violation:** 111 Abby Lane

**Code Officer:** Rachel Lippens

**First Notified:** 10/15/2025

Compliance: No

**Cited for violation(s)** - Chapter 1 Scope and Administration, Section 109 Unsafe Structures and Equipment, 109.1 (Unsafe Structure) of the 2024 IPMC as adopted per Chapter 14 Article II of the City of Port Orange Code of Ordinances. Chapter 1 Scope and Administration, Section 109 Unsafe Structures and Equipment, 109.3 (Structure Unfit for Human Occupancy) of the 2024 IPMC as adopted per Chapter 14 Article II of the City of Port Orange Code of Ordinances. Chapter 3 (General Requirements), Section 304 (Exterior Structure) of the 2024 International Property Maintenance Code as adopted per Chapter 14, Article II of the City of Port Orange Code of Ordinances.

**C. ORDER IMPOSING FINE/LIEN**

8. **CEB Case No.:** 25-0828

**Respondent:** Rainbow Development Group LLC

**Address of Violation:** 4015 S. Williamson Blvd.

**Code Officer:** Rachel Lippens

**First Notified:** 6/4/2025

Compliance: No

**Cited for violation(s)** - 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. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage (3) (a) Commercial Vehicles and Equipment. Chapter 14, Article VII, Section 318 (b), (1), (4) - sign and (c), (3) - Fence. Chapter 14, Article VII, Section 314 (a), (1) and (2) Maintenance of trees and shrubs and (d) (2) and (7) irrigation.

9. **CEB Case No.:** 25-2798

**Respondent:** William Busi

**Address of Violation:** 111 Abby Lane

**Code Officer:** Rachel Lippens

**First Notified:** 10/15/2025

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 42-32 Storage of vehicles, furniture, etc. of the City of Port Orange Code of Ordinances.

10. **CEB Case No.:** 25-2390

**Respondent:** Richard Jones

Crystal Jones

**Address of Violation:** 1237 Edna Drive

**Code Officer:** Dena Joseph

**First Notified:** 8/27/2025

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.

11. **CEB Case No.:** 25-2337

**Respondent:** Joseph A Fazzie

Kathleen A Fazzie

**Address of Violation:** 6604 Mansour Lane

**Code Officer:** Dena Joseph

**First Notified:** 10/13/2025

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.

12. **CEB Case No.:** 25-2821

**Respondent:** Fair Value Homebuyers LLC

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

**Code Officer:** Scott Allman

**First Notified:** 10/21/2025

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.

13. **CEB Case No.:** 25-2817

**Respondent:** James V Kloos

**Address of Violation:** 828 Sugar House Blvd.

**Code Officer:** Scott Allman

**First Notified:** 10/21/2025

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.

## **D. ADJOURNMENT**

**NOTICES** – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA)**, IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, [CITYCLERK@PORT-ORANGE.ORG](mailto:CITYCLERK@PORT-ORANGE.ORG), AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.