

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
NOVEMBER 12, 2025

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

PRESENT: David D. Fuller Jr., Special Magistrate

ALSO PRESENT: Greg Lariscy, Code Enforcement Manager
Dena Joseph, Code Enforcement Officer
Scott Allman, Code Enforcement Officer
Rachel Lippens, Code Enforcement Support Specialist/ Code Enforcement Officer

Oaths

Code Enforcement Officers Dena Joseph, Scott Allman, and Rachel Lippens were sworn in by Special Magistrate David D. Fuller Jr.

CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process

Special Magistrate David D. Fuller Jr. dispensed with the overview of the code enforcement process as there were no members of the public present.

2. Consideration of Minutes - October 22, 2025

Special Magistrate David D. Fuller Jr. approved the October 22, 2025 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-2143
Respondent: FL & Z INC.
Address of Violation: 5545 S. Williamson Blvd.
Code Officer: Dena Joseph
First Notified: 5/27/2025

Compliance: No

Cited for violation(s) - FL NFPA 01 2021 Chapter 13 Fire Protection Systems 13.3.3.2 (Fire Sprinkler System Not Inspected/Maintained Per NFPA 25)A sprinkler system installed in accordance with this code, shall be inspected, tested and maintained in accordance with NFPA 25; and FL NFPA 01 2021 Chapter 13 Fire Protection Systems

13. 7.1.4.2 (Fire Alarm System Not Inspected or Maintained) To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 AND NFPA 72.

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

4. CEB Case No.: 25-2390

Respondent: Richard Jones and 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.

Ms. Joseph was sworn in by Special Magistrate David D. Fuller Jr. 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 David D. Fuller Jr. with no objections. The violation was to be corrected by October 26, 2025, by mowing and weed-eating the entire property, removing all undergrowth, blowing the debris back onto the property, and all unsecured areas of the home must be properly secured with plywood.

Ms. Joseph recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected November 19, 2025, by mowing and weed-eating the entire property, removing all undergrowth, blowing the debris back onto the property, and all unsecured areas of the home must be properly secured with plywood. 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. Dena Joseph 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 it could be a haven for mosquitoes, snakes, vermin, and animals, etc. The cost sheet in the amount of \$96.33 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented and deemed the property a health and safety violation. The property owner has until

Code Enforcement Special Magistrate Meeting

November 12, 2025

Page 3 of 7

November 19, 2025, to mow and weed-eat the entire property, remove all undergrowth, and blow the debris back onto the property or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$96.33 were awarded to the City.

5. CEB Case No.: 25-2337

Respondent: Joseph A Fazzie and 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.

Ms. Joseph was sworn in by Special Magistrate David D. Fuller Jr. 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 David D. Fuller Jr. with no objections. The violation was to be corrected immediately, by mowing the property to include weed eating all high weeds on site and removing all yard debris, by removing all trash and debris on the property, and by removing all items stored outside, and by properly storing them in an enclosed building.

Ms. Joseph recommended the property owners be found in violation of the above-referenced codes, with the violations to be corrected immediately by mowing the property to include weed eating all high weeds on site and removing all yard debris, by removing all trash and debris on the property, and by removing all items stored outside, and by properly storing them in an enclosed building. 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 \$250.00 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. Dena Joseph 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 it could be a haven for mosquitoes, snakes, vermin, etc. The cost sheet in the amount of \$73.97 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented and deemed the property a health and safety violation. A daily fine in the amount of \$250.00 per day shall be imposed. Costs in the amount of \$73.97 were awarded to the City.

6. CEB Case No.: 24-950

Respondent: Almer J. Prather Estate

Address of Violation: 5942 Trailwood Drive, Port Orange, FL 32127

Code Officer: Scott Allman

First Notified: 7/26/2024

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, (h) Abutting property owner maintenance of parkages.

Chapter 70 (Traffic), Article II (Stopping, standing, and parking), Section 70-36 (Stopping, standing or parking prohibited in specified places), (a)(1)(k)(1), (2) & (3) 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.

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

7. 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.

Scott Allman, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. 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 David D. Fuller Jr. with no objections. The violation was to be corrected immediately by mowing the entire property and by trimming all high weeds.

Mr. Allman recommended the property owners be found in violation of the above-

Code Enforcement Special Magistrate Meeting

November 12, 2025

Page 5 of 7

referenced codes with the violations to be corrected immediately by mowing the entire property and by trimming all high weeds. 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 \$200.00 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 shall be deemed a health and safety concern for the surrounding neighbors in that it is a haven for rats, snakes, and vermin, etc. The cost sheet in the amount of \$73.97 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented and deemed the property a health and safety violation. A daily fine in the amount of \$200.00 per day shall be imposed. Costs in the amount of \$73.97 were awarded to the City.

8. 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: No

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.

Scott Allman was sworn in by Special Magistrate David D. Fuller Jr. 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 David D. Fuller Jr. with no objections. The violation was to be corrected removing all outdoor stored items from the property including but not limited to boxes, chairs, fencing, garbage cans, a wheelchair and a car jack by October 21, 2025.

Scott Allman recommended the property owners be found in violation of the above referenced codes with the violations to be corrected immediately by removing all outdoor stored items from the property including but not limited to boxes, chairs, fencing, garbage cans, a wheelchair and a car jack. 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 one-time fine in the amount of \$500.00 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. Mr. 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 it is an attractive nuisance for small children, rodents, and other pests. The cost sheet in

the amount of \$51.61 was tendered into evidence and accepted by Special Magistrate Fuller with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented and deemed the property a health and safety violation. A one-time fine in the amount of \$500.00 shall be imposed. Costs in the amount of \$51.61 were awarded to the City.

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.

Rachel Lippens, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. 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 David D. Fuller Jr. with no objections. The violation was to be corrected by October 31, 2025, by removing all outdoor stored items household or structural in yard and driveway, mowing and trimming the entire property and removing overgrowth.

Ms. Lippens recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by November 30, 2025, by removing all outdoor stored items household or structural in yard and driveway, mowing and trimming the entire property and removing overgrowth. 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 \$50.00 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. Rachel Lippens 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 high grass is a habitat for vermin, snakes, insects etc. and the home is a safety risk to squatters, animals and children due to not being secured. The cost sheet in the amount of \$73.97 was tendered into evidence and accepted by Special Magistrate Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the recommendation as presented and deemed the property a health and safety violation. The property owner has until

Code Enforcement Special Magistrate Meeting

November 12, 2025

Page 7 of 7

November 30, 2025, to remove all outdoor stored items household or structural in yard and driveway, mow and trim the entire property and remove overgrowth or a daily fine in the amount of \$50.00 per day shall be imposed. Costs in the amount of \$73.97 were awarded to the City.

ADJOURNMENT - 9:58 a.m.



Special Magistrate David D. Fuller Jr.