

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
FEBRUARY 11, 2026

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
Jackson Concepcion, Code Enforcement Officer
Bill Browning, Code Enforcement Officer
Aaron Paro, Code Enforcement Officer

Oaths

Code Enforcement Officers Jackson Concepcion, Bill Browning, and Aaron Paro 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 - January 14, 2026

Special Magistrate David D. Fuller Jr. approved the January 14, 2026 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-3315

Respondent: Cox Leslie O & Elline B Trust

Address of Violation: 718 Rampart Drive

Code Officer: Jackson Concepcion

First Notified: 12/15/2025

Compliance: No

Cited for violation(s) - Chapter 70 (Traffic), Article II (Stopping, Standing, and Parking), Section 70-49 (Restrictions on abandoned or disabled vehicles), (c) Restrictions, (2) of the City of Port Orange Code of Ordinances.

Jackson Concepcion 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 repairing or storing the vehicle in an enclosed garage or using a standard vehicle cover to cover the vehicle on or before December 29, 2025.

Mr. Concepcion recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by repairing or storing the vehicle in an enclosed garage or using a standard vehicle cover to cover the vehicle on or before February 23, 2026. 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. Mr. Concepcion requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$61.21 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. The property owner has until February 23, 2026, to repair or store the vehicle in an enclosed garage or use a standard vehicle cover to cover the vehicle, or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$61.21 were awarded to the City.

4. CEB Case No.: 25-2945

Respondent: Walter J Densmore Jr. EST

Address of Violation: 1251 Vagabond Drive

Code Officer: Jackson Concepcion

First Notified: 11/21/2025

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. Chapter 70 (Traffic), Article II (Stopping, Standing, and Parking), Section 70-49 (Restrictions on abandoned or disabled vehicles), (c) Restrictions, (1) 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), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances. Chapter 14, Article VII, Section 14-318 (d) trash, litter, and debris.

Mr. Concepcion 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 December 8, 2025, by mowing and

Code Enforcement Special Magistrate Meeting

February 11, 2026

Page 3 of 6

weed-eating the entire property, removing all trash and debris, and removing all outdoor stored items.

Mr. Concepcion recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by February 23, 2026, by mowing and weed-eating the entire property, removing all trash and debris, and removing all outdoor stored items. 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. Mr. Concepcion requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$50.77 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. The property owner has until February 23, 2026, to mow and weed-eat the entire property, remove all trash and debris, and remove all outdoor stored items, or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$50.77 were awarded to the City.

5. CEB Case No.: 25-2906

Respondent: Sun Glow Construction INC

Address of Violation: 1661 Taylor Road

Code Officer: Bill Browning

First Notified: 11/5/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code Chapter 15, Section 15(a).

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

6. CEB Case No.: 25-2905

Respondent: Fashion Square LP

Address of Violation: 1682 Taylor Road

Code Officer: Bill Browning

First Notified: 11/5/2025

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 14, Article VII, Section 14-317 (a)(2) and (b)(2).

Mr. Browning was sworn in by Special Magistrate David D. Fuller Jr. and testified as to

Code Enforcement Special Magistrate Meeting

February 11, 2026

Page 4 of 6

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 January 30, 2026, by replacing missing stop signs within parking lot; properly anchor stop signs in ground to prevent them from leaning; make adjustments so that there are 7 feet (measured from the bottom edge of the STOP sign to the ground); and replace stop signs that do not meet the standard shape and size of R1-1, (30" x 30).

Mr. Browning recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by March 9, 2026, by replacing missing stop signs within parking lot; properly anchor stop signs in ground to prevent them from leaning; make adjustments so that there are 7 feet (measured from the bottom edge of the STOP sign to the ground); and replace stop signs that do not meet the standard shape and size of R1-1, (30" x 30). 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 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. Mr. Browning requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$61.85 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. The property owner has until March 9, 2026, to replace missing stop signs within parking lot; properly anchor stop signs in ground to prevent them from leaning; make adjustments so that there are 7 feet (measured from the bottom edge of the STOP sign to the ground); and replace stop signs that do not meet the standard shape and size of R1-1, (30" x 30) or a daily fine in the amount of \$200.00 per day shall be imposed. Costs in the amount of \$61.85 were awarded to the City.

7. CEB Case No.: 25-2900

Respondent: Thomas Mechille

Address of Violation: 6230 Cranberry Drive

Code Officer: Kristi Jones

First Notified: 11/20/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 14, Article VII, Section 14-318 (d). 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. City of Port Orange Code of Ordinances Chapter 14, Article II, Section 14-26 IPMC 304.10. City of Port Orange Code of Ordinances Chapter 14, Article II, Section 14-26 IPMC 303.1

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

8. CEB Case No.: 25-3611

Respondent: William A Bussi

Address of Violation: 111 Abby Lane

Code Officer: Kristi Jones

First Notified: 12/31/2025

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 42, Article V, Division 3, Section 42-108 (b).

Mr. Paro 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 January 30, 2026, by securing all door openings, garage door openings, and window openings damaged by fire or by fire-suppression efforts by first responders using plywood or another weather-resistant barrier. The barrier shall be fastened to the structure, so the vacant dwelling is fully secured, reducing the likelihood of trespassers or vagrancy or cause the unsafe dwelling structure to be demolished (permit required).

Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by March 10, 2026, securing all door openings, garage door openings, and window openings damaged by fire or by fire-suppression efforts by first responders using plywood or another weather-resistant barrier. The barrier shall be fastened to the structure, so the vacant dwelling is fully secured, reducing the likelihood of trespassers or vagrancy or cause the unsafe dwelling structure to be demolished (permit required). 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. Mr. Paro 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 home is a safety risk to squatters, animals, and children due to it not being secured. The cost sheet in the amount of \$50.03 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 March 10, 2026, to secure all door openings, garage door openings, and window openings damaged by fire or by fire-suppression efforts by first responders using plywood or another weather-resistant barrier. The barrier shall be fastened to the structure, so the

Code Enforcement Special Magistrate Meeting

February 11, 2026

Page 6 of 6

vacant dwelling is fully secured, reducing the likelihood of trespassers or vagrancy or cause the unsafe dwelling structure to be demolished (permit required), or a daily fine in the amount of \$250.00 per day shall be imposed. Costs in the amount of \$50.03 were awarded to the City.

9. CEB Case No.: 25-3100

Respondent: John Eastzer

Address of Violation: 607 Powers Avenue

Code Officer: Aaron Paro

First Notified: 12/15/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Code of Ordinances Chapter 56, Article II, Section 26-34 (c). City of Port Orange Code of Ordinances Chapter 42, Article II, Section 42-26 (f).

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

10. CEB Case No.: 25-3134

Respondent: Sherbino J Plummer TR

Address of Violation: 115 Flemming Avenue

Code Officer: Aaron Paro

First Notified: 12/1/2025

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.

Mr. Paro requested a continuation of the case until March 11, 2026. Special Magistrate David D. Fuller Jr. granted the continuation request.

ADJOURNMENT - 9:38 a.m.


Special Magistrate David D. Fuller Jr.