

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JANUARY 14, 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: Scott Allman, Code Enforcement Officer
Jackson Concepcion, Code Enforcement Officer
Greg Lariscy, Code Enforcement Manager

Oaths

Code Enforcement Officers Scott Allman and Jackson Concepcion were sworn in by Special Magistrate David D. Fuller Jr.

CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process

Special Magistrate Fuller provided an overview of the code enforcement process as there were members of the public present.

2. Consideration of Minutes - December 10, 2025

Special Magistrate David D. Fuller Jr. approved the December 10, 2025 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-0522

Respondent: Linda M. Demattia

Address of Violation: 1104 Wild Holly Drive

Code Officer: Dena Joseph

First Notified: 2/28/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage (c).

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

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4. **CEB Case No.:** 25-2750

Respondent: BBKD LLC

Address of Violation: 5865 Ridgewood Avenue

Code Officer: Scott Allman

First Notified: 10/6/2025

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code, Chapter 17 (Zoning District Regulations), Section 25 Ridgewood Development (RD) District, (b) Permitted Uses. City of Port Orange Land Development Code, Chapter 3 (Administration), Section 2 Development Order and Development Permit Required, (e) In General. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (b) Permitted Uses and/or Principal Structure Required.

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

5. **CEB Case No.:** 25-2970

Respondent: KEM Associates LLP

Address of Violation: 1195 Dunlawton Avenue

Code Officer: Scott Allman

First Notified: 9/18/2025

Compliance: No

Cited for violation(s) - City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-318 (B) (3). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-37 (A) (3). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-314 (D) (5). City of Port Orange Code of Ordinances, Chapter 14, Article 7, Section 14-315 (A).

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 by December 15, 2025, by repairing and cleaning the monument sign, removing all trash and debris from the dumpster enclosure and surrounding areas, clearing garbage and yard debris from between the sidewalk and parking lot. Landscaping should be refreshed by adding mulch and replacing dead or missing shrubs.

Scott Allman recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by February 6, 2026, by repairing the monument sign, removing all trash and debris from the dumpster enclosure and surrounding areas, clearing garbage and yard debris from between the sidewalk and parking lot. Landscaping should be refreshed by adding mulch and replacing dead or

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missing shrubs. 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. Allman requested any future violations under this ordinance be considered repeat violations. The cost sheet in the amount of \$74.48 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Timothy Smith, property manager, requested February 23, 2026, for a compliance date.

Special Magistrate David D. Fuller Jr. granted the recommendation with a compliance date of February 23, 2026. The property owner has until February 23, 2026, to repair the monument sign, remove all trash and debris from the dumpster enclosure and surrounding areas, clear the garbage and yard debris from between the sidewalk and parking lot. Landscaping should be refreshed by adding mulch and replacing dead or missing shrubs, or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$74.48 were awarded to the City.

ORDER IMPOSING FINE/LIEN

6. CEB Case No.: 25-0807

Respondent: Khosrow Khossrovani

Address of Violation: 4189 Ridgewood Avenue

Code Officer: Kristi Jones

First Notified: 6/16/2025

Compliance: Yes

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.

Mr. Allman 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.: 25-3024

Respondent: Everett Wicker

Address of Violation: 711 Fieldstone Avenue

Code Officer: Jackson Concepcion

First Notified: 11/17/2025

Compliance: No

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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.

Jackson Concepcion, Code Enforcement Officer, was sworn in by Special Magistrate David D. Fuller Jr. and requested an Order Setting Fine/Lien as the property was not in compliance by November 18, 2025 as ordered in the previous hearing on December 10, 2025, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning November 18, 2025 and running through and including December 11, 2025 for a total of 24 days as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained 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 \$109.21 was tendered and submitted into evidence without objection.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$100.00 beginning November 18, 2025, and running through and including December 11, 2025 for a total of \$2,400.00, abatement costs of \$250.00 and mailing and recording costs to date of \$109.21. A lien in the amount of \$2,759.21 shall be imposed.

ADJOURNMENT - 9:28 a.m.


Special Magistrate David D. Fuller Jr.