

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
MARCH 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: Aaron Paro, Code Enforcement Officer  
Jackson Concepcion, Code Enforcement Officer  
Scott Allman, Code Enforcement Officer  
Bill Browning, Code Enforcement Officer  
Greg Lariscy, Code Enforcement Manager  
Amanda Bonin, Deputy City Clerk

Oaths

Code Enforcement Officers Aaron Paro, Jackson Concepcion, and Bill Browning 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. provided an overview of the code enforcement process as there were members of the public present.

2. Consideration of Minutes - February 25, 2026

Special Magistrate David D. Fuller Jr. approved the February 25, 2026 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 25-2926

**Respondent:** Agnes Cottage LLC

**Address of Violation:** 3739 Sunrise Oaks Drive

**Code Officer:** Jackson Concepcion

**First Notified:** 11/6/2025

Compliance: No

**Cited for violation(s)** - Code of Ordinances Chapter 74, Article VIII, Section 74-249(a). Code of Ordinances Chapter 74, Article VIII, Section 74-249(c).

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*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 December 8, 2025, by having all backflow devices on the property tested by a certified backflow prevention specialist and provide report to backflowreports@port-orange.org.*

*Jackson Concepcion recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by April 7, 2026, by having all backflow devices on the property tested by a certified backflow prevention specialist and provide report to backflowreports@port-orange.org. 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. Jackson Concepcion requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$89.81 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 April 7, 2026, to have all backflow devices on the property tested by a certified backflow prevention specialist and provide report to backflowreports@port-orange.org or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$89.81 were awarded to the City.*

**4. CEB Case No.: 25-3225**

**Respondent:** Arena Investment Group, LLC

**Address of Violation:** 4873 Orange Blvd.

**Code Officer:** Aaron Paro

**First Notified:** 12/10/2025

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.

*Aaron Paro 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.: 25-3134**

**Respondent:** Sherbino J Plummer TR

**Address of Violation:** 115 Flemming Avenue

**Code Officer:** Aaron Paro

**First Notified:** 12/1/2025

**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.

*Aaron 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 December 19, 2025, by mowing and trimming the entire property and removing all overgrowth and undergrowth.*

*Attorney Johns, on behalf of the owner, requested an additional 60 days to correct the violation, which the City agreed to the time extension.*

*Aaron Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by May 6, 2026, by mowing and trimming the entire property and removing all overgrowth and undergrowth. 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. Aaron 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 high grass weeds over and undergrowth is a habitat for vermin snakes and insects, etc. The cost sheet in the amount of \$80.31 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 May 6, 2026, to mow and trim the entire property and remove all undergrowth and overgrowth or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$80.31 were awarded to the City.*

**6. CEB Case No.:** 26-0011

**Respondent:** Barile John Joseph, Jr.

**Address of Violation:** 730 Sheldon Cir.

**Code Officer:** Aaron Paro

**First Notified:** 1/2/2026

Compliance: No

**Cited for violation(s)** - City of Port Orange Code of Ordinances Chapter 14 (Buildings and Buildings Regulation), Article II (Property Maintenance Code), Section 14-26 (Adoption, Amendments and Deletions of the International Property Maintenance Code), IPMC 304.6; City of Port Orange Code of Ordinances Chapter 14 (Buildings and

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Buildings Regulation), Article II (Property Maintenance Code), Section 14-26 (Adoption, Amendments and Deletions of the International Property Maintenance Code) IPMC 304.7; City of Port Orange Code of Ordinances Chapter 42 (Nuisances), Article V (Unsafe Conditions), Division 3 (Abatement of Unsafe Structures), Section 42-108(B).

*Aaron 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 obtaining the required permits and either repairing the attached accessory structure to meet code requirements or removing it in compliance with applicable regulations.*

*Stephen Hughes and Althea Hughes testified as to the condition of the property as well as the safety issues for the surrounding neighbors. Mr. and Mrs. Hughes stated there are rats, raccoons, and feral cats in this structure.*

*Aaron Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by April 7, 2026, by obtaining the required permits and either repairing the attached accessory structure to meet code requirements or removing it in compliance with applicable regulations. 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. Aaron 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 it is an attractive nuisance for small children, rodents, and other pests. 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 April 7, 2026, to obtain the required permits and either repair the attached accessory structure to meet code requirements or remove it in compliance with applicable regulations, or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$50.03 were awarded to the City.*

**7. CEB Case No.: 25-3047**

**Respondent:** Sanchez Alberto Fuentes

**Address of Violation:** 721 Horseman Dr.

**Code Officer:** Aaron Paro

**First Notified:** 12/30/2025

Compliance: No

**Cited for violation(s)** - 2023 Florida Building Code, 8th Edition, Section 105 (Permits), Section 105.1 (Required) as adopted per Chapter 8, Article I of the City of Port

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Orange Code of Ordinances: Failure to Obtain a Building Permit; City of Port Orange Code of Ordinances Chapter 70 (Traffic), Article 2 (Stopping, Standing and Parking), Section 70-49 (Restrictions on Disabled or Abandon Vehicles) (C)(1)(A).

*Aaron Paro requested a continuation of the case until May 13, 2026. Special Magistrate David D. Fuller Jr. granted the continuation request.*

ORDER IMPOSING FINE/LIEN

**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).

*Aaron Paro requested a continuation of the case until April 8, 2026. Special Magistrate David D. Fuller Jr. granted the continuation request.*

**9. 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: Yes

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

*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.*

**10. 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

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**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 requested an Order Setting Fine/Lien as the property was not in compliance by February 23, 2026, as ordered in the previous hearing on February 11, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning February 24, 2026. Said fine shall continue to run until the property is brought into compliance, as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of 129.82 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 be imposed in the amount of \$100.00 beginning February 24, 2026, and shall continue to run until the property is brought into compliance, and mailing and recording costs to date of \$129.82.*

11. **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.

*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 February 23, 2026, as ordered in the previous hearing on February 11, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning February 24, 2026. Said fine shall continue to run until the property is brought into compliance, as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$73.13 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 be imposed in the amount of \$100.00 beginning February 24, 2026, and shall*

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*continue to run until the property is brought into compliance, and mailing and recording costs to date of \$73.13.*

**12. 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: Yes

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

ADJOURNMENT - 9:45 a.m.



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Special Magistrate David D. Fuller Jr.