

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
APRIL 8, 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  
Scott Allman, Code Enforcement Officer  
Bill Browning, Code Enforcement Officer  
Jackson Concepcion, Code Enforcement Officer  
Aaron Paro, Code Enforcement Officer  
Amanda Bonin, Deputy City Clerk

Oaths

Code Enforcement Officers Bill Browning, Jackson Concepcion, 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 Fuller dispensed with the overview of the code enforcement process as there were no members of the public present.

2. Consideration of Minutes - March 11, 2026

Special Magistrate David D. Fuller Jr. approved the March 11, 2026 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-0464  
**Respondent:** ODonnell Dennis  
**Address of Violation:** 530 Orange Ave.  
**Code Officer:** J. Scott Allman  
**First Notified:** 2/24/2026

Compliance: Yes

**Cited for violation(s)** - City of Port Orange Code of Ordinances Chapter 42 (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-32 Storage

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of vehicles, furniture, etc.; 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); City of Port Orange Code of Ordinances 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).

*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.*

**4. CEB Case No.:** 26-0361

**Respondent:** Long Cristen

**Address of Violation:** 186 Sand Pebble Cir.

**Code Officer:** Jackson Concepcion

**First Notified:** 2/23/2026

Compliance: Yes

**Cited for violation(s)** - City of Port Orange Code of Ordinances, Chapter 42 (Nuisances), Article II (Garbage , Junk and Undergrowth), Section 42-32 Storage of vehicles, furniture, etc.; 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), (f) Garbage, waste, trash, etc., prohibited.

*Jackson Concepcion, Code Enforcement Officer, 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.:** 25-2907

**Respondent:** Pacific Dunlawton LLC

**Address of Violation:** 1765 Dunlawton Ave.

**Code Officer:** Bill Browning

**First Notified:** 11/5/2025

Compliance: Yes

**Cited for violation(s)** - City of Port Orange Code of Ordinances, Chapter 14 (Buildings and Buildings Regulations), Article VII (Commercial Property Maintenance Standards), Section 14-314 (Landscaping and buffers - Maintenance criteria) (A)(2); City of Port Orange Code of Ordinances, Chapter 14 (Buildings and Buildings Regulations), Article VII (Commercial Property Maintenance Standards) Section 14-314 (Landscaping and buffers - Maintenance criteria) (D)(2); City of Port Orange Code of Ordinances, Chapter 14 (Buildings and Buildings Regulations), Article VII (Commercial Property Maintenance Standards) Section 14-314 (Landscaping and buffers - Maintenance criteria) (D)(7).

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*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.: 26-0525**

**Respondent:** Francis E Thompson

**Address of Violation:** 1292 Harms Way

**Code Officer:** Bill Browning

**First Notified:** 3/3/2026

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 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.

*Bill Browning 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 removing all fallen trees, branches, and debris from the property, and by cutting all grass, weeds, and undergrowth to a height of 10 in or less except in designated natural areas and by removing the disabled or abandoned vehicle from the property unless it is stored inside a fully enclosed garage or placed in an approved parking area and fully covered with a standard vehicle covering in good condition by March 17, 2026.*

*Bill Browning recommended the property owners be found in repeat violation of the above-referenced codes with the violations to be corrected by removing all fallen trees, branches, and debris from the property, and by cutting all grass, weeds, and undergrowth to a height of 10 in or less except in designated natural areas and by removing the disabled or abandoned vehicle from the property unless it is stored inside a fully enclosed garage or placed in an approved parking area and fully covered with a standard vehicle covering in good condition by April 17, 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 \$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. Bill Browning 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 abandoned vehicle, dwelling, and high weeds and grass invite rodents and other vermin who carry deadly diseases and could potentially invade other properties and/or injure other people. 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 17, 2026 to remove all fallen trees, branches, and debris from the property, and cut all grass, weeds, and undergrowth to a height of 10 in or less except in designated natural areas and remove the disabled or abandoned vehicle from the property unless it is stored inside a fully enclosed garage or placed in an approved parking area and fully covered with a standard vehicle covering in good condition 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.*

**7. CEB Case No.: 25-3153**

**Respondent:** Dennis ODonnell  
**Address of Violation:** 532 Orange Avenue  
**Code Officer:** Aaron Paro  
**First Notified:** 12/1/2025

Compliance: No

**Cited for violation(s)** - Chapter 14, Article II, Section 14-26, IPMC 304.1. 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.

*Aaron Paro, 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 December 19, 2025, by repairing/replacing the damaged/rotting wood along the eaves as well as the chipping/peeling paint.*

*Aaron Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected May 11, 2026, by repairing/replacing the damaged/rotting wood along the eaves as well as the chipping/peeling paint. 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. The cost sheet in the amount of \$61.11 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 May 11, 2026, to repair/replace the damaged/rotting wood along the eaves as well as the chipping/peeling paint or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$61.11 were awarded to the City.*

**ORDER IMPOSING FINE/LIEN**

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

9. **CEB Case No.:** 25-3611  
**Respondent:** William A Bussi  
**Address of Violation:** 111 Abby Lane  
**Code Officer:** Aaron Paro  
**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 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 securing all door openings, garage door openings, and window openings damaged by the fire or by fire-suppression efforts by first responders using plywood or another weather-resistant barrier, as ordered in the previous hearing on February 11, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$250.00 per day beginning March 12, 2026, and running through and including March 17, 2026, for a total of 6 days as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation(s) at the cost of \$2,400.00. A cost sheet for mailing and recording costs in the amount of \$107.46 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 \$250.00 beginning March 12, 2026, and running through and including March 17, 2026, for a total of \$1,500.00, abatement costs of \$2,400.00 and*

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*mailing and recording costs to date of \$107.46. A lien in the amount of \$4,007.46 shall be imposed.*

10. **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).

*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 April 7, 2026, as ordered in the previous hearing on March 11, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning April 8, 2026, and shall continue to accrue 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 \$166.34 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 April 8, 2026, which shall continue to accrue until compliance is met, and mailing and recording costs to date of \$166.34.*

ADJOURNMENT - 9:26 a.m.

  
Special Magistrate David D. Fuller Jr.