



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF PORT ORANGE

Meeting Date: Wednesday, July 8, 2026

Time: 9:00 AM

Type of Meeting: Regular

Location: Council Chambers, City Hall
1000 City Center Circle
Port Orange, Florida

A. CALL TO ORDER

1. Attorney Overview of Special Magistrate Code Enforcement Process
2. Consideration of Minutes

B. FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-0018
Respondent: Amanda Elizabeth Weston
Address of Violation: 5446 Landis Avenue
Code Officer: Dena Joseph
First Notified: 1/5/2026

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) No disabled or abandoned vehicle shall remain on residentially-zoned or agriculturally-zoned private property unless such vehicle is: (a) Within a completely enclosed garage; or (b) Parked in a carport, parking space or city-approved parking area and covered solely with a standard vehicle cover in good repair, so long as any portion of the vehicle which not covered is not in a state of disrepair of the City of Port Orange Code of Ordinances. Chapter 70 (Traffic), Article II (Stopping standing and parking), Section 70-47 (Parking of Commercial Vehicles on Residential Premises)(A) For the purposes of this section, "commercial vehicle" means any vehicle designed, intended, or used for transportation of people of goods as part of a business, except for rental vehicles designed for temporary personal use. (B) No commercial vehicle shall be parked on residential premises except for the following: (1) A vehicle making deliveries to or servicing a dwelling unit. (2) One vehicle, one-ton capacity or less, per dwelling unit which is used by a resident of the dwelling unit as part of a full-time job and which leaves the premises on weekdays. (3) any vehicle stored within a completely enclosed garage. When a vehicle is stored pursuant to this paragraph the vehicle engine or associated equipment engine shall not be operated between the hours 9:00 p.m and 7:00 a.m. of the City of Port Orange Code of Ordinances.

4. **CEB Case No.:** 26-0380
Respondent: FL & Z Inc
Address of Violation: 5545 S. Williamson Blvd.
Code Officer: Dena Joseph
First Notified: 2/19/2026

Compliance: Yes

Cited for violation(s) - Code of Ordinance, Chapter 30, Article II, Section 30-26: Florida Fire prevention Code Adoption NFPA 01 2021 13.7.1.4.2. 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.

5. **CEB Case No.:** 26-1384
Respondent: Anthony Elicati
Karen Elicati Baker
Marion K Elicati
Address of Violation: 1187 Tracy Drive
Code Officer: Margaret Godfrey
First Notified: 5/11/2026

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.

6. **CEB Case No.:** 26-0439
Respondent: Elmnlic LLC
Address of Violation: 1633 Taylor Road #C
Code Officer: Bill Browning
First Notified: 4/8/2026

Compliance: No

Cited for violation(s) - Chapter 3 (General Requirements), Section 304 (Exterior Structure), 304.3 of the 2024 International Property Maintenance Code Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch; Code of Ordinance, Chapter 30, Article II, Section 30-26: Florida Fire Prevention Code

Adoption NFPA 01 2021 13.7.1.4.2. 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; Code of Ordinances, Chapter 30, Article II, Section 30-26 (Backflow): Florida Fire Prevention Code Adoption NFPA 01 2021 13.5.3.1 Backflow prevention devices shall be inspected, tested, and maintained in accordance with the requirements of NFPA 25; Code of Ordinances, Chapter 30, Article II, Section 30-26 (Covers): Florida Fire Prevention code Adoption NFPA 01 2021 11.1.8 Covers. All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the condition of use; Code of Ordinances, Chapter 30, Article II Section 30-26 Florida Fire Prevention Code Adoption NFPA 01 2021 13.3.3.2 A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

7. **CEB Case No.:** 25-3123

Respondent: LRHOMEVEST, LLC

Address of Violation: 5090 Isabelle Avenue

Code Officer: Aaron Paro

First Notified: 4/16/2026

Compliance: Yes

Cited for violation(s) - Chapter 3 (General Requirements), Section 304 (Exterior Structure), 304.2 (Protective Treatment) of the 2024 International Property Maintenance Code as adopted per the City of Port Orange Code of Ordinances, Chapter 14, Article II, Section 14.

8. **CEB Case No.:** 26-0280

Respondent: Matthew Hill

Address of Violation: 4309 Ridgewood Ave.

Code Officer: Aaron Paro

First Notified: 2/4/2026

Compliance: No

Cited for violation(s) - 8th Edition Florida Building Code, 8th Edition, Section 105 (Permits), Section 105.1 (Required) as adopted per Chapter 8, Article I of the City of Port Orange Code of Ordinances: Failure to Obtain a Building Permit; City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 3 (Fences and Walls), (b) General Provisions, (4) Design and Maintenance, (d) Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.

9. **CEB Case No.:** 26-0942

Respondent: BCL-CRE 3 LLC

Address of Violation: 5784 Taylor Branch Rd.

Code Officer: Aaron Paro

First Notified: 4/7/2026

Compliance: No

Cited for violation(s) - Chapter 42 (Nuisances), Article II (Garbage , Junk and Undergrowth), Section 42-33 (E) (1) (E)(1) of the City of Port Orange Code of Ordinances. Chapter 42 (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-33 (D) (1) of the City of Port Orange Code of Ordinances.

10. **CEB Case No.:** 26-0934

Respondent: Ronald J. Devito

Address of Violation: 504 Hamlet Drive

Code Officer: Aaron Paro

First Notified: 5/27/2026

Compliance: No

Cited for violation(s) - 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, (2) No disabled or abandoned vehicle parked on residentially-zoned or agriculturally-zoned private property shall be covered by material other than a standard vehicle cover in good repair unless such vehicle is parked inside a completely enclosed garage.

11. **CEB Case No.:** 26-0669

Respondent: Christina Kay Price

Address of Violation: 5990 Hensel Road

Code Officer: Aaron Paro

First Notified: 4/17/2026

Compliance: Yes

Cited for violation(s) - City of Port Orange Land Development Code Chapter 9, Article 2, Section 10(A): (a) It is hereby unlawful for any person to cut down, move, remove or destroy through damaging or to authorize the same, of any tree or natural vegetation referenced in this article without obtaining a tree removal permit in accordance with the provisions of this article. Failure to obtain a permit for tree removal may subject the party to penalties as set forth in section 22.6.

C. ORDER IMPOSING FINE/LIEN

12. **CEB Case No.:** 26-1012
Respondent: William A. Busi
Address of Violation: 111 Abby Lane
Code Officer: Aaron Paro
First Notified: 4/10/2026

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.

13. **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 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).

14. **CEB Case No.:** 26-0926
Respondent: Ryan Veilleux
Address of Violation: 5348 Landis Ave.
Code Officer: Dena Joseph
First Notified: 4/6/2026

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 Orange Code of Ordinances: Failure to Obtain a Building Permit 105.1 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. 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), The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and undergrowth shall be cut to a height not exceeding ten inches. However, nothing in this subsection shall be construed to require natural areas located within larger improved lots to be cut to a height less than ten inches within such natural areas. 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, The wonder of every lot, piece and parcel of land located within the city shall keep each such lot, piece and parcel of land free and clear of garbage, waste, trash, debris and junk. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (B) Principal use and/or principal structure required. Accessory uses and structures shall: (1) Be customarily incidental to the principal use established on the same lot; (2) Be subordinate to and serve such principal use; (3) Be subordinate in area, extent and purpose to such principal use; and (4) Contribute to the comfort, convenience or necessity of users of such principal use. No accessory structure or use shall be permitted on any lot which does not have an established principal use conforming to the requirements of this code. No accessory structure shall be permitted on any lot which does not have a permitted principal structure.

D. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.