

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JULY 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: Rachel Lippens, Code Enforcement Manager
Dena Joseph, Code Enforcement Officer
Bill Browning, Code Enforcement Officer
Aaron Paro, Code Enforcement Officer
Margaret Godfrey, Code Enforcement Officer

Oaths

Code Enforcement Officers Dena Joseph, Bill Browning, Aaron Paro, and Margaret Godfrey 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

Special Magistrate David D. Fuller Jr. approved the June 10, 2026 meeting minutes as presented.

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)

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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 or 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.

Dena Joseph 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 June 14, 2026, by having only one commercial vehicle, per city ordinance, remaining on the property. Any additional commercial vehicles must be removed. The one remaining vehicle must be properly registered, covered with approved vehicle cover in good condition, or removed from the property. Outside stored items must be removed and properly stored inside an enclosed building.

Mrs. Joseph recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by July 15, 2026, by having only one commercial vehicle, per city ordinance, remaining on the property. Any additional commercial vehicles must be removed. The one remaining vehicle must be properly registered, covered with approved vehicle cover in good condition, or removed from the property. Outside stored items must be removed and properly stored inside an enclosed building. 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. Mrs. Joseph requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$59.63 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 July 15, 2026, to have only one commercial vehicle, per city ordinance, remaining on the property. Any additional commercial vehicles must be removed. The one remaining vehicle must be properly registered, covered with approved vehicle cover in good condition, or removed from the property. Outside stored

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items must be removed and properly stored inside an enclosed building or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$59.63 were awarded to the City.

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.

Mrs. Joseph 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.: 26-1384

Respondents: 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.

Margaret Godfrey 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 cutting and maintaining the yard and right of way to under 10 inches by May 21, 2026.

Ms. Godfrey recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by July 22, 2026, by cutting and maintaining the yard and right of way to under 10 inches. 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 \$50.00 per day shall be imposed. Accused should be further ordered to contact the Code Enforcement Officer to arrange

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for a re-inspection of the property to verify compliance with the order. Ms. Godfrey 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 and weeds are a habitat for vermin, snakes, insects, etc. The cost sheet in the amount of \$120.39 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 July 22, 2026, to cut and maintain the yard and right of way to under 10 inches or a daily fine in the amount of \$50.00 per day shall be imposed. Costs in the amount of \$120.39 were awarded to the City.

6. CEB Case No.: 26-0439

Respondent: Elmnice 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.

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 installing proper covers on all panelboards, switchboards, junction boxes, pull boxes, switches,

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receptacles, and conduit bodies. Establishing and documenting required inspection, testing, and maintenance for the sprinkler system and backflow prevention devices per NFPA 25. Implement an approved maintenance and testing program for the fire alarm system in accordance with NFPA 70 and NFPA 72. Provide clearly visible, contrasting building address numbers at least 4 inches tall with a 0.5-inch stroke, visible from the street by April 3, 2026.

Mr. Browning recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by installing proper covers on all panelboards, switchboards, junction boxes, pull boxes, switches, receptacles, and conduit bodies. Establishing and documenting required inspection, testing, and maintenance for the sprinkler system and backflow prevention devices per NFPA 25. Implement an approved maintenance and testing program for the fire alarm system in accordance with NFPA 70 and NFPA 72. Provide clearly visible, contrasting building address numbers at least 4 inches tall with a 0.5-inch stroke, visible from the street., on or before July 24, 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 \$1000.00 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, and that the property be deemed a health and safety concern for the surrounding neighbors in that these Fire Code safety violations endanger the lives and property of individuals in the surrounding area, as well as patrons of the establishments in and around the property. In the event of a fire, fire safety systems are not functioning properly, which significantly increases the risk of serious injury, property damage, and potential loss of life. The cost sheet in the amount of \$95.81 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 and deemed the property a health and safety violation. The property owner has until July 24, 2026, to install proper covers on all panelboards, switchboards, junction boxes, pull boxes, switches, receptacles, and conduit bodies. Establishing and documenting required inspection, testing, and maintenance for the sprinkler system and backflow prevention devices per NFPA 25. Implement an approved maintenance and testing program for the fire alarm system in accordance with NFPA 70 and NFPA 72. Provide clearly visible, contrasting building address numbers at least 4 inches tall with a 0.5-inch stroke, visible from the street or a daily fine in the amount of \$1000.00 per day shall be imposed. Costs in the amount of \$95.81 were awarded to the City.

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.

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.: 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.

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 June 26, 2026, by applying for and obtaining the necessary permits for the work being completed.

Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by July 30, 2026, by applying for and obtaining the necessary permits for the work being completed. 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. 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. The property owner has until July 30, 2026, to apply for and obtain the necessary permits for the work being completed 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.:** 26-0942

Respondent: BCL-CRE 3 LLC

Address of Violation: 5784 Tayor 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.

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.:** 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.

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

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

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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.

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

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.

Mr. Paro requested an Order Setting Fine/Lien as the property was not in compliance by cutting and maintaining the grass and weeds to under 10 inches, as ordered in the previous hearing on May 13, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning May 30, 2026, as ordered in the Finding of Fact, Conclusion of Law & Order. The City retained vendor Scotty Boy Landscaping, who abated the violation at the cost of \$475.00. A cost sheet for mailing and recording costs in the amount of \$110.46 was tendered and submitted into evidence without objection.

Mr. Paro also presented an amended finding of fact to the Special Magistrate. Special Magistrate David D. Fuller Jr. approved the amended finding of fact, due to the fact it was a scriveners' error and did not negatively affect the property owner.

Special Magistrate David D. Fuller Jr. found the property in non-compliance and awarded a daily fine in the amount of \$100.00 beginning May 30, 2026, running through and including June 2, 2026, for a total of \$400.00, abatement costs of \$475.00 and mailing and recording costs to date of \$110.46. A lien in the amount of \$985.46 shall be imposed.

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).

Mr. Paro requested an Order Setting Fine/Lien as the property was not in compliance by June 16, 2026, as ordered in the previous hearing on May 13, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning June 17, 2026, as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$120.06 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 June 17, 2026, which shall continue to accrue each and every day until compliance is met, and mailing and recording costs to date of \$120.06.

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),

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(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.

Mrs. Joseph, requested an Order Setting Fine/Lien as the property was not in compliance by June 25, 2026, as ordered in the previous hearing on June 10, 2026, by the Special Magistrate. She requested a daily fine in the amount of \$100.00 per day beginning June 26, 2026, as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$120.06 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 June 26, 2026, and shall continue to accrue each and every day the violation exists, and mailing and recording costs to date of \$120.06.

ADJOURNMENT - 9:58 a.m.


Special Magistrate David D. Fuller Jr.