

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
AUGUST 12, 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
Margaret Godfrey, Code Enforcement Officer
Bill Browning, Code Enforcement Officer
Aaron Paro, Code Enforcement Officer

Oaths

Code Enforcement Officers Dena Joseph, Margaret Godfrey, Bill Browning, 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 provided an overview of the code enforcement process as there were members of the public present.

2. Consideration of Minutes - July 22, 2026

Special Magistrate David D. Fuller Jr. approved the July 22, 2026 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-0771

Respondent: Kathleen Marie Coyne

Address of Violation: 113 Barefoot TRL

Code Officer: Margaret Godfrey

First Notified: 5/14/2026

Compliance: No

Cited for violation(s) - Chapter 14 (Buildings and Building Regulations), Article 7 (Commercial Property Maintenance Standards), Section 14-318 (Other property improvements; maintenance criteria), (c) Walls and fences shall be maintained in accordance with the zoning chapter of the land development code and the following standards: (1) Fences and walls shall be painted, stained or otherwise maintained as originally designed. Chapter 42, (Nuisances), Article II (Garbage, junk and undergrowth),

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Section 42-26 (Cleanliness of property generally-duty of owner), (f) Garbage, waste, trash, etc., prohibited. The owner 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 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.

Margaret Godfrey, Code Enforcement Officer and Nicolas Henderson, property owner were sworn in by Special Magistrate David D. Fuller Jr. Ms. Godfrey 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 replacing, repairing, painting and/or removing the fence.

Ms. Godfrey recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by September 12, 2026, by replacing, repairing, painting and/or removing the fence. 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. Margaret Godfrey requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$127.73 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Mr. Henderson requested 90 days to comply.

Special Magistrate David D. Fuller Jr. granted the extension request. The property owner has until November 12, 2026, to replace, repair, paint and/or remove the fence or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$127.73 were awarded to the City.

4. CEB Case No.: 26-0199

Respondent: Jacobsen Kenneth W TR

Address of Violation: 4170 Ridgewood Ave

Code Officer: Aaron Paro

First Notified: 1/26/2026

Compliance: No

Cited for violation(s) - Code of Ordinances, Chapter 14, Article 7, Section 14-318 (C)(3): Walls and fences. All walls and fences shall be maintained in accordance with the zoning chapter of the land development code and the following standards: (3) Fences and walls shall be maintained in their original upright position, with all gates in good operating condition.

Code of Ordinances, Chapter 14, Article VII, Section 14-318 (B)(1): Signs. All signs shall be maintained based on Chapter 15 of the Land Development Code of the city as follows:

all signs shall be constructed and maintained in accordance with the provisions and requirements of the city building code, electrical codes, all other applicable codes, ordinances or requirements. Code of Ordinances, Chapter 18, Article 2, Section 18-27: There is hereby imposed upon every business, profession and occupation having an effective place of business within the city business tax according to the schedule of taxes contained in Chapter 18, Article II. Code of Ordinances Chapter 18, Article 2, Section 18-29: The business tax receipt required by Chapter 18, Article II for each business, profession and occupation shall be prominently displayed in the office or place of business of the business, profession, or occupation. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage (3) (a) Storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers, and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways, and residential uses [Commercial Use Zone]. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage (3) (c) Licensed and inoperable motor vehicles awaiting repair may be stored within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers, provided that no such vehicle shall be stored for more than 28 consecutive days [Commercial Use Zone].

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 August 12, 2026, by repairing all damaged sections of the fence, including replacing the missing posts to restore proper structural integrity. All unpermitted vehicle storage must be discontinued, and any remaining vehicles must be removed from the property unless authorized by code. If commercial activity is intended to continue on-site, a valid Business Tax Receipt must be obtained and properly displayed per city code. Additionally, the damaged sign must be repaired or replaced to meet applicable code requirements.

Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by September 9, 2026, by repairing all damaged sections of the fence, including replacing the missing posts to restore proper structural integrity. All unpermitted vehicle storage must be discontinued, and any remaining vehicles must be removed from the property unless authorized by code. If commercial activity is intended to continue on-site, a valid Business Tax Receipt must be obtained and properly displayed per city code and additionally, the damaged sign must be repaired or replaced to meet applicable code requirements. 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 \$88.39 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. The property owner has until September 9, 2026, to repair all damaged sections of the fence,

including replacing the missing posts to restore proper structural integrity. All unpermitted vehicle storage must be discontinued, and any remaining vehicles must be removed from the property unless authorized by code. If commercial activity is intended to continue on-site, a valid Business Tax Receipt must be obtained and properly displayed per city code and additionally, the damaged sign must be repaired or replaced to meet applicable code requirements or a daily fine in the amount of \$250.00 per day shall be imposed. Costs in the amount of \$88.39 were awarded to the City.

5. CEB Case No.: 26-0370

Respondent: Khossrovani Khosrow

Address of Violation: 4189 Ridgewood Ave.

Code Officer: Aaron Paro

First Notified: 5/5/2026

Compliance: No

Cited for violation(s) - Code of Ordinances, 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 42-32 Storage of vehicles, furniture, etc. of the City of Port Orange Code of Ordinances. Code of Ordinances, 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 (Sprinkler) 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. Code of Ordinances, Chapter 30, Article II, Section 30-26 (Storage) Florida Fire Prevention Code Adoption NFPA 01 2021 10.19.7 Fueled Equipment. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment, and portable cooking equipment, shall not be stored, operated, or repaired within a building except under one of the following conditions: (1) The building or room has been constructed for such use in accordance with the building code. (2) The use is allowed by other provisions of this Code. Code of Ordinances, Chapter 18, Article 2, Section 18-27: There is hereby imposed upon every business, profession and occupation having an effective place of business within the city business tax according to the schedule of taxes contained in Chapter 18, Article II. Code of Ordinances, Chapter 18, Article 2, Section 18-29: The business tax receipt required by Chapter 18, Article II for each business, profession and occupation shall be prominently displayed in the office or place of business of the business, profession, or occupation; Chapter 70 (Traffic), Article II (Stopping, standing, and parking), Section 70-48 (F) of the City of Port Orange Code of Ordinances. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside

Storage, (3) Commercial uses, (a) Storage of licensed and operable motor vehicles, boats, recreational vehicles, tractor trailers, storage trailers and other such vehicles shall be located out of view from any abutting rights-of-way, private streets, waterways, and residential uses [Commercial Use Zone]. City of Port Orange Land Development Code, Chapter 16 (Miscellaneous Regulations), Section 1 (Accessory Uses and Structures), (e) Outside Storage, (3) Commercial uses, (c) Licensed and inoperable motor vehicles awaiting repair may be stored within screened areas on the site of motor vehicle repair facilities and motor vehicle service centers, provided that no such vehicle shall be stored for more than 28 consecutive days [Commercial Use Zone].

Khosrow Khossrovani, property owner, was sworn in by Special Magistrate David D. Fuller Jr.

Mr. Paro 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 April 30, 2026, by the property owner or the responsible party must immediately cease any unpermitted construction activity and obtain all required building permits. All outdoor storage of vehicles, equipment, and personal property must be removed or placed inside an enclosed structure. Fueled equipment must be relocated to a building or area approved for such use. Fire alarm and sprinkler systems must be inspected, tested, and maintained by qualified personnel in accordance with applicable NFPA standards. A business tax receipt must be obtained and properly displayed per city code.

Mr. Khossrovani asked questions of Mr. Paro based on his testimony.

Kyle Crider, Division Chief, was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the conditions of the property and answered the Special Magistrate's questions. Mr. Crider further testified that the allegations of the fire alarm and fire sprinkler code referenced need to be removed as they do not pertain to this case.

Joe Fema, Chief Building Inspector, was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the conditions of the property and answered the Special Magistrate's questions. He stated that the work completed which was shown in the photos presented was done without a permit.

Mr. Khossrovani asked questions of Mr. Fema based on his testimony.

Mr. Fema answered further questions of Special Magistrate David D. Fuller Jr.

Mr. Khossrovani provided testimony as to the conditions of the property and asked for additional time. Mr Khossrovani stated he has completed some of the work and wants to comply but needs additional time.

Mr. Crider testified that the violations have been ongoing since May 2025, which originated with the Fire Department.

Mr. Paro recommended the property owners be found in violation of the above-referenced codes, with the violations to be corrected by September 8, 2026, by the property owner

or responsible party who must immediately cease any unpermitted construction activity and obtain all required building permits. All outdoor storage of vehicles, equipment, and personal property must be removed or placed inside an enclosed structure. Fueled equipment must be relocated to a building or area approved for such use. A business tax receipt must be obtained and properly displayed per city code. 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, and that the property be deemed a health and safety concern for the surrounding neighbors in that because of the nature of the business and combustible liquids improperly stored, coupled with the recent fire and non-inspected/maintained fire suppression systems it poses risk to the surrounding businesses and residential properties. 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.

Mr. Khossrovani requested an additional 90 days to comply. Giving a new compliance date of November 12, 2026, would cover obtaining permits as well.

Special Magistrate David D. Fuller Jr. granted the extension and deemed the property a health and safety violation. The property owner has until November 12, 2026, to immediately cease any unpermitted construction activity and obtain all required building permits. All outdoor storage of vehicles, equipment, and personal property must be removed or placed inside an enclosed structure. Fueled equipment must be relocated to a building or area approved for such use. A business tax receipt must be obtained and properly displayed per city code, or a daily fine in the amount of \$250.00 per day shall be imposed. Costs in the amount of \$59.63 were awarded to the City.

6. CEB Case No.: 26-2420

Respondent: Sanchez Alberto Fuentes and Vaja Maria Lopez

Address of Violation: 721 Horseman Drive

Code Officer: Aaron Paro

First Notified: 7/8/2026

Compliance: No

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

Romona Rodriguez with Structural Solutions FL INC. stated he is testifying on behalf of the owner Maria Vaja due to a language barrier.

Mr. Rodriguez was sworn in by Special Magistrate David D. Fuller Jr.

Mr. Paro 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 August 7, 2026, by applying for and obtaining the necessary permits for the plumbing, door, and concrete slab installed on the west side of the shed.

Mr. Rodriguez asked questions of Mr. Paro based on his testimony.

Mr. Paro asked Special Magistrate David D. Fuller Jr. to disregard a photo depicting a door replacement as it's not a part of this case.

Mr. Rodriguez stated the owner is working with him to get a permit, and they are requesting 90 days to obtain the permit and comply with the City.

Joe Thein, resident, was sworn in by Special Magistrate David D. Fuller Jr. and testified that there is a tenant living in the garage and one in the shed.

Special Magistrate David D. Fuller Jr. stated that it was not brought to him as a violation and therefore cannot be ruled on during this case.

Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by August 7, 2026, by applying for and obtaining the necessary permits for the plumbing, door, and concrete slab installed on the west side of the shed. 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. Paro requested any future violations under this ordinance be considered repeat. The cost sheet in the amount of \$51.61 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. granted the request for 90 days. The property owner has until November 6, 2026, to apply for and obtain the necessary permits for the plumbing, door, and concrete slab installed on the west side of the shed or a daily fine in the amount of \$100.00 per day shall be imposed. Costs in the amount of \$51.61 were awarded to the City.

7. CEB Case No.: 26-0148

Respondent: Kathleen Borne Rauscher

Address of Violation: 5056 Palmetto Street

Code Officer: Aaron Paro

First Notified: 1/20/2026

Compliance: No

Cited for violation(s) - Code of Ordinance, Chapter 14, Article II, Section 14-26 IPMC 304.7: Adoption of the International Property Maintenance Code. The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Mr. Paro 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 February 27, 2026, by repairing the damaged roof and deteriorated exterior structure, including the failing eaves, to meet the maintenance standards adopted by the City of Port Orange through the International Property Maintenance Code and by obtaining the necessary permits.

Kathleen Rauscher, property owner, testified as to the property ownership. The house was left to her by her dad and for the last two years she has been sorting out the ownership to get the property in her name. She wants to comply but needs time to complete the necessary steps and permit and requested an extension of 90 days.

Aaron Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by September 7, 2026, by repairing the damaged roof and deteriorated exterior structure, including the failing eaves, to meet the maintenance standards adopted by the City of Port Orange through the International Property Maintenance Code and by obtaining the necessary permits. 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 \$49.63 was tendered into evidence and accepted by Special Magistrate David D. Fuller Jr. with no objections.

Special Magistrate David D. Fuller Jr. continued the case for 90-days in order for Ms. Rauscher to sort out the legal portion for property ownership and to get the roof replaced.

8. CEB Case No.: 26-2461

Respondent: William A. Busi

Address of Violation: 111 Abby Lane

Code Officer: Aaron Paro

First Notified: 7/9/2026

Compliance: No

Cited for violation(s) - Code of Ordinance, Chapter 42, Article V, Division 3, Section 24-108(B): A structure that is unsafe constitutes a nuisance. No person shall permit an unsafe structure to exist on property under his or her ownership or control.

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Mr. Paro 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 August 10, 2026, by demolishing/removing the unsafe structure.

Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by September 7, 2026, by demolishing/removing unsafe structure. 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, and that the property be deemed a health and safety concern for the surrounding neighbors in that the integrity of the structure is compromised and will further continue to degrade. Further degradation could result in the structure collapsing. The cost sheet in the amount of \$49.63 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 and deemed the property a health and safety violation. The property owner has until September 7, 2026, to demolish/remove the unsafe structure or a daily fine in the amount of \$250.00 per day shall be imposed. Costs in the amount of \$49.63 were awarded to the City.

9. CEB Case No.: 26-2475

Respondent: William A. Busi

Address of Violation: 111 Abby Lane

Code Officer: Aaron Paro

First Notified: 7/13/2026

Compliance: No

Cited for violation(s) - 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). 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. 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), (h) Abutting property owner maintenance of parkages. It shall be the duty of every owner of real property within the city to at all times cause to be cut and moved the grass and weeds, and to cause to be cut and trimmed the flowers, vines, shrubbery, and trees not exceeding six feet in height, in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the package most nearly abutting their properties. Parkages abutting improved residential or commercial lots shall be maintained as provided in subsection (d) of this section for improved residential lots. Parkages abutting unimproved

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residential lots shall be maintained as provided in subsection (e) of this section for the maintained portion of unimproved residential lots. "Parkage" is that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. Every property owner shall also have the duty of removing any refuse or other debris existing within the adjacent package, but the replacement of refuse for collection in a manner and in containers specified by other provisions of this Code is not prohibited.

Mr. Paro 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 August 10, 2026, by cutting and maintaining grass and weeds to under 10 inches, including the right of way.

Mr. Paro recommended the property owners be found in violation of the above-referenced codes with the violations to be corrected by September 7, 2026, by cutting and maintaining the grass and weeds to under 10 inches, including the right of way. 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, and that property be deemed a health and safety concern for the surrounding neighbors in that the overgrowth is an attractant to vermin, wildlife, and snakes. The cost sheet in the amount of \$49.63 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 and deemed the property a health and safety violation. The property owner has until September 7, 2026, to cut and maintain grass and weeds to under 10 inches, including the right of way or a daily fine in the amount of \$250.00 per day shall be imposed. Costs in the amount of \$49.63 were awarded to the City.

ORDER IMPOSING FINE/LIEN

10. 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,

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pickets, or posts shall be replaced in a timely manner with material of the same type and quality.

Aaron Paro requested an Order Setting Fine/Lien as the property was not in compliance by July 30, 2026, by applying for and obtaining the necessary permits for the work being completed, as ordered in the previous hearing on July 8, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$250.00 per day beginning July 31, 2026, and shall continue to accrue daily until compliance is met as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$110.46 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 July 31, 2026, which shall continue to accrue until compliance is met, abatement costs of \$106.00 and mailing and recording costs to date of \$110.46.

11. 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 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, 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 July 15, 2026, by removing the unregistered commercial vehicles on the property or

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properly registering one of the vehicles and removing the other and removing the outside storage that was on the property, as ordered in the previous hearing on July 8, 2026, by the Special Magistrate. She requested a daily fine in the amount of \$100.00 per day beginning July 16, 2026, which shall continue to accrue daily until compliance is met as ordered in the Finding of Fact, Conclusion of Law & Order. A cost sheet for mailing and recording costs in the amount of \$142.42 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 July 16, 2026, which shall continue to accrue daily until compliance is met, and mailing and recording costs to date of \$142.42.

12. CEB Case No.: 26-1384

Respondents: Anthony Elicati, Karen Elicati Baker, and 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.

Ms. Godfrey requested an Order Setting Fine/Lien as the property was not in compliance by July 22, 2026, as ordered in the previous hearing on July 8, 2026, by the Special Magistrate. She requested a daily fine in the amount of \$50.00 per day beginning July 23, 2026, and running through and including July 26, 2026, for a total of 4 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 \$725.00. A cost sheet for mailing and recording costs in the amount of \$57.60 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 \$50.00 beginning July 23, 2026 and running through and including July 26, 2026, for a total of \$200.00, abatement costs of \$725.00 and mailing and recording costs to date of \$57.60. A lien in the amount of \$982.60 shall be imposed.

13. 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: Yes

Cited for violation(s) - Chapter 3 (General Requirements), Section 304 (Exterior Structure), 304.3 of the 2024 International Property Maintenance Code Buildings shall

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

14. CEB Case No.: 26-2264

Respondent: Francis E. Thompson

Address of Violation: 1292 Harms Way

Code Officer: Bill Browning

First Notified: 4/8/2026

Compliance: No

Cited for violation(s) - Code of Ordinance, 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 Ordinance Chapter 42, (Nuisances), Article II (Garbage, junk and undergrowth), Section 42-26 (Cleanliness of property generally-duty of owner), (h) Abutting property owner maintenance of parkages. It shall be the duty of every owner of real property within the city to at all times cause to be cut and moved the grass and weeds, and to cause to be cut and trimmed the flowers, vines, shrubbery, and trees not exceeding six feet in height, in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the parkage most nearly abutting their properties. Parkages abutting improved residential or commercial lots shall be maintained as provided in subsection (d) of this section for improved residential lots. Parkages abutting unimproved residential lots shall be maintained as provided in subsection (e) of this section for the maintained portion of unimproved residential lots.

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"Parkage" is that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. Every property owner shall also have the duty of removing any refuse or other debris existing within the adjacent parkage, but the placement of refuse for collection in a manner and in containers specified by other provisions of this Code is not prohibited.

Mr. Browning requested an Order Setting Fine/Lien as the property was not in compliance by July 31, 2026, as ordered in the previous hearing on July 8, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$350.00 per day beginning August 1, 2026, and running through and including August 2, 2026, for a total of 2 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 \$450.00. A cost sheet for mailing and recording costs in the amount of \$110.46 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 \$350.00 beginning August 1, 2026, and running through and including August 2, 2026, for a total of \$700.00, abatement costs of \$450.00 and mailing and recording costs to date of \$110.46. A lien in the amount of \$1,260.46 shall be imposed.

15. CEB Case No.: 26-2080

Respondent: Barbara Lambert

Address of Violation: 1455 Craig Court

Code Officer: Bill Browning

First Notified: 6/15/2026

Compliance: No

Cited for violation(s) - 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). 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. 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), (h) Abutting property owner maintenance of parkages. It shall be the duty of every owner of real property within the city to at all times cause to be cut and moved the grass and weeds, and to cause to be cut and trimmed the flowers, vines, shrubbery, and trees not exceeding six feet in height, in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the parkage most nearly abutting their properties. Parkages abutting improved residential or commercial lots shall be maintained as provided in subsection (d) of this section for improved residential lots. Parkages abutting unimproved residential lots shall be maintained as provided in subsection (e) of this section for the maintained portion of unimproved residential lots. "Parkage" is that space between the

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private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. Every property owner shall also have the duty of removing any refuse or other debris existing within the adjacent parkage, but the placement of refuse for collection in a manner and in containers specified by other provisions of this Code is not prohibited.

Mr. Browning requested an Order Setting Fine/Lien as the property was not in compliance by July 31, 2026, as ordered in the previous hearing on July 8, 2026, by the Special Magistrate. He requested a daily fine in the amount of \$100.00 per day beginning August 1, 2026, and running through and including August 2, 2026, for a total of 2 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 \$950.00. A cost sheet for mailing and recording costs in the amount of \$110.46 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 \$100.00 beginning August 1, 2026, and running through and including August 2, 2026, for a total of \$200.00, abatement costs of \$950.00 and mailing and recording costs to date of \$110.46. A lien in the amount of \$1260.46 shall be imposed.

ADJOURNMENT - 11:01 a.m.


Special Magistrate David D. Fuller Jr.