

CODE ENFORCEMENT SPECIAL MAGISTRATE
MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
AUGUST 26, 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
J. Scott Allman, Code Enforcement Officer
Amanda Bonin, Deputy City Clerk

Oaths

Code Enforcement Officer J. Scott Allman was 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

Special Magistrate David D. Fuller Jr. approved the August 12, 2026 meeting minutes as presented.

FORMAL HEARING (COMPLIANCE OR NON-COMPLIANCE)

3. **CEB Case No.:** 26-2169

Respondent: Fair Value Homebuyers LLC and Sunshine Corporation
Filings LLC (Authorized Agent)

Address of Violation: 830 Sugar House Blvd.

Code Officer: J. Scott Allman

First Notified: 11/12/2025

Compliance: No

Cited for violation(s) - Chapter 42, (Nuisances), Article II (Garbage, Junk and Undergrowth), Section 42-26 (Cleanliness of property generally - duty of owner), (d) (Maintenance of improved residential lots) of the City of Port Orange Code of Ordinances. Chapter 42, (Nuisances), Article II (Garbage, junk and undergrowth),

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Section 42-26 (Cleanliness of property generally-duty of owner), (h) Abutting property owner maintenance of parkages.

J. Scott Allman was sworn in by Special Magistrate David D. Fuller Jr. and testified as to the condition of the property, as well as the repeat 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 immediately by mowing the entire property, and trimming all high weeds, to include the city right of way.

Mr. Allman recommended the property owners be found in repeat violation of the above-referenced codes with the violations to be corrected immediately by mowing the entire property, and trimming all high weeds, to include the city 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 \$500.00 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. Allman 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 property is a haven for rats, snakes, vermin, etc. The cost sheet in the amount of \$57.56 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 shall immediately correct the violation by mowing the entire property and trimming all high weeds, to include the city right of way or a daily fine in the amount of \$500.00 per day shall be imposed. Costs in the amount of \$57.56 were awarded to the City.

ADJOURNMENT - 9:07 a.m.


Special Magistrate David D. Fuller Jr.