

City of Melbourne



Code Compliance Division

900 E. Strawbridge Avenue, Melbourne, FL 32901

Code Enforcement: (321) 608-7900 • E-Mail: Code.compliance@mlbfl.org

MINUTES – CODE ENFORCEMENT BOARD

August 26, 2026

A. OPENING

1. Call to Order

A regular meeting of the Code Enforcement Board was held in the City Hall Council Chamber on 08/26/26 and was called to order at 6:01 p.m. by Assistant Chairperson Edward Meisenbach. Minutes will be presented to the Board at the next regular meeting for review and acceptance.

2. Pledge of Allegiance

The meeting was opened with the Pledge of Allegiance to the Flag of the United States of America.

3. Reading of the Opening Statement

Assistant Chairperson Meisenbach advised the audience of the purpose and procedures for the Code Enforcement Board Meetings.

4. Roll Call

Board Members Present: Assistant Chairperson Edward Meisenbach, Member James Teele; Member Tom Saam; Member Timothy Loomer; Member Terry Fulton; Member Christopher Tencati

Board Members Absent: Chairperson Rick Dryden

City Staff Present: Assistant City Attorney Kellen Simmons; Code Enforcement Official Mark Herold; Inspector Ralph Keller; Inspector Richard Andre; Inspector Jerod Durant; Inspector Michelle German; Inspector Michael Gosselin; Administrative Assistant Tammy Sisk

5. Approval of Minutes

Moved by Teele / Saam to approve the minutes of 07/08/26 as presented. Motion carried by majority.

6. Announcements

Code Official Mark Herold advised that the next meeting would be held on Wednesday 10/07/26.



7. Testimony Swear-In
Assistant City Attorney Kellen Simmons swore in the Code Compliance Inspectors and Supporting Staff as expert witnesses and submitted all documents and photos

in the case files of the Code Compliance Inspectors along with the resumes for each inspector.
8. Cases(s) Announced as Removed / Complied
Complied Prior to Hearing: 11, 27, 34, 36, 37, 45, 46, 52, 61
Case(s) Announced as Removed / Complied: 29, 31, 35, 60, 64, 68
Administratively Postponed or Removed: 14, 17, 51, 63

B. INSPECTOR DURANT

9. **CE2021-00929; Riverside of Melbourne LLC - 592 Montreal Ave**
Unfinished Business - Complaint Received 08/11/21
Board History: **1Hr.** 10/23/24 Admin Removed; **2Hr.** 12/04/24 Finding Comply by 01/21/25; **3Hr.** 01/22/25 1Ext to 03/04/25; **4Hr.** 03/05/25 2Ext to 04/08/25; **5Hr.** 04/09/25 Fine & Lien \$50 per day; **6Hr.** 07/09/25 Fine Runs; **7Hr.** 01/28/26 Fine Runs; **8Hr.** 06/03/26 Stay Fine at \$21,050 until 07/08/26; **9Hr.** 07/08/26 Stay Fine at \$21,050 until 08/26/26
 - a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, alteration, repair, demolition and/or change of occupancy. **Obtain permits for ALL work completed on property; including but not limited to: pavers, light poles, accessory structures, electrical, plumbing, etc.**
 - b) **Certificate of Occupancy Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt. 1, Section 111 111.1 A [property] building or structure shall not be used or occupied, [nor shall] ... a change in [its] ... existing use or occupancy classification ... or portion thereof shall ... be made, until the building official has issued a certificate of occupancy. **Specifically: Property has been or is being occupied and utilized for events and other commercial activity without Certificate of Occupancy. Corrective Action: Cease occupying and using property without first obtaining all required permits, finals on issued permits and a Certificate of Occupancy.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the stay of fine at the current amount \$21,050.00 until the Hearing on 10/07/26. **Moved by Saam / Teele to extend the stay of fine at the current amount of \$21,050.00 until the Hearing on 10/07/26. Motion carried by majority.**



10. **CE#2024-00073; 791 Holdings LLC - 791 Washburn Rd**

Unfinished Business - Complaint Received 02/06/24

Board History: **1Hr.** 01/22/25 Finding comply by 03/04/25; **2Hr.** 03/05/25 1Ext to 04/08/25; **3Hr.** 04/09/25 2Ext to 07/08/25; **4Hr.** 07/09/25 3Ext to 08/26/25; **5Hr.** 08/27/25 4Ext to 11/11/25; **6Hr.** 11/12/25 5Ext to 01/27/26; **7Hr.** 01/28/26 6Ext to 06/02/26; **8Hr.** 06/03/26 7Ext to 08/25/26

- a) **Site Plan Required** - Part III, Appendix B – Zoning, Article V. – District Regulations, Section 1. Property requires a site plan and permits for any use and must meet district regulations for development **Corrective Action: A site plan is required for any business, storage utilization or other use of property.**
- b) **Paved Parking Area Required** - PART III, Appendix D, CHAPTER 9, ARTICLE V, Sec. 9.74 (q). Vehicular use areas. Driveways, parking areas, service and display areas, shall be paved according to the city engineering specifications. **Corrective Action: Vacant lot is required to be utilized according to approved site plan and must have improved surfaces (paved).**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 10/06/26. **Moved by Saam / Teele to extend the compliance date until 10/06/26. Motion carried by majority.**

11. **CE#2024-00284; Gravel, Martin - 1634 Cypress Ave**

New Business - Complaint Received 04/30/24

Board History: **1Hr.** 06/03/26 Admin postponed

- a) **Overgrowth / Dead Trees / Accumulations Prohibited** - Chpt.32-56; Chpt. 48-82(a)(3) & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 301.3 & 302.4-. Overgrowth / Dead Standing Trees and Vegetative Accumulations. Specifically: Make sure the property is mowed and maintained. **COMPLIED PRIOR TO HEARING.**
- b) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other -** Prohibited Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other accumulations. **Specifically: Make sure that property is clean and free from accumulations of misc. items.**



- c) **Inoperable Vehicle(s) Prohibited** - Chpt. 36, Sec. 36-22 & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82 –International Property Maintenance Code adopted, Chapter 3, Sections 302.8 & Chpt.14 Sec. 2 – Vehicles, including recreational vehicles and/or equipment, must not be in junk condition, must operate successfully and legally by means of navigating roadways and/or waterways per vehicle design standards. **Specifically: Any vehicle(s) stored outside on property must be in operable condition.**
- d) **Paved Parking Required** - Sec. 9.74(g)&(q). All parking areas, vehicular access to parking areas and vehicle use areas shall be paved with asphalt, concrete or other surfacing approved by the city engineer, afford adequate drainage, and meet engineering specifications. **Specifically: Remove vehicles and recreational equipment from unimproved surface areas.**

Case announced as complied before hearing. **No Board action.**

12. **CE#2025-00107; Aquina, Lida - 1962 Garner Ave**
Unfinished Business - Complaint Received 02/26/25
Board History: 1Hr. 06/03/26 Finding Comply by 07/07/26; **2Hr.** 07/08/26 1Ext to 08/25/26

- a) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Corrective Action: Obtain a building permit for the addition to outside back porch area and wood fence.**
- b) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. Corrective Action: Repair or remove broken, leaning portions of back yard fence. **COMPLIED PRIOR TO HEARING.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 10/06/26. **Moved by Saam / Teele to extend the compliance date until 10/06/26. Motion carried by majority.**



13. **CE#2025-00160; Lenjess LLC - 1653 N Harbor City Blvd**

New Business - Complaint Received 03/17/25

Board History: None

- a) **Paved parking required** - Sec. 9.74(g)&(q). All parking areas and vehicular access to parking areas and vehicle use areas shall be paved with an asphalt, concrete or other surfacing approved by the city engineer, afford adequate drainage, and meet engineering specifications. **Specifically: Fenced-in area around back requires approved, paved surface to store vehicles/ trailers.**
- b) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). **Specifically: Remove tires stored in back fenced-in areas.**
- c) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12” inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Grass in back fenced-in area requires cutting/maintenance.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a thru c” with a compliance date of 10/06/26. **Moved by Tencati / Loomer to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru c” with a compliance date of 10/06/26. Motion carried by majority.**



14. **CE#2025-00636; McClellan, Shannon L & Jason L, Chapman, Elise J - 2579 Andrews Ave**

New Business - Complaint Received 09/08/25

Board History: None

- a) **Pool, Spa & Hot Tub Maintenance Required** - Sec. 36-39(d) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 303.1. Swimming pools, spas & hot tubs are required to be clean, sanitary and in maintained condition. **Specifically: Pool is in disrepair with green/ blackish water and floating debris.**
- b) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Front/ back yard grass is overgrown in excess on 12" and requires cutting/ maintenance.**

Case announced as administratively postponed. **No Board action.**

15. **CE#2025-00648; Bassam, Al-Rahi - 1596 Windward Dr**

New Business - Complaint Received 09/11/25

Board History: None

- a) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Perimeter fence is in disrepair (leaning, panels broken/ missing) and requires repair or replacement.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a" with a compliance date of 10/06/26. **Moved by Saam / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 10/06/26. Motion carried by majority.**



16. **CE#2025-00663; Bergan, Todd - 2628 Pepper Ave**
New Business - Complaint Received 09/15/25
Board History: None

- a) **Recurring Violation: Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d).
Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: Trailer must be stored behind front building line of house.**
- b) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Obtain permit for enclosing carport. Contact the Building Department at 321-608-7905.**

The property owner(s)/representative(s) was not present. City staff testified into the record due process requirements and case facts. Staff recommended a finding of the cited recurring violation(s) of item(s) "a" with a compliance before hearing and a finding of the uncorrected cited violation(s) of item(s) "b" with a compliance date of 10/06/26. **Moved by Saam / Loomer to find the property in recurring violation of the cited violation(s)"a" with a compliance before hearing and to find the property in violation of the uncorrected cited violation(s) Item(s) "b" with a compliance date of 10/06/26. Motion carried by majority.**

17. **CE#2025-00693; Conley, Doreen & Edward - 1190 Westover St**
New Business - Complaint Received 09/24/25
Board History: None

- a) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and "permitted" building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Remove outside storage of misc items, trash and debris from property.**



- b) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Remove outside storage of misc items, trash and debris from property.**

- c) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: Boat must be stored behind front building line of house. *Boat still in same location. Move boat behind house.**

- d) **Inoperable Vehicles or Recreational Equipment Prohibited** - Sec. 14-2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, boats, trailers, other misc. recreational equipment or water vessels must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Specifically: Demonstrate that truck in back yard is operable, store according to code (carport or garage) or remove from property.**

- e) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Wood fence in back yard requires repair, replacement or removal.**

Case announced as administratively postponed. **No Board action.**



C. INSPECTOR GERMAN

18. CE2022-00125; Keefe, Patrick - 1618 Cypress Ave

Unfinished Business - Complaint Received 03/07/22

Board History: **1Hr.** 03/27/24 Finding Comply by 04/30/24; **2Hr.** 05/01/24 1Ext to 06/11/24; **3Hr.** 06/12/24 Fine and Lien \$50 per day; **4Hr.** 12/04/24 Stay Fine at \$8,800 til 01/22/25; **5Hr.** 01/22/25 1Ext Stay Fine at \$8,800 til 03/05/25; **6Hr.** 03/05/25 2Ext Stay Fine at \$8,800 til 07/09/25; **7Hr.** 07/09/25 3Ext Stay Fine at \$8,800 til 08/27/25; **8Hr.** 08/27/25 4Ext Stay Fine at \$8,800 til 12/10/25; **9Hr.** 12/10/25 5Ext Stay Fine at \$8,800 til 03/10/26; **10Hr.** 03/11/26 6Ext Stay Fine at \$8,800 til 04/22/26; **11Hr.** 04/22/26 7Ext Stay Fine at \$8,800 til 08/26/26

- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. Specifically: Residential to commercial use of structure. Corrective Action: Permits must be obtained for the structure's change from residential occupancy to commercial occupancy. **DISMISSED.**
- b) **Design Requirements for Off-Street Parking Areas** - PART III, Appendix D, Chapter 9, Article V, Sec.9.74. Any new construction, change in use, modifications, or redevelopment of property will require an updated site plan with associated site improvements and other minimum design standards; including, but not limited to, requirements and restrictions for parking areas, drive aisles, setbacks, driveways, service areas, display areas, lay-down yard areas, landscaping, etc. Specifically: Property has never been developed for commercial lay- down yard or open storage and currently is being utilized for commercial lay-down yard and other storage without current approved site plan. Corrective Action: Obtain required approved site plan and permits for current commercial activity. **DISMISSED.**
- c) **District / Zoning Use Restrictions** - Part III, Appendix B –Zoning, Article V Section 2(D), Table 1B & Article VI. District Regulations & Use Standards: No property shall be used for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district in which such property is located. Specifically: Commercial Edge (CE) district zoned property being used for storage of junk and debris (junk yard). Junk yards are not permitted within CE districts. Corrective Action: Cease use of property as a junk yard for miscellaneous open storage. **COMPLIED.**



- d) **Business Tax Receipt Required** - CHAPTER 54, ARTICLE VIII, Sec.54-3. A Business Tax Receipt (BTR) is required prior to conducting and/or operating any business. Specifically: Operating Dream Docks, Reese Enterprises, Inc. with no BTR for this location. Corrective Action: Obtain BTR for any business operating from this location or discontinue use of this location for business or other activity. **COMPLIED.**
- e) **Paved Parking Area Required** - PART III, Appendix D, CHAPTER 9, ARTICLE V, Sec. 9.74 (q). Vehicular use areas. Driveways, parking areas, service and display areas, shall be paved according to the city engineering specifications. Specifically: Vehicles and other equipment being stored on unimproved surfaces. Corrective Action: Remove vehicles and equipment from unimproved surface areas. **DISMISSED.**
- f) **Storm water System Requirements and Restrictions** - Chapter 50; Article III; Section 50- 7. No person may subdivide or make any change in the property uses... without first obtaining a permit from the city engineer. Specifically: Millings and other unapproved materials used to increase impervious areas around property without permits from Engineering. Corrective Action: Obtain permits from Engineering for increased impervious areas. **DISMISSED.**
- g) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other open storage of accumulations. Specifically: Large accumulations of openly stored trash, junk and debris (PVC, metal pipes, crates, wood, culverts, beams, and other misc. materials and debris). Corrective Action: Remove openly storage, trash, junk, debris and other materials unless specifically approved via the site plan process. **COMPLIED.**



- h) **Inoperable Vehicle(s) Prohibited** - Chpt. 36, Sec. 36-22 & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82 – International Property Maintenance Code adopted, Chapter 3, Sections 302.8 & Chpt.14 Sec. 2 – Vehicles, including recreational vehicles and/or equipment, must not be in junk condition, must operate successfully and legally by means of navigating roadways and/or waterways per vehicle design standard. Specifically: Vehicles stored on property with no tags, not registered or in other inoperable conditions. Corrective Action: Either remove inoperable vehicles or demonstrate their operability to assigned inspector. **COMPLIED.**

- i) **Overgrowth / Dead Trees / Accumulations Prohibited** - Chpt.32-56; Chpt. 48-82(a)(3) & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 301.3 & 302.4-. Overgrowth / Dead Standing Trees and Vegetative Accumulations Prohibited. Specifically: Vegetation not being maintained. Including grass and weeds over 12 inches. Corrective Action: Maintain all property vegetation, to include high grass and weeds. **COMPLIED.**

- j) **Fence Permit Required** - PART III, Appendix D, CHAPTER 9, ARTICLE III, Sec. 9.48. permit is required for any fence construction, alteration and/or repair. Specifically: Fence area north of the building has been replaced without the required issued fence permit. **Corrective Action: Obtain issued permit for the new fence area, or remove unpermitted fence area.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the stay of fine at the current amount \$8,800.00 until the Hearing on 10/07/26. **Moved by Tencati / Loomer to extend the stay of fine at the current amount of \$8,800.00 until the Hearing on 10/07/26. Motion carried by majority.**



19. **CE#2023-00800; Bridgewater Group of Brevard LLC - 3010-3020 Phillips St Unfinished Business** - Complaint Received 08/22/23
Board History: 1Hr. 08/27/25 Finding Comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 12/09/25; **3Hr.** 12/10/25 2Ext to 03/10/26; **4Hr.** 03/11/26 3Ext to 04/21/26; **5Hr.** 04/22/26 4Ext to 07/07/26; **6Hr.** 07/08/26 Fine Lien \$50 per day
- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. Specifically: Pavement on site without permit. Corrective Action: Obtain required “issued” permits for work completed and/or for any future other work. Obtain a Parking Lot Permit for the newer pavement, the asphalt near U.S.1. Remove any pavement that is not permitted. If pavement is removed, a topographical survey must be provided to show that stormwater remains on site, and the area in question must be sodded to prevent erosion. **ADMINISTRATIVELY DISMISSED.**
 - b) **Paved Parking Area Required** - PART III, Appendix D, CHAPTER 9, ARTICLE V, Sec. 9.74 (q). Vehicular use areas. Driveways, parking areas, service and display areas, shall be paved according to the city's engineering specifications. **Specifically: Vehicles are parked on unimproved surfaces. Corrective Action: Cease parking vehicles on unimproved surfaces.**
 - c) **Modifications to Approved Site Plan Requires City Approvals** - Part III, App. B, Art. IX, Sec. 6(E). Property must be maintained, utilized and conform to the approved site plan. Use, arrangement, or construction in variance with that authorized shall be deemed a violation of this ordinance. **Specifically: Pavement installed without City-approved updated site plan. Corrective Action: Obtain updated and City-approved site plan. Remove any pavement that is not part of a City-approved site plan. If pavement is removed, a topographical survey must be provided to show that stormwater remains on site, and the area in question must be sodded to prevent erosion.**
 - d) **Stormwater System Requirements and Restrictions** - Chapter 50; Article III; Section 50- 7. Disruptions to stormwater runoff patterns are prohibited whether by design or neglect. Alterations to stormwater systems are prohibited without first obtaining permits. **Specifically: Pavement on site without permit. Corrective Action: Obtain a Parking Lot Permit for the newer pavement, the asphalt near U.S.1. Remove any pavement that is not permitted. If pavement is removed, a topographical survey must be provided to show that stormwater remains on site, and the area in question must be sodded to prevent erosion.**



The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$100.00. **The Board affirms compliance with a \$100.00 fine.**

20. **CE#2023-00896; Massaro International Construction LLC- 1807 & 1809 Riverview Dr**

Unfinished Business - Complaint Received 09/14/23

Board History: **1Hr.** 05/28/25 Finding Comply by 07/08/25; **2Hr.** 07/09/25 1Ext to 08/26/25; **3Hr.** 08/27/25 2Ext to 09/30/25; **4Hr.** 10/01/25 3Ext to 12/09/25; **5Hr.** 12/10/25 4Ext to 03/10/26; **6Hr.** 03/11/26 5Ext to 06/02/26; **7Hr.** 06/03/26 6Ext to 07/07/26; **8Hr.** 07/08/26 "a" Finding Comply by 08/25/26

- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Exterior stairway, landings and dock work without permit. Correction Action: Obtain issued permit(s) for exterior stairway, landings and dock.**

The property owner(s)/representative(s) was present, Tony Ruggiano, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 12/08/26. **Moved by Saam / Teele to extend the compliance date until 12/08/26. Motion carried by majority.**

21. **CE#2023-01003; Raskett, Deborah A - 1920 Radnor Dr**

Unfinished Business - Complaint Received 10/11/23

Board History: **1Hr.** 08/27/25 Finding comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25; **3Hr.** 11/12/25 2Ext to 12/09/25; **4Hr.** 12/10/25 3Ext to 01/27/26; **5Hr.** 01/28/26 (a) 4Ext to 03/10/26 & (b, c & d) Finding Comply by 03/10/26; **6Hr.** 03/11/26 Fine & Lien \$25 per day; **7Hr.** 07/08/26 "e" Finding no fine

- a) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other open storage of accumulations. **Specifically: Large accumulations of open storage, debris, materials, trash, etc. located throughout the property; including, but not limited to, discarded furniture, cardboard boxes, headboard, wood and metal items, tarps, containers, ladders, appliance, buckets, tubing, accumulations under tarp and miscellaneous items. Corrective Action: Accumulations of open storage, debris, materials, trash, etc. must be removed from the property.**



- b) **Fence & Wall Permit Required** - Sec. 9.48 & Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A permit is required for any fence or wall construction, alteration and/or repair. **Specifically: North fence made taller and has additional material added (mesh panels) without permit. Corrective Action: Restore fence to original height. Remove the mesh panels.**
- c) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls, their surfaces, and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Chain link fence in disrepair, including with stringers separated from post. Correction Action: Repair and/or maintain chain link fence, including by ensuring chain link fence is in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability.**
- d) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Property has overgrowth of grass and weeds, including around and between trees, on fence, near fence, along fence, along the house, and in back yard. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, and fence lines.**
- e) **Commercial Vehicle Parking Prohibited** - Sec. 56-63. Parking of commercial vehicles and/or equipment is prohibited within zoning districts EU, R-1AAA, R-1AA, R-1A, R-1B, R-2, R-3, R-4, R-P or the residential occupied portion of a PUD. Specifically: Large commercial truck stored in residential area. Corrective Action: Cease storing commercial vehicles in residential area. Remove large commercial truck from residential area. **COMPLIED.**
- f) **Dead Tree Removal Required** - Part III, App. D, Chpt. 9, Art. XV, Sec. 9.272(j) Any dead or unsafe trees constituting a hazard to the safety of the public are required to be removed. **Specifically: Dead tree in front yard. Corrective Action: Remove dead tree and properly dispose of the tree debris.**



- g) **Dead Tree Removal Required** - Part III, App. D, Chpt. 9, Art. XV, Sec. 9.272(j) Any dead or unsafe trees constituting a hazard to the safety of the public are required to be removed. **Specifically: Dead tree in front yard. Corrective Action: Remove dead tree and properly dispose of the tree debris.**

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$4,225.00. **The Board affirms compliance with a \$4,225.00 fine.**

22. **CE#2024-00213; Gleason, Christopher & Giordano, Patricia - 406 Bluff Dr Unfinished Business** - Complaint Received 03/27/24
Board History: **1Hr.** 04/09/25 Finding comply by 05/27/25; **2Hr.** 05/28/25 Fine & Lien \$50 per day; **3Hr.** 07/09/25 Fine Runs; **4Hr.** 08/27/25 Fine Continues to Run; **5Hr.** 10/01/25 Stay Fine at \$6,350; **6Hr.** 12/10/25 1Ext Stay Fine at \$6,350; **7Hr.** 01/28/26 2Ext Stay Fine at \$6,350 to 03/11/26; **8Hr.** 03/11/23 items "a & c" Finding Comply by 04/21/26 & item "b" Finding Recurring; **9Hr.** 04/22/26 Fine & Lien \$50 per day; **10Hr.** 06/03/26 Stay Fine at \$8,500 to 08/26/26

- a) **Building Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 301 thru 309 – General Requirements for Exterior and Interior Structural Maintenance. A minimum level of property safety, sanitation and maintenance shall be required for both the exterior and interior of structure(s). Including but is not limited to general maintenance. **Specifically: Specific IPMC Section(s): 301.3 Vacant Structures and Land. 304 Exterior Structure. 304.1 Exterior Structure General. 304.6 Walls 304.7 Roofs and Drainage 304.13 Window, Skylight, Door and Frames. Corrective Action: Deteriorated structures are not secure and are causing blight. Structures must be secured so unauthorized persons cannot enter. Structures are in significant disrepair, including on the exterior. Obtain issued permits to repair or demolish the structures, then repair or demolish structures.**



- b) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other open storage of accumulations. Specifically: Large accumulations of open storage, debris, materials, trash, etc. located throughout the property; including, but not limited to, junk, debris, concrete chunks, vegetative debris, and windows. Corrective Action: Accumulations of open storage, debris, materials, trash, etc. must be removed from the property.
COMPLIED.
- c) **Building Permit Required** - Sec.13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. Specifically: Interior demolition without permit. Windows removed without permit. Concrete block installed in window areas without permit. **Corrective Action: Stop work until permits are issued. Obtain issued permits for all work done and to be done at the property, including but not limited to, interior demolition, concrete block work, and window removal and replacement.**

The property owner(s)/representative(s) was present, Christopher Gleason & Lisa Delena, who testified. City staff updated the Board on the current case status and recommended extending the stay of fine at the current amount \$8,500.00 until the Hearing on 12/09/26. **Moved by Tencati / Teele to extend the stay of fine at the current amount of \$8,500.00 until the Hearing on 12/09/26. Motion carried by majority.**



23. **CE#2025-00154; Smith, Mitchell L. - 908 Wisteria Dr**
Unfinished Business - Complaint Received 03/13/25
Board History: 1Hr. 08/27/25 (a) Finding of Recurring Comply by 09/30/25, (c & d) Finding of Repeat with Fine & Lien \$100 per day; **2Hr.** 10/01/25 Increase Fine \$150 per day; **3Hr.** 01/28/26 Fine Runs: **4Hr.** 07/08/26 Fine Runs
- a) **Recurring Violation - SEE COMPLAINT CE#2024-00971. Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: Camper RV with no license plate is stored forward of the front of the house line and is used as a residence. Open trailer is stored forward of the front of the house line. Corrective Action: Remove Camper RV. Do not store Camper RV on street, on right-of-way or on property. Store open trailer to side or in back of house, or remove open trailer from the property.**
- b) **Recurring Violation - SEE COMPLAINT CE#2024- 00971. Inoperable Vehicles or Recreational Equipment Prohibited** - Sec. 14- 2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec.13.82adopting the International Property Maintenance Code (IPMC) Sec.302.8. Vehicles, boats, trailers, other misc. recreational equipment or water vessels must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Specifically: Camper RV with no license plate stored on/near property. Corrective Action: Remove Camper RV. Do not store Camper RV on street, on right-of-way or on property.**
- c) **Double Repeat Violation - SEE COMPLAINT CE#2024-00469. Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ...litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other accumulations. **Specifically: Junk and debris stored outside, including in open trailer. Corrective Action: Remove open/outside storage form open areas, trailers and truck beds.**



- d) **Double Repeat Violation - SEE COMPLAINT CE#2024-00469. District/Zoning Use Restrictions** - Part III, Appendix B – Zoning, Article V, Section 2(D), Table 1B & Article VI. District Regulations & Use Standards: No property shall be used for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district in which such property is located. **Specifically: Property is used for scrapping. Corrective Action: Zoning District does not permit the residential property to be used as a recycling / scrapyard. Cease all related activities.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$52,950.00. **Moved by Tencati / Teele to pause the fine at the current amount of \$52,950.00. Motion carried by majority.**

24. **CE#2025-00342; Emma 111 LLC - 1202-1328 Sarno Rd**
New Business - Complaint Received 05/29/25
Board History: None

- a) **Electrical System Components Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 605. Electrical wiring, equipment, fixtures, appliances and associated hardware/components shall be correctly installed, correctly connected, safe, in good repair, maintained and operating as intended. **Specifically: Electrical equipment not safe, not operating, and in disrepair, including but not limited to: parking lot lights not working and parking lot light poles missing with wires exposed at the base**
Corrective Action: Ensure that all electrical equipment is safe, in good repair, and operating as intended. Have a licensed contractor obtain issued permits prior to any work requiring a permit. For example, the service disconnect enclosure in disrepair must be replaced with permit. Corrective Action: Ensure that all electrical equipment is safe, in good repair, and operating as intended. Have a licensed contractor obtain issued permits prior to any work requiring a permit.

The property owner(s)/representative(s) was present, Bob Rice, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a” with a compliance date of 12/09/26. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) “a” with a compliance date of 12/09/26. Motion carried by majority.**



25. **CE#2026-00091; Molin, Glen Eric & Estate of Molin, Arthur - 1694 Avocado Ave**
New Business - Complaint Received 02/24/26
Board History: None
- a) **REPEAT VIOLATION (See Case CE#2023-00463) Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Accessory structures (shipping containers) located on property without permits. Corrective Action: Remove the shipping containers from the property.**
- b) **REPEAT VIOLATION (See Case CE#2023-00463) Paved Parking Required** - Sec. 9.74(g)&(q). All parking areas and vehicular access to parking areas and vehicle use areas shall be paved with an asphalt, concrete or other surfacing approved by the city engineer, afford adequate drainage, and meet engineering specifications. **Specifically: Utility trailer and camper recreational vehicle were stored on unimproved surfaces. U-Haul-style box truck stored on unimproved surface. Corrective Action: Remove vehicles from property. Cease storing vehicles on the property.**
- c) **REPEAT VIOLATION (See Case CE#2023-00463) Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Property has nuisance open/exterior storage, including but not limited to, miscellaneous items covered by tarps and rope. Corrective Action: All open/exterior storage of nuisance items must be removed from the property by means of proper disposal methods.**



- d) **REPEAT VIOLATION (See Case CE#2023-00463) Overgrowth Prohibited / Landscape Maintenance Required.** Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Property had overgrowth, with high grass, weeds over 12" in height and/or has unkempt landscaping that had not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street. Property must be continually maintained to prevent overgrowth.**
- e) **Accessory Structure Without Primary Structure Prohibited** - Part III, App. B, Art. VII, Sec. 1(C)&(D). Accessory structures without a primary structure are prohibited. **Specifically: Property has a garage without a primary structure. Corrective Action: Either remove accessory structure(s) or develop site with a primary structure.**
- f) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. **Specifically: Camping, RV Park, outdoor recreation and outdoor equipment storage activity and uses within C1 district zoning are prohibited. Corrective Action: All land/property uses, including C1 uses, must be within an approved zoning district, require a City approved development plan; followed by permitting. Cease allowing the property to be used for camping or as an RV park. ADMINISTRATIVELY DISMISSED.**
- g) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: Camper recreational vehicle was stored on property with no house. Camper RV was being lived in and is hooked up to generator. Corrective Action: Cease allowing recreational vehicles from being stored on the property. ADMINISTRATIVELY DISMISSED.**



- h) **Graffiti – Defacement of Property** - Chpt. 36-39(b) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Chpt. 302.9. Defacing property by marking, advertising, carving, graffiti or other similar nuisance markings is prohibited. Property owners shall restore prohibiting defacement and markings to an approved state of maintenance and repair. **Specifically: Property has graffiti on unpermitted shipping container. Corrective Action: Remove shipping container. Have any graffiti on property removed.**

- i) **Inoperable Vehicles or Recreational Equipment Prohibited** - Sec. 14-2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, boats, trailers, other misc. recreational equipment or water vessels must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Specifically: U-Haul style box truck with no license plate stored at property. Corrective Action: Remove inoperable vehicles from the property. Remove the U-Haul style box truck from the property.**

The property owner(s)/representative(s) was present, Glen Molin, who testified. City staff testified into the record due process requirements and case facts. Staff recommended a finding of the cited repeat violation(s) item(s) “a thru d” and recommended to commence a fine and lien the property at \$100.00 per day beginning 08/26/26 until cited violation(s) have been complied. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “h & i” with a compliance date of 10/06/26. **Moved by Saam / Teele to find the property in repeat violation of the uncorrected cited violation(s) Item(s) “a thru d” and to start fine and lien the property at \$100.00 per day starting 08/26/26 until cited violation(s) have been corrected. To find the property in violation of the uncorrected cited violation(s) Item(s) “h & i” with a compliance date of 10/06/26. Motion carried by majority.**



26. **CE#2026-00226; D'arcy, David Michael, Jr - 2513 Riverview Dr**
Unfinished Business - Complaint Received 04/15/26
Board History: 1Hr. 07/08/26 Finding Comply by 08/25/26

- a) **Altering Shorelines Requires Permit** - Sec. 50-47(b)(7). Changes to the shorelines or banks of bodies of water, whether by design or neglect, requires permitting from Engineering Department. **Specifically: Shoreline has been modified without approval from City Engineering. Corrective Action: Obtain approval from City Engineering for the modifications to the shoreline, or obtain approval from City Engineering to restore the shoreline to its original condition and restore the shoreline to its original condition.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended to commence a fine and lien the property at \$50.00 per day beginning 08/26/26 until cited violation(s) have been complied. **Moved by Saam / Teele to start fine and lien the property at \$50.00 per day starting 08/26/26 until cited violation(s) have complied. Motion carried by majority.**

27. **CE#2026-00280; Griffiths, Calvin C & Griffiths, Esemeuda McKenzie as Trustees of the Living Trust of Calvin Casswell Griffiths & Esemeuda McKenzie Griffiths - 1785 W Ixora Dr**
New Business - Complaint Received 05/06/26
Board History: None

- a) **(IMMINENT SAFETY VIOLATION) Unsecured Pool, Spa, Hot Tub** - Chpt. 32; Sec. 32-56; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 303.2. Pools, spas, hot tubs and similar structures designed to hold water, more than 24" inches in depth, shall be secured with approved barriers and latches. **Specifically: Pool is not secure, including with fencing missing on East side of property. Corrective Action: Eliminate safety violation by replacing and maintaining above referenced pool enclosure and by ensuring the pool is secured to Code. Replacing the fence will require an issued fence permit.**

Case announced as complied before hearing. **No Board action.**



D. INSPECTOR KELLER

28. **CE#2024-00812; Rafaela De Rook as Trustee of the Revocable Living Trust Agreement of Rafaela De Rook - 2981 Pineapple Ave**
Unfinished Business - Complaint Received 10/16/24
Board History: 1Hr. 08/27/25 Finding Comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 01/27/26; **3Hr.** 01/28/26 1Ext to 08/25/26

- a) **Altering Shorelines Requires Permit** - Sec. 50-47 (b)(7). Changes to the shorelines or banks of bodies of water, whether by design or neglect, requires permitting from the City Engineering Dept. **Specifically: Permit(s) are required for the work on the bank of the Indian River Lagoon including the installation of the rubble riprap.**

The property owner(s)/representative(s) was present, Charles A. Kohler, who testified. City staff updated the Board on the current case status and recommended to commence a fine and lien the property at \$50.00 per day beginning 08/26/26 until cited violation(s) have been complied. **Moved by Teele / Loomer to start fine and lien the property at \$50.00 per day starting 08/26/26 until cited violation(s) have complied. Motion carried by majority.**

29. **CE#2025-00095; Lunnar Homes LLC - 2192 King Richard Rd**
Unfinished Business - Complaint Received 02/17/202
Board History: 1Hr. 08/27/25 finding Comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25; **3Hr.** 11/12/25 2Ext to 12/09/25; **4Hr.** 12/10/25 3Ext to 01/27/25; **5Hr.** 01/28/26 4Ext to 06/02/26; **6Hr.** 06/03/26 5Ext to 07/07/26; **7Hr.** 07/08/26 6Ext to 08/25/26

- a) **Nuisance Outside Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: The items need removed from outside including the porch, including but not limited to, fence debris, tires, appliances, liquid container, gas cans, junk and plant debris.**



- b) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) bright or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. Specifically: The residential property may not be used to store or process items for scrapping. **COMPLIED PRIOR TO HEARING.**
- c) **Community Aesthetics** - Chapter 20 Community Planning and Development - Article X. -Section 20314. Maintenance of building exteriors - (a) This section shall apply citywide. (b) All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches and trim, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other approved protective covering or treatment. Concrete masonry units shall be finished by painting or other approved protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. **Specifically: The house needs the peeling paint removed and needs a protective covering such as paint or stucco. A Permit for stucco would be required.**
- d) **Window Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.13 [Exterior] / 305.3 [Interior] & Sec. 306.1. All window types and their associated hardware/components shall be maintained in sound condition and good repair, free from hazards, rotting wood and/or deteriorated framing, or broken glaze, be weather tight and be able to easily open, hold open and then close as designed. **Specifically: The windows need to be in good repair.**
- e) **Collection Disposal** - Chapter 48 Solid Waste, Article II. Section 4830. (8) Private contractors- Private contractors performing services shall be responsible for moving all debris generated in the performance of their work. **Specifically: Plant debris from the lawn service business needs taken to the County landfill and not stored or set out at this residential property nor at the property where the plant debris originated.**



- f) **Parking Requirements** - Part III Appendix D Land Development Code Chapter 9 Design Standards and Building Regulations Article V. Parking and Loading Requirements. Section 9.74. Minimum standards for the design of off-street parking Areas - (p) Parking, Storage, or Use of Recreational Equipment and Recreational Vehicles. No recreational equipment or recreational vehicles shall be parked or stored on any lot in a residential district except in a carport, enclosed building, or to the rear of the front building line. (3) Recreational equipment and recreational vehicles may be parked anywhere on residential premises during loading/unloading or maintenance for a period not to exceed forty-eight consecutive hours within a seven-day period. 5. Recreational equipment and recreational vehicles shall not be parked in any right-of-way. 6. All recreational equipment and recreational vehicles shall be properly tagged (if applicable) and in operable condition. Recreational equipment and vehicles include trailers. Specifically: The trailer shall not be parked / stored on the street. The trailer needs parked behind the front line or corner of the house. The trailer needs to be in operable condition with no missing or flat tires. **COMPLIED PRIOR TO HEARING.**
- g) **Permit(s) Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Permits are required for the interior remodel, the exterior work, HVAC work and the driveway / flat work including the work on the City right-of-way.**

Case announced as complied without a fine. **The Board affirms compliance without a fine.**

30. **CE#2025-00443; Hill, Martha - 1067 Tuskegee Ave**

Unfinished Business - Complaint Received 07/10/25

Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; **2Hr.** 06/03/26 1Ext to 07/07/26; **3Hr.** 07/08/26 2Ext to 08/25/26

- a) **Nuisance Outside Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: The remaining plant debris, litter and other miscellaneous debris needs removed from the property and right-of-way.**



- b) **Exterior Building Areas Maintenance Required** - Chpt. 20, Article X Sec. 20-314 Maintenance of Building Exteriors & Part III Appendix D - Land Development Code - Chapter 13 - Buildings and Building Regulations - Article III Building Code Section 13-82 International Property Maintenance Code adopted - Chapter 3 General Requirements - Section 304.1 Exterior Structure Maintenance & Section 309.1. All exterior building areas and/or surfaces shall be maintained and free from holes, breaks and loose or rotting materials; maintained with weatherproofing and properly surfaced and coated to prevent deterioration and infestation. **Specifically: The facias need repaired. The soffits need the peeling paint removed with an approved protective covering applied such as paint.**
- c) **Fence Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: The chain-link fence needs repaired or removed and disposed of properly.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 10/06/26. **Moved by Saam / Teele to extend the compliance date until 10/06/26. Motion carried by majority.**

31. **CE#2025-00604; Longwood Homeowners Association Inc - Tax ID# 2701536/ Longwood**

Unfinished Business - Complaint Received 09/02/25

Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; 2Hr. 06/03/26 1Ext to 07/07/26; 3Hr. 07/08/26 2Ext to 08/25/26

- a) **Altering Stormwater Systems Requires Permit** - Chapter 50 Stormwater. Article III Stormwater Management Plan. Sec. 50-47 Prohibitions. (6) Changing the use of land and/or the construction of a structure or a change in the size of one or more structures. Any subdividing of land, construction, changes, alterations, additions or disruptions to stormwater runoff patterns, whether by design or neglect, are prohibited without first obtaining engineering permits. Sec. 50-52 Maintenance. (g) Maintenance of stormwater facilities shall include the performance of the system as originally designed and permitted by the city and/or appropriate governmental agencies and as stated in the written plan. **Specifically: The modification to the control structure for the retention area must be designed by a Licensed Professional Engineer and then submitted for Permitting, then the work needs done accordingly.**



Case announced as complied without a fine. **The Board affirms compliance without a fine.**

32. **CE#2025-00827; Kienzler, Wayne C & Bertha - 1928 Dawn Dr**
Unfinished Business - Complaint Received 10/17/25
Board History: 1Hr. 07/08/26 Finding Comply by 08/25/26

- a) **Recreational Vehicle/Trailer Parking** - Part III Appendix D. Chapter 9. Article V. Sec. 9.74. (p) Parking, Storage, or Use of Recreational Equipment and Recreational Vehicles. 6. All recreational equipment and recreational vehicles shall be properly tagged (if applicable) and in operable condition. 7. No such recreational equipment or recreational vehicles shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location, except as permitted above. No trailer shall be parked on any lot for living purposes other than in established trailer parks. Recreational equipment and vehicles include trailers. **The recreational vehicles may not be occupied or used for living or sleeping purposes in this zoning district. The recreational vehicles need to be in good repair with a current registration. recreational vehicles may not be occupied or used for living or sleeping purposes in this zoning district. The recreational vehicles need to be in good repair with a current registration.**
- b) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Items need removed from outside, including but not limited to, pallets, bicycle parts, skis, boogie boards, clothes, blankets, containers, chemicals, toilet, junk and debris.**
- c) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. **Specifically: The residential property may not be used to process or store scrap.**



- d) **Tents / Membrane Structure Restrictions** - Part III, App. B, Art. VII, Sec. 3(C) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 105.1. Tents as a temporary structure require a special activity permit issued through the City Clerk's Office. Tents permanently secured require a building permit. **Specifically: The membrane / canopy structures need removed.**

The property owner(s)/representative(s) was present, Wayne Kienzler and Kara Buzard who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 10/06/26. **Moved by Saam / Teele to extend the compliance date until 10/06/26. Motion carried by majority.**

33. **CE#2026-00077; Melbourne Holdings 166 LP - 2700 Croton Rd**

Unfinished Business - Complaint Received 02/17/26

Board History: 1Hr. 06/03/26 Finding Comply by 07/07/26; **2Hr.** 07/08/26 1Ext to 08/25/26

- a) **Electrical Maintenance Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 6, Section 604. Electrical equipment and fixtures shall be safe, in good repair, maintained and functionally operating. **Specifically: The lights including the lights at the entrance of the apartment complex needs to be in good repair and operable.**
- b) **Site Plan Adherence and Restrictions Required** - Part III, Appendix B – Zoning, Article IX, Section 3(A). Property must be maintained, utilized and conform to the approved site plan. Specifically: The parking lot lights, the lights along Longview Dr. and the lights at the entrances need to be functional. **Specifically: The street lights at the entrance to the apartment complex are required and need to be operable.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended to commence a fine and lien the property at \$50.00 per day beginning 08/26/26 until cited violation(s) have been complied. **Moved by Tencati / Teele to start fine and lien the property at \$50.00 per day starting 08/26/26 until cited violation(s) have complied. Motion carried by majority.**



34. **CE#2026-00214; Sea Turtle Realty LLC- 2125 Avocado Ave**
New Business - Complaint Received 04/14/26
Board History: 1Hr. 07/08/26 Admin Postponed

- a) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: The oven needs a Building Permit, installed properly and pass an Inspection by a Building Inspector. Corrective Action: The makeshift oven does not meet the requirements of the codes for a Permit to be issued and needs to meet the codes or be removed.**

Case announced as complied before hearing. **No Board action.**

35. **CE#2026-00238; Shady Dell Riverview South Owner's Association Inc - 3150 N Harbor City Blvd**
Unfinished Business - Complaint Received 04/23/26
Board History: 1Hr. 07/08/26 Finding Comply by 08/25/26

- a) **Electrical Maintenance Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 6, Section 604. Electrical equipment and fixtures shall be safe, in good repair, maintained and functionally operating. **Specifically: There are many parking lot lights not working. The lights including but not limited to along with west property line, northeast corner of the property and the east entrance need repaired.**
- b) **Site Plan Adherence and Restrictions Required** - Part III, Appendix B – Zoning, Article IX, Section 3(A). Property must be maintained, utilized and conform to the approved site plan. **Specifically: Many of the lights need repaired.**

Case announced as complied without a fine. **The Board affirms compliance without a fine.**



36. **CE#2026-00289; Stanley, Jeffrey J - 1659 Dixie Way**
New Business - Complaint Received 05/11/26
Board History: None

- a) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: The lawn, including the backyard, needs the excessive overgrowth removed and the lawn, including the backyard, needs maintained. The plant debris needs disposed of properly.**

Case announced as complied before hearing. **No Board action.**

37. **CE#2026-00368; Blackburn, Annette - 4351 Barnesdale Dr**
New Business - Complaint Received 06/11/26
Board History: None

- a) **Recurring Violation. Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: The property, including the backyard, needs mowed and maintained. The dead plant debris needs disposed of properly.**
- b) **Recurring Violation. Nuisance Outside Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and "permitted" building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: The items need removed from outside including from the backyard and porch including, but not limited to, appliances, air conditioner, building materials, buckets, dead plant material and debris.**



Case announced as complied before hearing. **No Board action.**

38. **CE#2026-00383; Lowery, Zachary David - 3044 Ontario Cir W**
New Business - Complaint Received 06/16/26
Board History: None

- a) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. **Specifically: Commercial vehicles and equipment for the current or former, Complete Property Solutions business are visible on the residential property and residential street.**
- b) **Commercial Vehicle Parking Prohibited** - Sec. 56-63. Parking of commercial vehicles and/or equipment is prohibited within zoning districts EU, R-1AAA, R-1AA, R-1A, R-1B, R-2, R-3, R-4, R-P or the residential-occupied portion of a PUD. **Specifically: Commercial vehicles and equipment are visible on the residential property and residential street.**
- c) **RECURRING VIOLATION - Recreational Vehicle/Trailer Parking** - Part III Appendix D. Chapter 9. Article V. Sec. 9.74. (p) Parking, Storage, or Use of Recreational Equipment and Recreational Vehicles. No recreational equipment or recreational vehicles shall be parked or stored on any lot in a residential district except in a carport, enclosed building, or to the rear of the front building line. (5) Recreational equipment and recreational vehicles shall not be parked in any right-of-way. 6.All recreational equipment and recreational vehicles shall be properly tagged (if applicable) and in operable condition. Recreational equipment and vehicles include trailers. **Specifically: Recreational equipment including, boats, golf carts and trailers need to be stored behind the front line of the house and may not be parked on the street or right-of-way. All recreational equipment needs to be in good repair.**



- d) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Items need removed including but not limited to the gravel debris on the right-of-way.**
- e) **Tents / Membrane Structure Restrictions** - Part III, App. B, Art. VII, Sec. 3(C) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 105.1. Tents as a temporary structure require a special activity permit issued through the City Clerk’s Office. Tents permanently secured require a building permit. **membrane structure frame needs removed.**
- f) **R-O-W Obstruction Prohibited** - Sec. 52-4. It shall be unlawful to block and/or obstruct any part of the [City’s] public streets, sidewalks, parkways, parks or plazas of the city by placing, or causing to be placed thereon, any box, counter, [vegetation], shelving, debris, sign, merchandise, building material, or other obstruction. **Specifically: The sidewalk is not to be obstructed including by vehicles.**

The property owner(s)/representative(s) was present, Zachary Lowery, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the corrected cited violation(s) of item(s) “a thru f”. **Moved by Saam / Teele to find the property in violation of the corrected cited violation(s) Item(s) “a thru f”. Motion carried by majority.**



39. **CE#2026-00388; Foleno, Capri as Trustee of the Capri Foleno Revocable Living Trust - 1688 Palm Ridge Rd**
New Business - Complaint Received 06/18/26
Board History: None
- a) **Recurring Violation. Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: The overgrowth needs removed, including from the backyard and public sidewalk. The lawn needs maintained.**
- b) **Recurring Violation. Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Items needs removed from outside including but not limited to the cardboard, bag of cement and dead plant debris.**
- c) **Recurring Violation. Inoperable Vehicle(s) Prohibited** - Chapter 36 Junked, Abandoned and Wrecked Property. Article II. – Tangible personal property. Sec. 36-22. - Dismantled or inoperable motor vehicle. Except for a duly licensed automotive repair establishment, no occupant of any property in the city shall repair, rebuild, dismantle, or disassemble any vehicle which is not in their ownership, nor shall any vehicle that is visibly inoperable be kept outside of a covered structure for more than ten days. Sec. 36-20. - Evidence of abandonment, junking, etc., of vehicle. The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima facie evidence creating a rebuttable presumption that such vehicle is abandoned, junked or discarded. Also; PART III, Appendix D, Chapter 13, Article III, Sec. 13.82 – International Property Maintenance Code adopted, Chapter 3, Sections 302.8. Specifically: The Saturn stored in the driveway again needs demonstrated as operable, or stored in the garage or removed from the neighborhood. **COMPLIED PRIOR TO HEARING.**



- d) **Pool Maintenance Required** - Sec. 36-39(d) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC Sec. 303.1. Swimming pools, spas & hot tubs are required to be clean, sanitary and in maintained condition. **Specifically: The swimming pool needs cleaned and maintained.**
- e) **Nuisance Mosquito Abatement Required** - Sec. 32-77 & Sec. 32.80. Any collection of standing or flowing water, whether natural or man made, in which any mosquitoes breed, or are likely to breed shall be abated or treated so as to effectively prevent such breeding. **Specifically: The swimming pool needs treated to prevent mosquito breeding.**
- f) **Fence and Gates Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: The fence needs repaired properly so it is not leaning, in alignment and properly securing the swimming pool.**

The property owner(s)/representative(s) was present, Capri Foleno, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a, d & f” with a compliance date of 10/06/26. **Moved by Saam / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) “a, d & f” with a compliance date of 10/06/26. Motion carried by majority.**

E. INSPECTOR GOSSELIN

- 40. **CE#2024-00224; Brodsky, Keith - 1900 Glendon Dr**
New Business - Complaint Received 04/04/24
Board History: None

- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Roof, windows, doors, and exterior electrical fixture work done without permit. Corrective Action: Obtain required “issued” permits for work completed and/or for any future other work, including but not limited to, roof, windows, doors, and exterior electrical fixtures.**



- b) **Stormwater System Requirements and Restrictions** - Chapter 50; Article III; Section 50-47. Disruptions to stormwater runoff patterns are prohibited whether by design or neglect. Alterations to stormwater systems are prohibited without first obtaining permits. **Specifically: Driveways replaced with pavers that now extend into rights of way, without approval from City Engineering. Corrective Action: Obtain issued flatwork permit for paver driveways that extend into rights of way.**

- c) **R-O-W Obstruction Prohibited** - Chapter 52, Article I, Section 52-4. It shall be unlawful to block and/or obstruct any part of the public streets, sidewalks, parkways, parks or plazas of the city by placing, or causing to be placed thereon, any box, counter, [vegetation], shelving, debris, sign, merchandise, building material, or other obstruction. **Specifically: Pavers installed in right-of-way without approval from City Engineering. Corrective Action: Obstructions, including but not limited to, pavers, and/or other items located within the City right-of-way must be removed unless permitted by the City's Engineering Department. Obtain issued flatwork permit, or remove pavers from the rights of way.**

- d) **Land Clearing** - Sec. 50-53 Permitting. A permit is required, through the Engineering Department, for any land alteration project, development, land clearing or other land alteration activities. **Specifically: New paver driveways installed with issued flatwork permit. Corrective Action: Obtain issued flatwork permit for the new paver driveways.**

The property owner(s)/representative(s) was present, Keith Brodsky, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a thru d" with a compliance date of 12/08/26. **Moved by Saam / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) "a thru d" with a compliance date of 12/08/26. Motion carried by majority.**



41. **CE#2024-00549; Florida Department of Foreclosure LLC - 745 Bonnie Cir**
New Business - Complaint Received 07/23/24
Board History: None
- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Permit# RROOF2024-00013 expired 7-2-24, and Permit# RALT2024-00525 expired 10-14-24, resulting in work without permit. Corrective Action: Obtain required “issued” permits for work completed and/or for any future other work. Reactivate Permit# RROOF2024-00013 and Permit# RALT2024-00525 to get them back into “issued” status and ensure that permits are completed to prevent them from expiring again. Or, obtain new issued permits to address the work without permit at the property.**
- b) **Building Permit Expired/Voided** - Sec. 13.80 adopting the Florida Building Code Sec. 105.4. Permits are conditional and do not authorize the permit holder to violate, cancel, alter, set aside, suspend and/or alter a permit in any way. **Specifically: Permit# RROOF2024-00013 expired 7-2-24, and Permit# RALT2024-00525 expired 10-14-24, resulting in work without permit. Corrective Action: Reactivate Permit# RROOF2024-00013 and Permit# RALT2024-00525 to get them back into “issued” status and ensure that permits are completed to prevent them from expiring again. Or, obtain new issued permits to address the work without permit at the property.**
- c) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Property has nuisance**



open/exterior storage of junk and debris, including but not limited to, roll of rusty wire fencing and pallets. Corrective Action: Remove items stored outside, including but not limited to, junk, debris, roll of rusty wire fencing and pallets.

- d) **Overgrowth/ Accumulations Prohibited** - Chpt.32-56; Chpt. 48-82(a)(3) & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 301.3 & 302.4-. Overgrowth and Vegetative Accumulations Prohibited. **Specifically: Property is overgrown with high grass, weeds and/or unkempt landscaping and has not been mowed, cut, trimmed and/or edged. Corrective Action: Mow, cut, trim and/or edge all collective yard areas, perimeter areas, fence lines, sidewalk areas and street gutter areas. Property must be routinely maintained to prevent overgrowth of grass and weeds.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a thru d” with a compliance date of 10/06/26. **Moved by Saam / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru d” with a compliance date of 10/06/26 motion carried by majority.**

42. **CE#2024-00574; Taylor, Carla - 1801 Fletcher St**
New Business - Complaint Received 08/01/24
Board History: None

- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alterations, upgrades, repairs, demolition and/or change of occupancy. **Specifically: Garage renovations, including but not limited to, garage door replaced with single hanging door, and plumbing work, without permit. Corrective Action: Obtain required “issued” permits from the City of Melbourne for all the garage renovation work completed and/or for any future other work.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a” with a compliance date of 10/06/26. **Moved by Saam / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) “a” with a compliance date of 10/06/26 motion carried by majority.**



43. **CE#2024-00850; Anderson, Gregory & Stacey - 11 Herring St**
New Business - Complaint Received 10/29/24
Board History: None

- a) **Animal Permit Required** - Chapter 10, Article II, Section 10-27. Permit required for certain animals that are maintained outside of a residence. **Specifically: Chickens and other fowl on property with no animal permit from the City Clerk's office. Roosters are prohibited at this location. Corrective Action: Obtain animal permit from City Clerk's office for chickens and other non-domesticated animals (up to five) kept outside, and humanely find a new home for the remainder including the roosters.**
- b) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Shed and coop installed on property without permits. Corrective Action: Obtain required "issued" permits for work completed and/or for any future other work. Obtain issued permit for shed or remove shed. Obtain issued permit for coop or remove coop.**
- c) **R-O-W Obstruction Prohibited** - Chapter 52, Article I, Section 52-4. It shall be unlawful to block and/or obstruct any part of the public streets, sidewalks, parkways, parks or plazas of the city by placing, or causing to be placed thereon, any box, counter, [vegetation], shelving, debris, sign, merchandise, building material, or other obstruction. **Specifically: Plants installed in the right-of-way. Corrective Action: Relocate plants so they are no longer in the City right of way. COMPLIED PRIOR TO HEARING.**
- d) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. Litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other open storage of accumulations. **Specifically: Large accumulations of open storage, debris, materials, trash, etc. located throughout the property; including, but not limited to, wood, concrete blocks, and appliances. Corrective Action: Accumulations of open storage, debris, materials, trash, etc. must be relocated to a permitted enclosed structure or removed from the property. COMPLIED PRIOR TO HEARING.**



Case announced as administratively postponed. **No Board action.**

44. **CE#2025-00226; Keyes, William & Yvonne - 600 Wisteria Dr**
New Business - Complaint Received 04/21/25
Board History: None

- a) **Mosquito Abatement Required** - Sec. 32-77. Any collection of standing or flowing water, whether natural or manmade, in which any mosquitoes breed, or are likely to breed shall be abated or treated so as to effectively prevent such breeding. **Specifically: Dilapidated former pool area is holding green water. Corrective Action: Remove dilapidated pool. Ensure that no part of the property, including the former pool area, collects water in a manner that would cause the breeding of mosquitoes.**
- b) **Pool, Spa & Hot Tub Maintenance Required** - Sec. 36-39(d) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC Sec. 303.1. Swimming pools, spas & hot tubs are required to be clean, sanitary and in maintained condition. **Specifically: Dilapidated former pool area is holding green water. Corrective Action: Remove dilapidated pool and associated equipment. Ensure that no part of the property, including the former pool area, collects water in a manner that would cause the breeding of mosquitoes.**
- c) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Fence is in disrepair. Corrective Action: Repair, replace or remove fencing in disrepair. Replacing more than 16 feet of fencing requires an issued permit prior to conducting the work.**
- d) **Inoperable Vehicles or Recreational Equipment Prohibited** - Sec. 14-2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, boats, trailers, other misc. recreational equipment or water vessels must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Specifically: Truck with expired registration, wrecked S.U.V., pop up camper with flat tire and expired tag, cargo trailer with expired tag, and Airstream style silver camper not registered to property, are stored on property. Corrective Action: Remove inoperable vehicles from the property.**



Schedule appointment with Inspector to show that remaining vehicles are operable and that all recreational vehicles have current registrations.

- e) **Nuisance Outside Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Buckets, discarded wood, boards, poles, parts, containers, wheel, construction materials, vegetative debris, dilapidated pool parts and equipment, and other items stored outside. Corrective Action: Remove trash, litter, junk, debris and any other outside storage from the property.**
- f) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. Specifically: Recreational vehicles have been stored forward of the front of the house line. Recreational vehicles on site, trailer and campers, are not registered to the property and its occupants. Corrective Action: Recreational vehicles must be stored to the side or in back of the house, or must be removed from the property. Recreational vehicles must be registered to the property and its occupants, or must be removed from the property. **COMPLIED PRIOR TO HEARING.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a thru e” with a compliance date of 10/06/26. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru e” with a compliance date of 10/06/26. Motion carried by majority.**



45. **CE#2025-00227; Radencics Rentals LLC - 829 E New Haven Ave**
New Business - Complaint Received 04/22/25
Board History: None

- a) **Sign Permit Required** - Sec. 11.09. No person shall erect, alter, repair or relocate any sign that requires a permit without first obtaining a permit. **Specifically: Hurricane Creek, Neon Rodeo, and now “The Creek” signs installed without permit. Corrective Action: Obtain issued permit for “The Creek” signs installed at 829 E New Haven Ave. Permit application# SIGN2025-00071 has been voided.**

Case announced as complied before hearing. **No Board action.**

46. **CE#2025-00629; Luo, Zhiyu & Xu, Zhenli - 2421 Dairy Rd**
New Business - Complaint Received 09/04/25
Board History: None

- a) **Building, Structure, Property & Yard Maintenance Required. (Generally)** - Sec. 20-314 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC). There is a Required Minimum Level of General Maintenance, Safety, Sanitation & Other Requirements for all areas of a property's buildings, structures or yard areas, including their associated equipment, systems hardware & components. Specifically: IPMC Section(s): (1) Sec. 302.4 Weeds. Right-of-way overgrown, (2) Sec. 302.7 Accessory structures. Chain-link fence in disrepair, wooden fence facing wrong direction and misaligned, (3) Sec. 305.3 Interior surfaces. Kitchen cabinet rotting due to water damage, (4) Sec. 308.1 Accumulation of rubbish or garbage. Garbage and rubbish throughout the mother-in-law suite, (5) Sec. 309.4 Multiple occupancy. Pest infestation of cockroaches, mice, and other pests in the mother-in-law suite, (6) Sec 504 PLUMBING SYSTEMS AND FIXTURES Sec. 504.1 General. Kitchen sink leaks, (7) Sec. 603.1 Mechanical equipment and appliances. Stove hood power cord chewed through by rodents, (8) Sec. 604.3 Electrical system hazards. Bathroom light shorts out, (9) Sec. 605.2 Receptacles. Electrical outlet by the stove is damaged. **Corrective Action: Have a qualified responsible contractor replace or repair and maintain all areas of above referenced buildings / structures / yards or property up to required maintenance & building code standards with appropriate permits. COMPLIED PRIOR TO HEARING.**



- b) **Walls & Other Surfaces Maintenance & Protective Treatment Required** - Sec. 20-314 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 304.2, Sec. 304.5 & 6 [Exterior] / Sec. 305.3 [Interior] & Sec. 306.1. Walls, doors, door & window frames, ornamental cornices, trim, masonry, & other structure surfaces their associated hardware/components shall be in good repair, maintained, vertical/plumb and free from cracks, holes, breaks, rust and loose or rotting materials; maintained, weather tight with weatherproofing, properly surfaced/textured or treated and coated to prevent deterioration while ensuring structural reliability. Specifically: Holes in the ceiling from rodents. Corrective Action: Have a qualified responsible contractor replace or repair and maintain all areas of concern listed up to required maintenance & building code standards with appropriate permits. **COMPLIED PRIOR TO HEARING.**

- c) **Duct System & Components Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 607. Duct systems shall be correctly installed, correctly connected, safe, in good repair, maintained, with no obstructions and operating as intended. Specifically: Vent cover is missing in the living room and ducts are blowing out insulation from the attic. Corrective Action: Have a qualified responsible contractor replace vent cover and repair any damaged duct work in the attic up to required maintenance & building code standards with appropriate permits. **COMPLIED PRIOR TO HEARING.**

- d) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. Specifically: Operating a rooming house within R1AA district zoning is prohibited. Corrective Action: All land/property uses, including rooming houses must be within an approved zoning district, requires a City of Melbourne approved development plan; followed by permitting. Cease renting the property as a rooming house. **COMPLIED PRIOR TO HEARING.**



- e) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Property is overgrown with high grass, weeds over 12" in height and/or has unkempt landscaping that has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street.**
- f) **Pool, Spa & Hot Tub Maintenance Required** - Sec. 36-39(d) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 303.1. Swimming pools, spas & hot tubs are required to be clean, sanitary and in maintained condition. **Specifically: Pool pump appears inoperable and the pool water is green with algae stains along the edge. Corrective Action: Repair and maintain above referenced pool, by means of: Repairing or replacing pump and shocking and cleaning the pool.**

Case announced as complied before hearing. **No Board action.**

47. **CE#2025-00882; Sullivan, Frank - 1824 Palm Blvd**
New Business - Complaint Received 12/10/25
Board History: None

- a) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Property is overgrown with high grass, weeds over 12" in height and/or has unkempt landscaping that has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street.**



- b) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a city approved design plan. **Specifically: There is nuisance open/exterior storage of (box spring, plastic crates, empty containers, furniture, broken garden accessories, junk and plant debris). Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**

The property owner(s)/representative(s) was present, Frank Sullivan, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a & b” with a compliance date of 10/06/26. **Moved by Teele / Loomer to find the property in violation of the uncorrected cited violation(s) Item(s) “a & b” with a compliance date of 10/06/26. Motion carried by majority.**

48. **CE#2026-00026; Tucker, Scott Curtis - 12 E Avenue C**
Unfinished Business - Complaint Received 01/21/26
Board History: 1Hr. 04/22/26 Finding Comply by 07/07/26; **2Hr.** 07/08/26 Fine Lien \$25 per day

- a) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12” inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. Specifically: Property is overgrown with high grass, weeds over 12” in height and/or has unkempt landscaping that has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street. **COMPLIED.**



- b) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. Examples: Must be parked in a carport, enclosed building, or to the rear of the front building line. Be registered to the property and its occupants. Be for personal off-site recreational use. Specifically: Recreational vehicle (boat) is being stored in the front driveway. Corrective Action: Recreational vehicles must be parked within a carport, enclosed building, or to the rear of the front building line. **COMPLIED.**

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$525.00. **The Board affirms compliance with a \$525.00 fine.**

49. **CE#2026-00138; Koka, Kali Abhishek - 2204 Country Club Dr**
Unfinished Business - Complaint Received 03/16/26
Board History: 1Hr. 07/08/26 Finding Comply by 08/25/26

- a) **(IMMINENT SAFETY VIOLATION) Unsecured Pool, Spa, Hot Tub Abatement** - Chpt. 32; Sec. 32-56; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 303.2. Pools, spas, hot tubs and similar structures designed to hold water, more than 24" inches in depth, shall be secured with approved barriers and latches. If such unsafe conditions are not corrected, they shall be abated by the City. Specifically: Swimming pool temporarily secured by construction fencing. Corrective Action: Eliminate safety violation by installing a permanent pool fence or enclosure by means of meeting the minimum requirements of Florida State Statue 515.29: Residential swimming pool barrier requirements and having the proper permits. **COMPLIED.**
- b) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Windows, doors, vinyl siding, electrical, plumbing, deck work, and demolition of pool enclosure completed without proper permits issued by the city. Corrective Action: Issued and completed building permits are required for any interior and exterior work building additions, alterations, upgrades, repairs, demolition or change of occupancy. You must obtain "issued" and completed building permits for above referenced non-permitted work and for any other work requiring building permits.**



- c) **Dead Tree Removal Required** - Part III, App. D, Chpt. 9, Art. XV, Sec. 9.272(j) Any dead or unsafe trees constituting a hazard to the safety of the public are required to be removed. Reference Sec. Part III, App. D, Chpt. 9, Art. XV for replacement requirements. Specifically: Dead palm tree on the north side of the property. Corrective Action: Remove dead palm tree and properly dispose of the debris. **COMPLIED PRIOR TO HEARING.**

- d) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. Specifically: There is nuisance open/exterior storage of lumber, doors, and plant debris. Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods. **COMPLIED PRIOR TO HEARING.**

- e) **Garbage Container Placement Requirements** - Sec. 48-30(9). Garbage containers shall be stored behind the front building line except during collection time periods. Specifically: Garbage and recycling containers stored in front of the garage. Corrective Action: Move containers behind the frontline of the house or store in the garage except during collection time periods. **COMPLIED PRIOR TO HEARING.**

- f) **Roof Systems & Structural Members Maintenance Required** - Sec. 9.50; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.4 & 7 & Sec. 306.1. Roof systems along with their associated structural members and components shall be maintained free from cracks, holes, breaks and loose or rotting materials; maintained to prevent deterioration and capable of supporting intended support loads. Specifically: Fascia is rotting, soffit missing in multiple spots, gutters are in disrepair. Corrective Action: Replace, Repair and **maintain all areas of above referenced roof structure members and/or components to building code standards and with proper permits.**



- g) **Window Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.13 [Exterior] / 305.3 [Interior] & Sec. 306.1. All window types and their associated hardware/components shall be maintained in sound condition and good repair, free from hazards, rotting wood and/or deteriorated framing, or broken glaze, be weather tight and be able to easily open, hold open and then close as designed. Specifically: Slatted window on north side of building missing a slat. Corrective Action: Repair and/or maintain above referenced window by means of: replacing the slat or replacing the window with proper permit. **COMPLIED PRIOR TO HEARING.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 10/06/26. **Moved by Tencati / Teele to extend the compliance date until 10/06/26. Motion carried by majority.**

50. **CE#2026-00309; Weaver Realty LLC - 55 E Nasa Blvd**
New Business - Complaint Received 05/14/26
Board History: None

- a) **Business Tax Receipt (BTR) Required** - Sec. 46-22; Sec. 54-203; Sec. 54-204 & Sec. 252. A BTR is required prior to conducting and /or operating any business. A separate Business Tax Receipt is required for each place of business. Each day of engaging in a business or occupation without complying with this code shall constitute a separate and distinct violation. **Specifically: Melbourne Kitchen is operating without a Business Tax Receipt from the City of Melbourne.**
Corrective Action: Apply for a Business Tax Receipt with the City's Financial Services department.

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a" with a compliance date of 10/06/26. **Moved by Saam / Fulton to find the property in violation of the uncorrected cited violation(s) Item(s) a" with a compliance date of 10/06/26. Motion carried by majority.**



51. **CE#2026-00375; Salmon, Jeremy A & Salmon, Brenda as Trustees of the Salmon Family Trust - 1008 Placid Dr**
New Business - Complaint Received 06/16/26
Board History: None
- a) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: 1) Shoreline improvements including fill for grading and the installation of riprap, 2) the second driveway, 3) accessory structure additions and modifications (storage container and dock improvements), 5) installation of (2) accessory dwelling units. Correction Action: Apply for a Residential Alterations Permit that includes all the items above. 1) requires the Florida Department of Environmental Protection (FDEP) and U.S. Army Corps of Engineers (USACE) permit/approvals and will require a topography survey referencing stormwater for the fill, 2) requires a Right-of-Way improvement permit, 3) include the shipping container and dock improvements, 4) include all infrastructure installed for accessory dwelling units including electrical, plumbing, stairway, drywall, etc. that was added and will be removed. (see item “e”).**
- b) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. Specifically: There is nuisance open/exterior storage of cinder blocks on the northeast side of the property along the fence line. Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods. **COMPLIED PRIOR HEARING.**



- c) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: Recreational vehicles including boat, boat trailers, storage trailers, and BBQ trailer are stored in front of the front building line. Corrective Action: Park recreational vehicles within a carport, enclosed building, or to the rear of the frontline of the main building and ensure they are properly registered.**
- d) **Business Tax Receipt (BTR) Required** - Sec. 46-22; Sec. 54-203; Sec. 54-204 & Sec. 252. A BTR is required prior to conducting and /or operating any business. A separate Business Tax Receipt is required for each place of business. Each day of engaging in a business or occupation without complying with this code shall constitute a separate and distinct violation. **Specifically: Operating an Airbnb without a BTR. Corrective Action: Apply for and obtain a BTR through the City of Melbourne Revenue Department.**
- e) **Residential Uses, Accessory Dwelling Unit** - Part III, App. B, Art VI, Sec 1(A)(2)(b)(6) Number. One accessory dwelling unit is permitted per lot. **Specifically: There are two dwelling units on the property, one attached to the detached garage, and one located within the attic of the main structure. Corrective Action: One of the two dwelling units must be removed. A residential alteration permit is required for removal to ensure safe & code complaint removal.**

Case announced as administratively removed or postponed. **No Board action.**

52. **CE#2026-00419; Florida Air Academy - Melbourne Inc - 1950 S Academy Dr New Business** - Complaint Received 06/30/26
Board History: None

- a) **Fire Prevention and Protection** - City of Melbourne, Code of Ordinances, Chapter 28, Sec 28-44 adopts the current edition of the Florida Fire Prevention Code, Florida Fire Protection Code NFPA 1, Chapter 4 General Requirements, Section 4.5.8 Maintenance, Inspection, and Testing 4.5.8.1. **Specifically: Four sets of double fire doors are missing from dorm exit egress corridors. Corrective Action: Have a licensed contractor apply for the proper permits to replace the missing doors and assemblies and install the doors and assemblies.**

Case announced as complied before hearing. **No Board action.**



F. INSPECTOR ANDRE

53. CE17001745: Clifton Randall - 2600 Race St

Unfinished Business - Complaint Received 10/26/17

Board History: 1Hr. 03/07/18 Finding Comply by 04/24/18; **2Hr.** 04/25/18 1Ext by 05/29/18; **3Hr.** 05/30/18 2Ext by 07/10/18; **4Hr.** 07/11/18 Fine Lien \$25 per day; **5Hr.** 01/23/19 Cap Fine at \$4,900

- a) Part III, Appendix D, Chapter 9, Article V, Sec. 9.74(p) Parking, storage, or use of recreational equipment, trailers and recreational vehicles (RVs, boats, trailers, etc...). **COMPLIED.**
- b) Chapter 36, Sec. 3622 & Part III, Appendix D, Chapter 13, Article III, Sec. 13.82 International Property Maintenance Code adopted, Chapter 3, Section 302.8 Inoperable/Disabled Vehicle(s) Prohibited. **COMPLIED.**
- c) Part III, Appendix D, Chapter 13, Article III, Sec. 13.82 International Property Maintenance Code adopted, Chapter 3, Sections 301 thru 309 General Requirements for Exterior and Interior Structural Maintenance. **Specifically: Existing multiple violations of IPMC Code. Exterior and interior structure deterioration.**
- d) Chapter 32, Sec. 56; Chapter 48, Sec. 29 & Sec. 82 Outside Storage of Junk and Debris is Prohibited. **COMPLIED.**
- e) **Fence Design Requirements** - Part III, App. D, Chpt. 9, Art. III. Fences or walls and their associated hardware/components are required to be designed and constructed per code. This includes material type, setup, design, framing location, height, etc. **Specifically: The screening on the fence needs to be removed.**

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$4,900.00. **The Board affirms compliance with a \$4,900.00 fine.**



54. **CE#2024-00770; Dixon, Eddie - 706 W H Jackson St**
Unfinished Business - Complaint Received 10/02/24
Board History: 1Hr. 05/28/25 Finding Comply b/y 07/08/25; **2Hr.** 07/09/25 Fine Lien \$25 per day; **3Hr.** 01/28/26 Fine Runs; **4Hr.** 07/08/26 Fine Runs
- a) **Weather Resistance, Watertight and Protective Treatment Required** - Chapter 20, ARTICLE X. – Community Aesthetics, Section 20-314. All exterior areas shall be maintained in good condition to include painting, be weather resistant and watertight. **Specifically: Building needs to be repaired or demolished.**
 - b) **Building Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 301 thru 309 - General Requirements for Exterior and Interior Structural Maintenance. A minimum level of property safety, sanitation and maintenance shall be required for both the exterior and interior of structure(s). Including but is not limited to general maintenance. **Specifically: Property needs to be repaired or demolished.**
 - c) **Roof Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Section 304.7. Roofs, eaves and flashing shall be in good repair, maintained and structurally sound. **Specifically: Roof needs to be repaired or replaced.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$10,350.00. **Moved by Saam / Teele to pause the fine at the current amount of \$10,350.00. Motion carried by majority.**



55. **CE#2024-00803; McCall, Chad T. - 2510 Riverview Dr**
Unfinished Business - Complaint Received 10/15/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26; **3Hr.** 01/28/26 Fine & Lien \$25 per day; **4Hr.** 07/08/26 Fine Runs

- a) **Unlawful Subdivision Without Required Platting** - Appendix D, Chapter 8, Section 8.6... Any division of land must be preceded by formal review and approval of a preliminary plat by the appropriate city authorities. **Specifically: Unauthorized subdivision of property without proper platting. Corrective Action: Either... (1) Submit a complete preliminary plat application to the City's Planning & Zoning Division for review and approval, or (2) Restore the property to its prior undivided condition and provide documentation thereof.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$5,275.00. **Moved by Saam / Teele to pause the fine at the current amount of \$5,275.00. Motion carried by majority.**

56. **CE#2024-00924; D'Arcy Jr., David Michael - 2513 Riverview Dr**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26; **3Hr.** 01/28/26 Fine & Lien \$25 per day; **4Hr.** 07/08/26 Fine Runs

- a) **Unlawful Subdivision Without Required Platting** - Appendix D, Chapter 8, Section 8.6... Any division of land must be preceded by formal review and approval of a preliminary plat by the appropriate city authorities. **Specifically: Unauthorized subdivision of property without proper platting. Corrective Action: Either... (1) Submit a complete preliminary plat application to the City's Planning & Zoning Division for review and approval, or (2) Restore the property to its prior undivided condition and provide documentation thereof.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$5,275.00. **Moved by Saam / Teele to pause the fine at the current amount of \$5,275.00. Motion carried by majority.**



57. **CE#2024-00925; Molin, Arthur & Glen - 2515 Riverview Dr**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26; **3Hr.** 01/28/26 Fine & Lien \$25 per day; **4Hr.** 07/08/26 Fine Runs
- a) **Unlawful Subdivision Without Required Platting** - Appendix D, Chapter 8, Section 8.6... Any division of land must be preceded by formal review and approval of a preliminary plat by the appropriate city authorities. **Specifically: Unauthorized subdivision of property without proper platting. Corrective Action: Either... (1) Submit a complete preliminary plat application to the City's Planning & Zoning Division for review and approval, or (2) Restore the property to its prior undivided condition and provide documentation thereof.**
- The property owner(s)/representative(s) was present, Glen Molin, who testified. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$5,275.00. **Moved by Saam / Tencati to pause the fine at the current amount of \$5,275.00. Motion carried by majority.**
58. **CE#2024-00926; McCall, Chad T. - Behind 2510 Riverview Dr**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext 01/27/26; **3Hr.** 01/28/26 Fine & Lien \$25 per day; **4Hr.** 07/08/26 Fine Runs
- a) **Unlawful Subdivision Without Required Platting** - Appendix D, Chapter 8, Section 8.6... Any division of land must be preceded by formal review and approval of a preliminary plat by the appropriate city authorities. **Specifically: Unauthorized subdivision of property without proper platting. Corrective Action: Either... (1) Submit a complete preliminary plat application to the City's Planning & Zoning Division for review and approval, or (2) Restore the property to its prior undivided condition and provide documentation thereof.**
- The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$5,275.00. **Moved by Tencati / Teele to pause the fine at the current amount of \$5,275.00. Motion carried by majority.**



59. **CE#2024-00962; Crane Creek West LLC - 1070 Prospect Ave**
Unfinished Business - Complaint Received 12/12/24
Board History: 1Hr. 10/01/25 Admin Postponed; **2Hr.** 11/12/25 Finding Comply by 01/27/26; **3Hr.** 01/28/26 1Ext to 03/10/26; **4Hr.** 03/11/26 Fine & Lien \$50 per day; **5Hr.** 07/08/26 Fine Runs
- a) **Accessory Structure Without Primary Structure** - Part III, Appendix B – Zoning, ARTICLE VII. Sec. 1 (D) Accessory structures without primary structure is prohibited. **Specifically: Accessory Structure Without Primary Structure.**
 - b) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Docks built without any permit. Corrective Action: Obtain “issued” building permit for above referenced non-permitted work and for any other work that will be requiring building permits.**
 - c) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt.32, Sec. 56; Chpt.48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other accumulations. Specifically: All trash and debris including the concrete debris must be cleaned up. **COMPLIED.**

The property owner(s)/representative(s) Attorney James Henderson was present, who testified. City staff updated the Board on the current case status and recommended staying the fine at the current amount \$8,450.00 until the Hearing on 01/27/27. **Moved by Saam / Tencati to stay the fine at the current amount of \$8,450.00 until the Hearing on 01/27/27. Motion carried by majority.**



60. **CE#2025-00029; Waters, Lakeonte Lashea - 109 Prince Ave**
Unfinished Business - Complaint Received 06/04/25
Board History: 1Hr. 03/11/26 Finding Comply by 04/21/26; 2Hr. 04/22/26 1Ext to 06/02/26; 3Hr. 06/03/26 2Ext to 07/07/26; 4Hr. 07/08/26 3Ext to 08/25/26
- a) **Approved Electrical System Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 604. Approved Electrical System Required - Occupied buildings shall be provided with an approved electrical system, shall be correctly installed and correctly connected. Additionally, electrical system must be safe, in good repair, maintained and functioning as intended while meeting the requirements of this code. **Specifically: Occupied home's electrical service has been disconnected due to fire damage. Corrective Action: The property owner Must: 1). Connect, repair, and/or maintain an approved electrical system by repairing all fire-damaged electrical components. 2). Obtain a required electrical permit prior to performing any repairs to the electrical system. 3). Ensure that all work is completed by properly licensed contractors in accordance with applicable City codes and inspections.**
- b) **Approved Water Utilities Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 505. Approved Water System Required - All water systems shall be designed properly and connected to an approved water system and be supplied with hot and cold running water. **Specifically: Occupied home's water service has been disconnected since 4-10-25 for non-payment. Corrective Action: Connect, repair and/or maintain above referenced water service by means of: Reestablishing water service from the City of Melbourne.**
- Case announced as complied without a fine. **The Board affirms compliance without a fine.**
61. **CE#2025-00177; Bell, Wid T - 2808 S Harbor City Blvd**
New Business - Complaint Received 03/25/25.
Board History: None
- a) **Walls & Other Surfaces Maintenance & Protective Treatment Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Fence shall be in good repair.**



- b) **Nuisance Outside Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Property needs to be cleared of trailers, scrap metal, wood, garbage and other misc. items.**

Case announced as complied before hearing. **No Board action.**

62. **CE#2025-00755; Macedonia Community Development Corporation of South Brevard - 2517 Race St**
New Business - Complaint Received 10/20/25
Board History: None

- a) **General Requirements for Exterior and Interior Structural Maintenance** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 301 thru 309. A minimum level of property safety, sanitation and maintenance shall be required for both the exterior and interior of structure(s). Including but is not limited to general maintenance. **Specifically: The property exhibits extensive deterioration and fire-related damage affecting major structural and exterior components. The level of damage observed significantly compromises the safety, sanitation, and structural integrity required under the International Property Maintenance Code (IPMC) and the City of Melbourne Code. The deficiencies present a continuing hazard and demonstrate prolonged non-compliance with minimum property maintenance standards. Corrective Action: Due to the severity of the fire damage and the overall compromised condition of the structure, it is recommended that the property owner submit a formal plan of corrective action indicating whether: Complete structural rehabilitation will be performed to bring the dwelling into full compliance with all applicable codes; Demolition of the structure will be undertaken in the event that repair is not feasible or is determined to be structurally or economically impractical. Failure to submit an acceptable plan or to correct the violations within the required compliance timeframe may result in further enforcement action, including possible referral to the Code Enforcement Board for additional proceedings.**



The property owner(s)/representative(s) was present, Jerry Phillip & neighbor Paul Ford who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a" with a compliance date of 12/08/26. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 12/08/26. Motion carried by majority.**

63. **CE#2025-00866; Harrison, Amari - 804 & 812 Hopkins St**
New Business - Complaint Received 12/04/25
Board History: None

- a) **Land Alteration Requires Permit** - Sec. 50-53. A City Engineering permit is required for any land clearing and all other land disturbing activities. **Specifically: Property cleared and tree burned without Land Alteration Permit. Corrective Action: Obtain a Land Alteration Permit from the City Engineering Department.**

Case announced as administratively postponed. **No Board action.**

64. **CE#2026-00040; Taylor, Tashanna M - 2824 Golfview Dr**
Unfinished Business - Complaint Received 01/27/26
Board History: 1Hr. 07/08/26 Finding Comply by 08/25/26

- a) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and "permitted" building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: There is nuisance open/exterior storage of (trash, debris and misc. items around the property.) Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and "permitted" structure or removed from the property by means of proper disposal methods.**



- b) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls, their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Fence is deteriorated with missing slat/picket, broken gates and is not in continuous alignment. Corrective Action: Replacing missing fence slat/picket, repair gates and straighten & secure fence to be in continuous vertical alignment.**

Case announced as complied without a fine. **The Board affirms compliance without a fine.**

65. **CE#2026-00089; Ford, Paul Estate - 2515 Race St**
New Business - Complaint Received 02/24/26
Board History: None

- a) **General Requirements for Exterior and Interior Structural Maintenance** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 301 thru 309. A minimum level of property safety, sanitation and maintenance shall be required for both the exterior and interior of structure(s). Including but is not limited to general maintenance. **Specifically: The property exhibits extensive deterioration and fire-related damage affecting major structural and exterior components. The level of damage observed significantly compromises the safety, sanitation, and structural integrity required under the International Property Maintenance Code (IPMC) and the City of Melbourne Code. The deficiencies present a continuing hazard and demonstrate prolonged non-compliance with minimum property maintenance standards. Corrective Action: Due to the severity of the fire damage and the overall compromised condition of the structure, it is recommended that the property owner submit a formal plan of corrective action indicating whether: Complete structural rehabilitation will be performed to bring the dwelling into full compliance with all applicable codes; or demolition of the structure will be undertaken in the event that repair is not feasible or is determined to be structurally or economically impractical. Failure to submit an acceptable plan or to correct the violations within the required compliance timeframe may result in further enforcement action, including possible referral to the Code Enforcement Board for additional proceedings.**



- b) **Accessory Structures Without Primary Structure** - Part III, Appendix B – Zoning, ARTICLE VII. Sec. 1 (D) Accessory structures without primary structure is prohibited. **Specifically: Accessory Structures (Shed & Pool) Without Primary Structure. Corrective Action: Shed & Pool needs to be removed/Filled in or an Approved Primary structure must be built on site.**

- c) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12” inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Property is overgrown with high grass, weeds over 12” in height and/or has unkempt landscaping that has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street.**

- d) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: There is nuisance open/exterior storage of (debris, tires, junk and other misc. Items. Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**



- e) **Inoperable Vehicles Prohibited** - Sec. 14-2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, other misc. recreational equipment must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways per their manufacture design standards. **Specifically: Vehicle with flat tires, no current registration unable to start. Corrective Action: Vehicles and / or equipment including recreational types must be observed as operationally roadworthy, or stored in compliance with code, or removed from the property to a code compliant location.**

- f) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Chain link fence is deteriorated with missing poles broken gates and is not in continuous alignment. Corrective Action: Repair and/or maintain above referenced by means of: Replacing missing polls, repairing gates and straighten & secure fence to be in continuous vertical alignment.**

The property owner(s)/representative(s) was present, Paul Ford & neighbor Jerry Phillip who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a thru f" with a compliance date of 12/08/26. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) "a thru f" with a compliance date of 12/08/26. Motion carried by majority.**



66. **CE#2026-00104; Lubritex LLC - 624 Tucker St**
New Business - Complaint Received 03/04/26
Board History: None

- a) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Roof is being installed without permit. It also appears to have Interior Drywall, Electrical and Plumbing being done without permits. Corrective Action: Issued and completed building permits are required for any interior and exterior work building additions, alterations, upgrades, repairs, demolition or change of occupancy. You must obtain "issued" and completed building permits for above referenced non-permitted work and for any other work requiring building permits.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a" with a compliance date of 10/06/26. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 10/06/26.**
Motion carried by majority.

67. **CE#2026-00140; Bawldguy Note Investments Group 1 LLC - 3415 Henry St**
Unfinished Business - Complaint Received 03/16/26
Board History: 1Hr. 07/08/26 Finding Comply by 08/25/26

- a) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: Four (4) recreational vehicles are being stored behind with utilities hook-ups and are being used for living and sleeping or any other purposes. Please vacate and remove R/Vs that are not registered to the owner and/or inoperable (burnt down). Corrective Action: Please vacate and remove R/Vs that are not registered to the owner and/or inoperable (burnt down).**



- b) **Recreational Vehicle Ownership Required** - Part III, App. B, Art. V, Sec. 2(E)(2)(e). Parking recreational vehicles or equipment on residential property requires they be registered to the property and under the same ownership as the property's occupants. **Specifically: Recreational vehicle(s) and/or equipment being stored at the property are not registered to the property and its occupants. Corrective Action: Remove all Recreational vehicle(s) that are not registered to the property owner or occupants.**

- c) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/ or unmaintained items, debris and other accumulations. **Specifically: Large accumulations of open storage, including but not limited to, tires, buckets, roof shingles, propane tank, tarps and other miscellaneous items. Corrective Action: All open/exterior accumulations of tires, buckets, roof shingles, propane tank, tarps and other misc. items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**

- d) **Approved Water Utilities Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 505. Approved Water System Required. All water systems shall be designed properly and connected to an approved water system and be supplied with hot and cold running water. **Specifically: Occupied home's water service has been disconnected. Corrective Action: Connect, repair and/or maintain above referenced water service by means of: Reestablishing water service.**

- e) **Inoperable Vehicles Prohibited** - Sec. 14-2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, other misc. recreational equipment must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways per their manufacture design standards. **Specifically: Vehicle with flat tires, no current registration unable to start. Corrective Action: Vehicles and / or equipment including recreational types must be observed as operationally roadworthy, or stored in compliance with code, or removed from the property to a code compliant location**



The property owner(s)/representative(s) was present, Effner White, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 10/06/26. **Moved by Saam / Teele to extend the compliance date until 10/06/26. Motion carried by majority.**

68. **CE#2026-00148; Wilson, Marvalyn Novelette - 3105 Swift St**
Unfinished Business - Complaint Received 03/18/26
Board History: 1Hr. 07/08/26 Finding Comply by 08/25/26

- a) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. Specifically: Rooming/Boarding house activity and uses within R1A district zoning is prohibited. Corrective Action: All land/property uses, including Rooming/Boarding house uses, must be within an approved zoning district, requires a City approved development plan; followed by permitting. **COMPLIED PRIOR TO HEARING.**
- b) **Electrical System Components Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 605. Electrical wiring, equipment, fixtures, appliances and associated hardware/components shall be correctly installed, correctly connected, safe, in good repair, maintained and operating as intended. **Specifically: Exposed electrical wiring in home. Corrective Action: Repair and/or maintain above referenced electrical service deficiencies by means of repairing all exposed wiring in home.**
- c) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/ or unmaintained items, debris and other accumulations. **Specifically: Large accumulations of open storage, including but not limited to, tires, buckets, Roof Shingles, propane tank, tarps and other miscellaneous items. Corrective Action: All open/exterior accumulations of tires, buckets, Roof Shingles, propane tank, tarps and other misc. items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**



- d) **Window Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.13 [Exterior] / 305.3 [Interior] & Sec. 306.1. All window types and their associated hardware/components shall be maintained in sound condition and good repair, free from hazards, rotting wood and/or deteriorated framing, or broken glaze, be weather tight and be able to easily open, hold open and then close as designed. **Specifically: Window in living area is deteriorated with cracked glazing and currently cannot open as designed. Corrective Action: Repair and/or maintain above referenced windows by means of: Replacing all broken glass in window(s).**

- e) **Inoperable Vehicles Prohibited** - Sec. 14-2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, other misc. recreational equipment must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways per their manufacture design standards. Specifically: Vehicle with flat tires, no current registration unable to start. Corrective Action: Vehicles and / or equipment including recreational types must be observed as operationally roadworthy, or stored in compliance with code, or removed from the property to a code compliant location. **COMPLIED PRIOR TO HEARING.**

- f) **Roof Systems & Structural Members Maintenance Required** - Sec. 9.50; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.4 & 7 & Sec. 306.1. Roof systems along with their associated structural members and components shall be maintained free from cracks, holes, breaks and loose or rotting materials; maintained to prevent deterioration and capable of supporting intended support loads. Specifically: Roof is in disrepair... leaks into home. Corrective Action: Replace, repair and maintain all areas of above referenced roof to building code standards. **COMPLIED PRIOR TO HEARING.**

- g) **Stove, Range or Oven Required** - Part III, Appendix B, Article II- Definition of Dwelling Unit... A Dwelling Unit (Home) must include independent cooking facilities. Acceptable cooking facilities include stove, range or oven. A stand-alone microwave does not qualify as an independent cooking facility. **Specifically: There is no stove, range or oven in the kitchen. Corrective Action: Install a code compliant cooking appliance (stove, range or oven) to establish a lawful dwelling unit.**



Case announced as complied without a fine. **The Board affirms compliance without a fine.**

G. Board/Staff Comments

H. ADJOURNMENT

Moved by Saam / Fulton to adjourn the meeting at 10:19 p.m. Motion Carried by Majority.

A handwritten signature in blue ink that reads "Mark Herold".

Mark Herold
Code Enforcement Official
c: Case Files