

City of Melbourne



Code Compliance Division
900 E. Strawbridge Avenue, Melbourne, FL 32901
Code Enforcement: (321) 608-7900 • E-mail: Code.compliance@mlbfl.org

AGENDA

CODE ENFORCEMENT BOARD

City Hall Council Chamber
900 E. Strawbridge Avenue
Melbourne, FL 32901

August 27, 2025 • 6:00 PM

A. OPENING

1. Call to Order
2. Pledge of Allegiance
3. Reading of the Opening Statement
4. Roll Call
5. Approval of Minutes
6. Announcements
7. Testimony Swear-In
8. Case(s) Announced as Removed / Complied

B. INSPECTOR GOSSELIN

9. **CE#2025-00309; Kilgore, Thomas M. & Nancy C. - 742 Ixora Dr.**
Unfinished Business - Complaint Received 05/19/25.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25
 - 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's backyard, front yard, and side yard are overgrown with high grass, weeds and/or unkempt landscaping and has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all collective yard areas, perimeter areas, fence lines, sidewalks, grass strips, curbs, rights-of way to the edge of the pavement on any public street.**



C. INSPECTOR ANDRE

10. **CE#2024-00093; Florida Sun Property Solutions LLC - 1817 Palm Blvd.**
Unfinished Business - Complaint Received 02/16/24.
Board History: 1Hr. 10/23/24 Finding Comply by 12/03/24; **2Hr.** 12/04/24 1Ext to 01/21/25; **3Hr.** 01/22/25 2Ext to 04/08/25; **4Hr.** 07/09/25 3Ext to 08/26/25
- 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. **Specifically: Obtain all Permits for any/all development, improvements and alterations.**
 - 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: Repair structure's specific damaged and/or unmaintained area according to building code standards to required include permitting.**
11. **CE#2024-00268; Bowsher, Jacob & Jessica - 3329 Testimony St.**
Unfinished Business - Complaint Received 04/23/24.
Board History: 1Hr. 07/31/24 Finding Comply by 09/03/24; **2Hr.** 09/04/24 Fine & Lien \$25 per day; **3Hr.** 01/22/25 Fine Runs
- a) **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 openly stored items in the front of home, driveway and around the property needs to be removed.**
 - b) **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: All vehicles on the property must be registered and proven operable or removed from the property.**



- c) **Recreational Vehicle Parking / Ownership Required** - PART III, Appendix B, Article V, Sec. 2(E)(2)(e). Parking recreational vehicles or equipment on residential property requires they be under the same ownership as the property's occupant. **Specifically: All recreational vehicles on the property are required to be under the same ownership as the property owner or remove.**
 - d) **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: Property needs to be mowed and maintained.**
12. **CE#2024-00634; Fame Building System LLC - 1008 W H Jackson St.**
Unfinished Business - Complaint Received 08/23/24.
Board History: 1Hr. 01/22/25 Finding comply by 03/04/25; **2Hr.** 03/05/25 1Ext to 04/08/25; **3Hr.** 04/08/25 2Ext to 05/27/25; **4Hr.** 05/28/25 3Ext to 08/26/25
- a) **Electrical System Components Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 6, Section 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 meter box shall be in a safe manner.**
 - 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: Structures needs to be repaired or demolished.**
 - 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: Trash and Debris around the property and at the curb needs to be cleaned up**



13. **CE#2024-00775; Clark, Donnie W & Cathy Johnson - 834 W H Jackson St. Unfinished Business** - Complaint Received 10/02/24.
Board History: 1Hr. 04/09/25 Admin Removed; **2Hr.** 05/28/25 Finding Comply by 07/08/25; **3Hr.** 07/09/25 1 Ext to 08/26/25
- 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.**
 - d) **Window & Door Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Section 304.13 thru 304.15 – Windows and doors. Chapter 20, ARTICLE X. – Community Aesthetics, Section 20- 314. exterior window, skylight, door, their associated framing and hardware shall be in good repair, maintained structurally sound, weather resistant and watertight. **Specifically: All windows and doors needs to be replaced.**
 - 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 needs to be mowed and maintained. COMPLIED PRIOR TO HEARING.**



- f) **Board Ups Beyond One (1) Year Expired** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted. 113.1 General. Boarding the building up for future repair shall not extend beyond one year, Unless approved by the building official. **Specifically: Building boarded up for over 1 year.**

14. **CE#2024-00881; Szczudlo, Jacek - 306 Georgetown Ave.**
Unfinished Business - Complaint Received 11/12/24.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25

- a) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82adopting 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 and unmaintained. Corrective Action: Property needs to be mowed and maintained.**
- 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: Gate and fence in disrepair. Corrective Action: Fence and gate need to be repaired or replaced.**
- c) **Mosquito Abatement Required** - Chapter 32 - HEALTH AND SANITATION. ARTICLE III. - MOSQUITO CONTROL. Sec. 32- 77. Collection of standing or flowing water in which any mosquitoes breed, or are likely to breed. **Specifically: Pool is not maintained. Corrective Action: Pool needs to be treated for mosquitoes and maintained.**
- d) **Inoperable Vehicle/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 condition, 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: Inoperable / unregistered vehicles with flat tires in the driveway. Corrective Action: Vehicles need to be registered and operable or removed from the property.**



15. **CE#2024-00956; JL Miami Homes LLC - 2936 Lawrence Dr.**
Unfinished Business - Complaint Received 12/11/24.
Board History: 1Hr. Finding Comply by 08/26/25
- 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: A Permit is required for the repairs / replacement of the Roof.**
 - 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: Misc items being stored around the property including gas tanks.**
 - c) **Recreational Vehicle Residential Restrictions** - 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 vehicle that stored in front yard. Must be parked in a carport, enclosed building, or to the rear of the front building line.**



D. INSPECTOR GERMAN

16. **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 Stay Fine at \$8,800 til 03/05/25; **6Hr.** 03/05/25 Stay Fine at \$8,800 til 07/09/25; **7Hr.** 07/09/25 Stay Fine at \$8,800 til 08/27/25;

- 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.54-03. 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.**
17. **CE#2023-00800; Bridgewater Group of Brevard LLC - 3010-3020 Phillips St. New Business** - Complaint Received 08/22/23.
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: 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 50-47. 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.**

- 18. **CE#2023-00896; Massaro International Construction LLC- 1807 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
 - 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.**

- 19. **CE#2023-01003; Raskett, Deborah A - 1920 Radnor Dr. New Business** - Complaint Received 10/11/23.
Board History: None
 - 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, truck beds with junk and debris in and/or near them. Corrective Action: Accumulations of open storage, debris, materials, trash, etc. must be removed from the property. Remove truck beds and all other junk and debris stored outside.**



20. **CE#2024-00213; Urban Property Management LLC - 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
- 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.**
- 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.**



21. **CE#2024-00372; Melbourne Property Partners LLC - 1923 Radnor Dr.**
New Business - Complaint Received 06/03/24.
Board History: None
- a) **Dead Tree Removal Required** - Part III, App. D, Chpt. 9, Art. XV, Sec. 9.274. Unsafe trees constituting a hazard to the safety of the public are required to be removed. Specifically: Dead tree in the southwest corner of yard. Corrective Action: Remove dead tree and properly dispose of the tree debris. Please note this tree has a Brazilian pepper tree growing around it, which may be removed. **COMPLIED PRIOR TO HEARING.**
 - 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, tires, construction debris, discarded fencing and other junk and debris. Corrective Action: Accumulations of open storage, debris, materials, trash, etc. must be removed from the property.**
 - c) **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 and trim all grass and weeds so that they are not taller than 12 inches.**
 - d) **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: Air conditioner, windows and drywall permits have expired. Corrective Action: Reactivate permits into issued status or obtain new issued permits for AC, windows and drywall work.**



- 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: Back chain link fence is in disrepair. Corrective Action: Repair, replace or remove fencing in disrepair. Replacing more than 16 feet (two sections) of fence requires an issued fence permit prior to doing the work.**

- 22. **CE#2024-00639; 99 Bottles Hospitality LLC - 712 & 716 E New Haven Ave.**
Unfinished Business - Complaint Received 08/23/24.
Board History: 1Hr. 05/28/25 Finding Comply by 07/08/25; **2Hr.** 07/09/25 1Ext to 08/26/25
 - 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: Work on site without permit, including but not limited to, electrical work, slat wall and deck, and outdoor gazebo. Corrective Action: Obtain required “issued” permits for work completed and/or for any future other work.**

- 23. **CE#2024-00705; Burlingham, Sean C - 408 Roxy Ave.**
Unfinished Business - Complaint Received 09/16/24.
Board History: 1Hr. 04/09/25 Finding comply by 05/27/25; **2Hr.** 05/28/25 Fine & Lien \$25 per day; **3Hr.** 07/09/25 Fine Runs
 - a) **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: Rocks, landscape timbers, posts, poles, concrete block, concrete chunk, and hardy non-flexible bushes and shrubs placed in the City’s right-of-way. Corrective Action: Obstructions, including but not limited to, vegetation, materials and/or other items located within the City right-of-way must be removed unless permitted by the City’s Engineering Department.**



- b) **Sight Triangle Obstruction Prohibited** - Part III - Land Development Regulations. Appendix D - Land Development Code. Chapter 9. - Design Standards and Building Regulations. Article XV. - Preservation and Landscape Design. Sec. 9.273(d)(1) & (4). Obstacles or any portion thereof shall [not] be placed or retained in such manner which would create a traffic hazard or would obstruct the visual clearance at corners, intersections, curb cuts, driveways and/or railroad crossings. Specifically: Vegetation on corner is blocking the line of sight for drivers. Corrective Action: Trim or remove vegetation on corner so that it no longer blocks the line of sight for drivers. **COMPLIED PRIOR TO HEARING.**

- 24. **CE#2025-00154; Smith, Mitchell L. - 908 Wisteria Dr.**
New Business - Complaint Received 03/13/25.
Board History: None
 - 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. 13.82 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: 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.**

E. INSPECTOR DURANT

- 25. **CE2022-00195; Telemak Inc - 3101 N Hwy A1A.**
Unfinished Business - Complaint Received 03/31/22
Board History: 1Hr. 10/23/24 Finding Comply by 12/03/24; **2Hr.** 12/04/24 1Ext to 01/21/25; **3Hr.** 01/22/25 2Ext to 03/04/25; **4Hr.** 03/05/25 3Ext to 04/08/25; **5Hr.** 04/09/25 4Ext to 05/27/25; **6Hr.** 05/28/25 5Ext to 07/08/25; **7Hr.** 07/09/25 6Ext to 08/26/25

- 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. **Specifically: Obtain permit for deck on south side of property. Obtain permit for elevator/shaft, a/c, roof work and all associated work completed.**



26. **CE#2023-01029; Carriere, David E. & Deborah A. – 1560 N. Harbor City Blvd.**
New Business - Complaint Received 10/17/23
Board History: None
- a) **Site Plan Adherence Restrictions Required** - Part III, Appendix B - Zoning, Article IX, Section 3(A). Property must be maintained, utilized and conform to the approved site plan. **Corrective Action: Outdoor display/storage is taking up required parking spaces (10 total spaces required, including 1 handicap space). Please remove granite display/storage from parking area.**
 - b) **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 district in which such property is located. **Corrective Action: Property not authorized (no site plan approval) for outside storage/display of tile, counter tops, misc equipment, etc.**
27. **CE#2023-01063; Burillo, William - 1262 Jasmine St.**
Unfinished Business - Complaint Received 10/26/23.
Board History: 1Hr. 12/04/24 Finding Comply by 01/21/25; **2Hr.** 01/22/25 1Ext 03/04/25; **3Hr.** 03/05/25 2Ext to 04/08/25; **4Hr.** 04/09/25 3Ext to 05/27/25; **5Hr.** 05/28/25 4Ext to 07/08/25; **6Hr.** 07/09/25 5Ext to 08/26/25
- a) **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. **Corrective Action: Remove all excessive items/ clutter, trash and debris from property.**
28. **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
- 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).**

29. **CE#2024-00412; Houze, Billie June - 1600 Jones Rd.**
New Business - Complaint Received 06/10/24.
Board History: None

- 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: An approved site plan is required for any proposed development to property. Property may not be used as storage yard for vehicles, ATV's, etc.**
- b) **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, Section 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. **Corrective Action: Numerous abandoned/inoperable RV's and boats that appear to have been placed along the easement area where the City's water main is located. Remove vehicles from easement.**

30. **CE#2024-00631; Lawson, Cindy - 1077 Alpine Dr.**
New Business - Complaint Received 08/22/24.
Board History: None

- a) **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. **Corrective Action: Remove excessive items stored on side/ back yard.**



- b) **Water Utilities Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 5, Plumbing Facilities and Fixture Requirements. Section 505.1. Plumbing facilities and plumbing fixtures shall be connected to an approved water system and supplied with hot or tempered and cold running water **Corrective Action: No persons may reside at residence without water/ sewer services.**

 - c) **Trash Removal Service Required** - Chpt. 48, Article III, Sec. 53(a). All owners and/or tenants, agents, lessors, lessees, operators, of property, occupied or unoccupied, operating and non-operating, shall be required to receive solid waste collection services. ...and shall be required to subscribe to and pay for the solid waste and recycling collection services. **Corrective Action: Contact Waste Management for waste removal services.**
31. **CE#2024-00716; FHR Management LLC - 2476 Sadler Ln.**
Unfinished Business - Complaint Received 09/17/24.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25
- 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. **Corrective Action: Backyard is overgrown and requires cutting/ maintenance. COMPLIED PRIOR TO HEARING.**

 - b) **Pool Maintenance & Security Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Section 303. Swimming pools, spas & hot tubs are required to be secured and in maintained condition. **Corrective Action: Pool requires cleaning, treatment to eliminate breeding of mosquitos. COMPLIED PRIOR TO HEARING.**

 - c) **Fence Maintenance Required** - PART III, Appendix D, CHAPTER 9, ARTICLE III., Sec. 9.48 & 9.50 - Fences and/or Walls Requirements & Maintenance & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec.13.82. – International Property Maintenance Code adopted, Chapter 3, Section 302.7. Fences or walls are required to be constructed per code, maintained and in good repair, continuous in alignment and construction while ensuring aesthetics and structural reliability. **Corrective Action: Fence is in disrepair and requires repair/ replacement. **Portion of fence on right front side of house requires immediate repair to ensure that pool is secure. Comply by 9/25/24.**



- d) **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. **Corrective Action: Obtain permit for fence securing pool.**
32. **CE#2024-00730; Jones, Robert D - 989 Alexia St.**
Unfinished Business - Complaint Received 09/20/24.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25
- a) **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.
Corrective Action: Cleanup / remove excessive misc items from property. Both sides of front yard and any excessive accumulation of items around back.
33. **CE#2024-00740; Harris, Braden - 1481 Cowart Ave.**
Unfinished Business - Complaint Received 09/23/24.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25
- a) **Business Tax Receipt Required** - CHAPTER 54, ARTICLE VIII, Sec.54-03. A Business Tax Receipt (BTR) is required prior to conducting and /or operating any business **Corrective Action: A Business Tax Receipt from the City of Melbourne is required to operate Airbnb business at property. Contact City of Melbourne Revenue Department at (321- 608-7038).**



F. INSPECTOR KELLER

34. **CE#2023-01150; Lagoinha Orlando Church Inc – 2705 N Harbor City Blvd.**
Unfinished Business - Complaint Received 12/06/23.
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 2Ext to 07/30/24; **4Hr.** 07/31/24 3Ext to 09/03/24; **5Hr.** 09/04/24 4Ext to 10/22/24; **6Hr.** 10/23/24 5Ext to 01/21/25; **7Hr.** 01/22/25 5Ext to 03/04/25; **8Hr.** 03/05/25 6Ext to 04/08/25; **9Hr.** 04/09/25 7Ext to 07/08/25; **10Hr.** 07/09/25 8Ext to 08/26/25
- a) **Building Permit Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.80. – Florida Building Code adopted. Chapter 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: A Commercial Alteration Permit is required for the change of use of the building. A plan needs submitted showing the previous floor plan and a plan needs submitted describing the floor plan of the new business and changes including but not limited to walls, doors, electrical work, plumbing work and exterior work.**
35. **CE#2024-00797; D'Auben, Dennis R & Karel S - 2752 Village Park Dr.**
Unfinished Business - Complaint Received 10/11/24.
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 05/27/25; **4Hr.** 05/28/25 3Ext to 07/08/25; **5Hr.** 07/09/25 4Ext to 08/26/25
- 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: A Permit is required for the installation of the swimming pool, deck and flat work. Corrective Action: Need to get a Permit for the swimming pool, deck work and flat work that has been installed.**
- 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: The disruption of the swales at the property lines and material at the property lines, the increase of impermeable area, the addition of sand with plastic under it, has caused your stormwater to flow onto neighboring properties. The swales need reestablished at the property lines. Stormwater from property may not be permitted to flow onto neighboring properties. Corrective Action: The landscaping barrier under the coquina sand and the coquina sand need to be removed. The landscaping barrier and sand need replaced with grass.**



36. **CE#2024-00812; Rafaela De Rook as Trustee of the Revocable Living Trust Agreement of Rafaela De Rook - 2981 Pineapple Ave.**
New Business - Complaint Received 10/16/24.
Board History: None
- 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.
37. **CE#2024-00819; Rivercrest Racquet Club Partners - Tax ID 2708534.**
Unfinished Business - Complaint Received 10/18/24
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 05/27/25; **4Hr.** 05/28/25 3Ext to 07/08/25; **5Hr.** 07/09/25 4Ext to 08/26/25
- a) **Nuisance Light Glare Prohibited** - Chapter 26, Article III, Sec. 2660. Lighting. (a) Lighting spillover standard. Section 2661(a) Direct glare...(b) Visual discomfort... (c) Glare prohibited... Light sources shall not produce direct glare as observed from residential property, public streets or highways. **Specifically: Many of the new parking lot lights are causing glare and visual discomfort for the residential properties to the north, to your residents and to motorists on the State Highway. Lights that need adjusted or shielded include, but perhaps not limited to, the parking lot lights at the entrance, across from 3301 Rivercrest Dr., The parking lot lights across from the office at 3320 Rivercrest Dr., the parking lot lights in front of the office at 3320 Rivercrest Dr., and the two sets of parking lot lights in the rear parking lot by 3455 Spring Branch Trail which are affecting the neighbors to the north.**
38. **CE#2024-00820; Rivercrest Racquet Club Partners; Limited Partnership - 3320 Rivercrest Dr.**
Unfinished Business - Complaint Received 10/18/24.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25
- a) **Building Permit Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.80. – Florida Building Code adopted. Chapter 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Building Permit required for the installation/replacement of the yard lights and the replacement of the required parking lot lights.**



39. **CE#2024-00907; Paladino, Christopher M - 4493 Country Rd.**
Unfinished Business - Complaint Received 11/21/24.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25
- a) **IMMINENT SAFETY VIOLATION – Pool Security Required** - Part III, Appendix D, Chapter 13, Article III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Section 303.2. Swimming pools, spas & hot tubs are required to be secured by approved permitted enclosure, gates and latches. **Specifically: The swimming pool needs secured properly with at least a 48-inch-high barrier. Gates need to be self-closing and self-latching with the latches at least 54 inches high. A Building Permit required for fencing or enclosure.**
 - b) **Overgrowth / Dead Trees / Accumulations Prohibited** - Chpt.32-56; Chpt. 48-82(a) Generally. (1) Lot maintenance. All owners, lessees, or occupants of property within the city shall maintain their property in a clean and litter-free condition including sidewalks, grass strips, and contiguous alleys, curbs, and rights-of-way to the edge of the pavement on any public street. (3) Prohibition of public nuisance. & 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: The overgrowth needs removed from the property and the abutting right-of-ways. **COMPLIED.**
40. **CE#2024-00934; Ingersoll, Barbara V. & Johnnie L. - 1950 Ontario Cir N.**
New Business - Complaint Received 12/05/24.
Board History: None
- 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. **Specifically: The camper and U-Haul truck may not be used for living, sleeping, staying in or for any residential use. The camper needs a current registration that belongs to this camper.**



- 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: The U-Haul may not be kept in the residential neighborhood. The oversize vehicle needs removed from the neighborhood.**

- c) **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 car stored on the street needs demonstrated as operable and parked in the driveway or stored in the garage or removed from the neighborhood. Vehicles without a current license plate may not be stored on the right-of-way or street.**

- d) **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 but not limited to the furniture, boxes and tire.**



41. **CE#2025-00095; McCrory, Donna L. & Hendrickson, Conrad, III - 2192 King Richard Rd.**
New Business - Complaint Received 02/17/2025.
Board History: None
- 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) 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 store or process items for scrapping.**
- c) **Chapter 20 Community Planning and Development - Article X. Community Aesthetics -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) **Chapter 48 Solid Waste. Article II. Collection and Disposal. Article II. Collection and Disposal. 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) **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 inoperable condition with no missing or flat tires.**



- g) **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: All vehicles need to be operable unless stored in the garage.
- h) **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: Building Permits required for the interior and exterior work on the house. Permit RALT2021-01586 to replace dry wall entire house, relocate kitchen sink, electrical, remove windows in screen room replace with screen has expired without any inspections.**
- 42. **CE#2025-00099; Scoggins, Scott A & Corrie A - 2930 Pebble Creek.**
Unfinished Business - Complaint Received 02/19/25.
Board History: 1Hr. 05/28/25 Finding Comply by 07/08/25; **2Hr.** 07/09/25 1Ext to 08/26/25

 - a) **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: The roof has a large hole. The damage is extensive. The roof needs repaired properly or replaced. Repairing or replacing the roof will require a Building Permit from the City of Melbourne.



43. **CE#2025-00242; Thompson, Kim M. - 1543 Riverside Dr.**
New Business - Complaint Received 04/28/25.
Board History: None
- a) **(IMMINENT SAFETY VIOLATION) Unsecured Pool** - 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: The swimming pool needs to be secured properly with a 48 inch in height barrier. Any gates or doors need to be self-closing and self-latching. The exterior latches for any gates need to be at least 54 inches from the bottom of the gate.**
 - 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: Building Permit required for wall work.**
44. **CE#2025-00410; West Shore Savannahs LLC- 3088 Quayside Ct #107.**
New Business - Complaint Received 06/26/25.
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: The lights in the whole apartment flicker occasionally and consistently when the washing machine is in operation. The electrical issue needs repaired.**



G. CODE COMPLIANCE OFFICIAL HEROLD

45. **16001605: Corene Cyphers Trust – 124 Bluff Ter.**

Unfinished Business – Complaint Received 10/04/16.

Board History: **1Hr.** 05/03/17 Finding comply by 07/11/17; **2Hr.** 07/12/17 1Ext. to 08/29/17; **3Hr.** 08/30/17 2Ext. to 10/24/17; **4Hr.** 10/25/17 to 3Ext. 12/05/17; **5Hr.** 12/06/17 Start fine & lien property at \$25 per day; **6Hr.** 01/24/18 1Stay to 03/07/18; **7Hr.** 03/07/18 2Stay to 04/25/18; **8Hr.** 04/25/18 3Stay to 05/30/18; **9Hr.** 05/30/18 4Stay to 07/11/18; **10Hr.** 07/11/18 5Stay to 08/22/18; **11Hr.** 08/22/18 6Stay to 10/03/18; **12Hr.** 10/03/18 Fine Reinstated

- 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: Unkempt landscaping to include high grass and weeds. **COMPLIED.**
- b) **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: Inoperable vehicles. **COMPLIED.**
- 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: Litter and debris openly stored on property. **COMPLIED.**
- d) **Exterior Wall Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 304.6. Exterior Walls. Walls must be free from holes, breaks, loose material, be in good repair structurally sound, and have proper weatherproofing to prevent deterioration. Specifically: Stucco deterioration, rotting wood, no weather proofing and not watertight. **COMPLIED.**



- e) **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: Rotted roof areas to fascia, eaves and soffit. Wood is not weather treated nor watertight. **COMPLIED.**
 - f) **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. Specifically: Roof repair requires permit. **COMPLIED.**
46. **CE 17001679 - Monroe, Christine (Trustee) - 1365 Pineapple Ave.**
Unfinished Business - Complaint Received 10/18/17
Board History: 1Hr. 10/03/18 Finding of Violation(s) Comply by 01/22/19; **2Hr.** 01/23/19 1Ext. to 04/23/19; **3Hr.** 04/24/19 2Ext. to 06/04/19; **4Hr.** 06/05/19 Fine & Lien \$25 per day; **5Hr.** 03/11/20 Fine partially rescinded and/or stayed until 10/07/20 COVID-19; **6Hr.** 01/27/21 Fine Runs; **7Hr.** 06/23/21 Fine Runs; 7Hr. 06/23/21 Fine Runs; **8Hr.** 01/26/22 Cap Fine at \$18,900
- a) **Overgrowth** - Chpt. 3256; Chpt. 4882(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: Property's landscaping is unkempt with high grass and weeds throughout property and/or dead vegetation to include bushes and trees. **COMPLIED.**
 - b) **Obstructing Public Way** - Chapter 52, Article I, Section 524 – Obstructing Public Ways. Placing, blocking and/or obstructing any part of the public street, sidewalk or other portion(s) of the City's right-of-way is prohibited. To correct this violation: Remove any item(s) within the City's right-of-way. Specifically: Vegetative encroachment over sidewalks and streets. **COMPLIED.**
 - c) **Inoperable Vehicle(s)** - Chpt. 36, Sec. 3622 & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.8. INOPERABLE/DISABLED VEHICLE(S) PROHIBITED. Specifically: Inoperable vehicles openly stored on property. **COMPLIED.**
 - d) **Recreational Vehicle** -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...). Recreational vehicles and/or equipment must be parked, stored or used per city code restrictions. Specifically: Recreational vehicle(s) are not tagged and/or are inoperable. **COMPLIED.**



- e) **Open Storage** - Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: **OUTSIDE STORAGE OF JUNK AND DEBRIS IS PROHIBITED.** Property must be maintained as to prevent a public nuisance. Public nuisance includes, but is not limited to outside accumulations of litter, household items, trash, junk, debris and other accumulations as defined in this code and determined to be a public nuisance. Specifically: Various debris openly stored throughout property (vehicle parts, tarp, tools, containers, litter, household items, construction materials, etc...). **COMPLIED.**
- f) **IPMC Maintenance Requirements** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, General Requirements for Structure Maintenance. A minimum level of property safety, sanitation and maintenance shall be required for all areas of a structure. Specifically: 304.4 Structural Member Repair & Maintenance; 304.5 Foundational Walls Repair & Maintenance; 304.6 Exterior Walls Repair & Maintenance; 304.7 Roof Repair and Maintenance; 304.13 Window Repair & Maintenance; 304.15 Door Repair & Maintenance. **COMPLIED.**

47. **CE#2023-00376; Igneous LLC - 1715 Steele St.**

Unfinished Business - Complaint Received 04/21/23.

Board History: **1Hr.** 07/26/23 Finding Comply by 09/05/23; **2Hr.** 09/06/23 1Ext to 10/24/23; **3Hr.** 10/25/23 2Ext to 11/28/23; **4Hr.** 11/29/23 3Ext to 01/02/24; **5Hr.** 01/03/24 4Ext to 02/13/24; **6Hr.** 02/14/24 5Ext to 04/30/24; **7Hr.** 05/01/24 6Ext to 07/30/24; **8Hr.** 07/31/24 7Ext to 09/03/24; **9Hr.** 09/04/24 8Ext to 10/22/24; **10Hr.** 12/23/24 9Ext to 01/22/25; **11Hr.** 01/22/25 10Ext to 03/04/25; **12Hr.** Fine & Lien \$50 per day; **13Hr.** 07/09/25 Stay Fine til 08/26/25

- a) **Open/Outside Storage 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 not have or keep materials or other items openly stored unless specifically zoned and site planned for such storage. **Specifically: Several separate lots being used for granite business with openly stored granite and other materials. M1 zoned property has not been site planned or permitted for open storage. To Correct This Violation: Remove accumulated open storage from property or obtain site /development plan approval and permits.**



- b) **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. **Specifically: Several separate lots being used for granite business along with openly stored granite and other materials. This M1 zoned property has not been site planned or permitted for open storage or current use. To Correct This Violation: Cease business activity and remove accumulated open storage from property or obtain site / development plan approval and permits.**

- c) **Business Parking Use, Design, Improvement & Maintenance Standards** - Part III, Appendix D – Land Development Code, Chapter 9. Off Street parking, use and/or design must adhere to code requirements. Specifically: Unimproved M1 zoned lots being utilized for off street parking and open storage without meeting design requirements. **To Correct This Violation: Cease off street parking and storage of unimproved M1 district property or obtain approved site / development plan and permitting.**

- d) **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, shelving, debris, sign merchandise, building material, or other obstruction. **Specifically: Granite and other inventory placed within city right-of-way. To Correct This Violation: Remove granite and other inventory or items from city right-of- way.**

- e) **Improvements or Alteration of Right-of-Way without Permit** - Sec. 52-65. A permit is required for improvements to the city's right- of- way. Specifically: The city's right-of-way has been altered without permits. **To Correct This Violation: Obtain permits for altered right- of- way or return right-of-way to original conditions as determined by the Engineering Department.**



48. **CE#2023-00377; Beckett, Jon K & Ingenous LLC- Multiple Properties Southland.**

Unfinished Business - Complaint Received 04/21/23.

Board History: **1Hr.** 07/26/23 Finding Comply by 09/05/23; **2Hr.** 09/06/23 1Ext to 10/24/23; **3Hr.** 10/25/23 2Ext to 11/28/23; **4Hr.** 11/29/23 3Ext to 01/02/24; **5Hr.** 01/03/24 4Ext to 02/13/24; **6Hr.** 02/14/24 5Ext to 04/30/24; **7Hr.** 05/01/24 6Ext to 07/30/24; **8Hr.** 07/31/24 7Ext to 09/03/24; **9Hr.** 09/04/24 8Ext to 10/22/24; **10Hr.** 10/23/24 9Ext to 01/22/25; **11Hr.** 01/22/25 10Ext to 03/04/25; **12Hr.** 03/05/25 Fine & Lien \$50 per day; **13Hr.** 07/09/25 Stay Fine til 08/26/25

- a) **Open/Outside Storage 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 not have or keep materials or other items openly stored unless specifically zoned and site planned for such storage. **Specifically: Several separate lots being used for granite business with openly stored granite and other materials. M1 zoned property has not been site planned or permitted for open storage. To Correct This Violation: Remove accumulated open storage from property or obtain site / development plan approval and permits.**
- b) **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. **Specifically: Several separate lots being used for granite business along with openly stored granite and other materials. This M1 zoned property has not been site planned or permitted for open storage or current use. To Correct This Violation: Cease business activity and remove accumulated open storage from property or obtain site / development plan approval and permits.**
- 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, shelving, debris, sign, merchandise, building material, or other obstruction. **Specifically: Granite and other inventory placed within city right-of-way. To Correct This Violation: Remove granite and other inventory or items from city right-of-way.**
- d) **Improvements or Alteration of Right-of-Way without Permit** - Sec. 52-65. A permit is required for improvements to the city's right- of- way. Specifically: The city's right-of-way has been altered without permits. **To Correct This Violation: Obtain permits for altered right- of- way or return right-of-way to original conditions as determined by the Engineering Department.**



49. **CE#2023-00921; Cyphers Trust, Dorene - 124 Bluff Ter.**
Unfinished Business - Complaint Received 09/20/23.
Board History: 1Hr. 03/27/24 Finding Comply by 04/30/24; **2Hr.** 05/01/24 Fine & Lien \$25 per day; **3Hr.** 07/31/24 Fine Runs; **4Hr.** 01/22/25 Fine Runs; **5Hr.** 07/09/25 Stay Fine at \$10,875 til 08/27/25
- 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. Corrective Action: Remove open/outside storage from open areas and trailers. This includes but is not limited to construction materials, household items, orange cones, plastic containers, portable tent, tires, tools, vehicle parts, wheelchair, window a/c unit, yard debris, etc. **COMPLIED.**
- b) **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. Corrective Action: Vehicles parked/stored in open areas are required to be operable or need to be parked/stored in a carport or need to be removed from the property. If vehicles are operable, call to set an appointment to demonstrate. **COMPLIED.**
50. **CE#2023-01025; Jackson Enterprises of Brevard Inc - 2638 S Harbor City Blvd.**
Unfinished Business - Complaint Received 10/17/23.
Board History: 1Hr. 09/04/24 Finding Comply by 10/22/24; **2Hr.** 1Ext to 12/03/24; **3Hr.** 12/04/24 2Ext to 03/04/25; **4Hr.** 03/05/25 2Ext to 05/27/25; **5Hr.** 05/28/25 3Ext to 07/08/25; **6Hr.** 07/09/25 4 Ext to 08/26/25
- 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: Area behind building needs to be mowed and maintained.**



- 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: All trash and debris behind building and parking lot needs to be cleaned up.**

- c) **Fence Maintenance Required** - PART III, Appendix D, CHAPTER 9, ARTICLE III., Sec. 9.48 & 9.50 - Fences and/or Walls Requirements & Maintenance & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec.13.82. – International Property Maintenance Code adopted, Chapter 3, Section 302.7. Fences or walls are required to be constructed per code, maintained and in good repair, continuous in alignment and construction while ensuring aesthetics and structural reliability. **Specifically: Fence behind building and parking lot needs to be replaced. (A permit may be required for fence replacement). COMPLIED PRIOR TO HEARING.**

- d) **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: Obtain a permit for the Fence that was installed.**

51. **CE#2024-00312; Elbow Creek Townhomes - 886 Paddleboard Ct.**

Unfinished Business - Complaint Received 05/08/24.

Board History: 1Hr. 09/04/24 Finding Comply by 10/22/24; **2Hr.** 10/23/24 1Ext to 12/03/24; **3Hr.** 12/04/24 2Ext to 03/04/25; **4Hr.** 03/05/25 3Ext to 05/27/25; **5Hr.** 07/09/25 4Ext to 08/26/25

- a) **Unauthorized Changes, Revisions, Replat, or Amendments to the Approved Subdivision Plan** - Part III, Appendix D, Chapter 8. Subdivisions must be maintained, utilized and conform to the approved subdivision development plan. **Specifically: Common areas, breezeways, river access and other plat changes have been unlawfully divided up among individual lot owners and is a violation of the approved subdivision plan. Certain site Improvements made without permits, do not adhere to setbacks, height limitations and other design requirements as specified in the approved subdivision plan. Certain required site improvements are missing, to include but is not limited to required landscaping (Lots: R.1, T.1, T.2, T.3, L3.1, L3.2, L3.3, L3.4, L3.5, L3.6, L3.7, L3.8, L3.9, L3.10, L3.11, L3.12L3.13). Corrective Action: Either return subdivision and site improvements to originally approved design or submit a variance for changes made.**



- b) **Improper Subdivision** - App. D, Ch. 8, Sec. 8.3 – Subdivision Code establishes the procedures and standards for subdividing real estate. **Specifically: Tract 3 was subdivided without necessary approvals pursuant to App. D, Ch. 8, City Code (Lots: R.1, T.1, T.2, T.3, L3.1, L3.2, L3.3, L3.4, L3.5, L3.6, L3.7, L3.8, L3.9, L3.10, L3.11, L3.12, L3.13). Corrective Action: Either return subdivision and site improvements to originally approved design or submit a variance for changes made.**

- c) **Building Permit(s) 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: Certain site improvements were made without permits, do not adhere to setbacks, height limitations and other design requirements. Notwithstanding the one permitted common area marine facility/dock, all other marine facilities/docks were completed without permits, including the "re-decked" dock. Additionally, there are unpermitted added fencing sections/gates located within plat required breezeway areas (Lots: R.1, T.1, T.2, T.3, 13, 14 15, 19, 22,23, 25,26). Corrective Action: Permits are required for all improvements: Certain newly improved or installed marine facilities/docks and fencing must be permitted and meet design requirements or removed. NOTE: Certain unpermitted new construction cannot meet the requirements of App. B, Art. VII, Sec. 2(F), therefore, except removal, there is no action available that will make them compliant.**

- d) **Marine Facility Standards** - App. B, Art. VII, Sec. 2(F) – marine facilities are required to meet specific codified standards, including permits, setbacks, (other standards as relevant). **Specifically: Certain marine facilities/docks were added without permits, do not adhere to setbacks or other design requirements. Notwithstanding the one permitted common area dock all other docks were completed without permits including the "re-decked" dock (Lots: T.3, 13, 14 15, 19, 22, 23, 25,26). Corrective Action: Permits are required for all improvements: Certain newly improved or installed marine facilities/docks must be permitted and meet design requirements or removed. NOTE: Certain unpermitted new construction cannot meet the requirements of App. B, Art. VII, Sec. 2(F), therefore, except removal, there is no action available that will make them compliant.**



- e) **Accessory Structure Without Primary Structure** - Part III, Appendix B – Zoning, ARTICLE VII. Sec. 1 (D) Accessory structures without primary structure are prohibited. **Specifically: There has been no City approved unity of title or replat, pursuant to the approved plat, these docks are connected to Tract 3 and not connected to the corresponding Townhome lots (Lots: T.3, 13, 14, 15, 19, 22, 23, 25, 26). Corrective Action: Regardless of a unity of title or replat, these unpermitted accessory structures (docks) cannot meet the requirements listed in the above cited violation item “e”, therefore, except removal, there is no action available that will make them compliant.**

- f) **Breezeways** - App. B, Art. IV, Sec. 6 – required breezeway for the subdivision as shown on the recorded final plat cannot be obstructed in violation of the requirements. App. B, Art. IV, Sec. 6. **Specifically: Certain fence sections / gates located within plat required breezeways were added without permits, obstruct the breezeway, do not adhere to height limitations and other design requirements (Lots: R.1, T.1, T.2, T.3). Corrective Action: Permits are required for all improvements: All new improvements to include newly installed fence sections/gates must be permitted, meet design requirements, cannot obstruct the breezeway or must be removed.**

52. **CE#2025-00030; Forrest William Bradbury, Trustee of the Dorene Cyphers Trust - 124 Bluff Ter.**

Unfinished Business - Complaint Received 01/23/25.

Board History: 1Hr. 04/09/25 (a) Finding of Recurring & (d & f) Finding comply by 05/27/25; **2Hr.** 05/28/25 1Ext to 07/08/25; **3Hr.** 07/09/25 2Ext to 08/26/25

- a) **RECURRING VIOLATION. SEE COMPLAINT CE#2023-00921.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. Corrective Action: Trailers shall be parked/stored behind the "front building line". The RV in the backyard shall be properly tagged and in operable condition and 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. **FINDING OF RECURRING. COMPLIED PRIOR TO HEARING.**



- b) **Building Permit Expired/Voided** - Sec. 13.80 adopting the Florida Building Code Sec. 105.4. Permits are conditional and does not authorize the permit holder to violate, cancel, alter, set aside, suspend and/or alter a permit in any way. Permit # RALT2018-00014 for Residential Alteration Roof Permit expired/voided on 05/22/2022. Expired/voided permit(s) also creates a work without permit violation pursuant to Section 105.1, also cited. Corrective Action: Obtain a current “issued” building roof permit from the City of Melbourne Building Section for above referenced expired/voided building permit and for any other work requiring building permits. **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. Corrective Action: Obtain an “issued” building roof permit from the City of Melbourne Building Section for unpermitted roof repair. The unpermitted tarp screen/wall installed at the front of the carport is not an approved material and needs to be removed. **COMPLIED.**

- d) **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. Corrective Action: Replace, repair and maintain all areas of the roof, roof structure members and/or components to building code standards. Use an approved protective coating on untreated wood, steel, etc. **COMPLIED.**

- e) **Private Contractor Debris Removal Required** - Sec. 48-30(8). When utilizing a private contractor, it is the responsibility of the property owner to ensure the contractor removes any generated trash and/or debris in the performance of their work; including yard debris, construction debris, etc. Corrective Action: Cease bringing yard waste from other properties to the residential property. Cease placing yard waste from other properties in the right-of-way and remove the yard waste from the right-of-way. **COMPLIED.**



- f) **Unauthorized Accumulations Deemed Nuisance** - Chpt 48, Article II, Sec. 48-29 (a) Any unauthorized accumulation of refuse on any premises in the city is hereby declared to be a nuisance and is prohibited. Failure to remove any existing accumulation of refuse or junked and abandoned property shall be deemed a violation of this article. (b) It shall be deemed unlawful and a violation of this article for any person to deposit or cause to deposit any waste as defined herein upon any lot, parcel or land, public or private, whether vacant or improved, occupied or unoccupied, or upon any other premises, street, alley, roadway, park stream, canal, or other waterway within the city. Corrective Action: Cease bringing yard waste from other properties to the residential property. Cease placing yard waste from other properties in the right-of-way and remove the yard waste from the right-of-way. **COMPLIED.**

H. Board/Staff Comments

I. ADJOURNMENT

Note: more than one member of the City Council may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Code Compliance Division at (321/608-7905), no later than 5:00 p.m., at least 48 hours prior to the meeting.