

# City of Melbourne



Code Compliance Division  
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Code Enforcement: (321) 608-7900 • E-mail: [code.compliance@mblfl.org](mailto:code.compliance@mblfl.org)

## MINUTES – CODE ENFORCEMENT BOARD November 12, 2025

### A. OPENING

1. Call to Order

A regular meeting of the Code Enforcement Board was held in the City Hall Council Chamber on 11/12/25 and was called to order at 6:02 p.m. by Chairperson James Teele. 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

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

4. Roll Call

Board Members Present: Chairperson James Teele; Member Timothy Loomer; Member Edward Meisenbach; Member Rick Dryden; Member Terri Fulton; Member Chistopher Tencati

Board Members Absent: Member Bruce Mochwart; Member Thomas Saam; Member John Greaves

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; Administrative Assistant Tammy Sisk

5. Approval of Minutes

Moved by Loomer / Meisenbach to approve the minutes of 10/01/25 as presented. Motion carried by majority.

6. Announcements

Code Official Mark Herold advised that the next meeting would be held on Wednesday 12/10/2025.

Code Enforcement Official Mark Herold read into record the Voting Conflict Form for Timothy Loomer and James Teele from the 10/01/25 Code Board Hearing.



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. Case(s) Announced as Removed / Complied
  - Complied Prior to Hearing: 13, 28
  - Case(s) Announced as Removed / Complied: 12, 31, 33, 38
  - Administratively Postponed or Removed: 11, 24

## B. INSPECTOR GERMAN

9. **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
  - 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.**

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 12/09/25. **Moved by Meisenbach / Dryden to extend the compliance date until 12/09/25. Motion carried by majority.**



10. **CE#2024-00372; Melbourne Property Partners LLC - 1923 Radnor Dr. Unfinished Business** - Complaint Received 06/03/24.  
**Board History: 1Hr. 08/27/25 Finding Comply by 09/30/25; 2Hr. 10/01/25 1Ext to 11/11/25**
- 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. **COMPLIED PRIOR TO HEARING.**
  
  - 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.**

The property owner(s)/representative(s) was present, Chad Thompson who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 12/09/25. **Moved by Meisenbach / Loomer to extend the compliance date until 12/09/25. Motion carried by majority.**

**C. INSPECTOR GOSSELIN**

11. **CE#2025-00403; De Filippo, David K - 1509 Norman Dr**  
**New Business** - Complaint Received 06/24/25.  
**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) 109.1.1 Unsafe structures, 2) 109.1.3 Structure unfit for human occupancy, 3) 109.1.5 Hazardous structure or premises, 4) 302.1 Sanitation, 5) 302.3 Sidewalks and driveways, 6) 302.4 Weeds, 7) 302.5 Rodent harborage, 8) 302.9 Defacement of property, 9) 304.1.1 Potentially unsafe conditions, 10) 304.2 Protective treatment, 11) 304.7 Roofs and drainage, 12) 304.10 Stairways, decks, porches and balconies, 13) 304.13 Window, skylight and door frames, 14) 304.14 Insect screens, 15) 308.1 Accumulation of rubbish or garbage, 16) 308.2 Disposal of rubbish. Corrective Action: Replace or Repair and maintain all areas of above referenced buildings / structures / yards or property up to required maintenance & building code standards.**

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



12. **CE#2025-00445; Jo Daddy's Inc. - 1808 Fletcher St.**  
**Unfinished Business** - Complaint Received 07/10/25.  
**Board History: 1Hr.** 10/01/25 Finding Comply by 11/11/25
- 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 is overgrown with high  
grass, weeds over 12" in height and not maintained. Corrective  
Action: Mow, cut, trim and/or edge property to the rights-of way to the  
edge of the pavement on any public street.**
- 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: Tree debris and cardboard/other waste. Corrective  
Action: All tree debris and other waste must be removed from the  
property by the means of proper disposal methods.**

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



13. **CE#2025-00583; Peretz, Gabriel- 1820 Westwood Blvd.**  
**New Business** - Complaint Received 08/21/25.  
**Board History:** None

- a) **Rodent, Vermin, Mosquito, Pest Infestation Prevention Required.** Sec. 9.50; Sec. 32-77; Sec. 32.80 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 302.5 [Yard] / Sec. 304.5 [Exterior] & 309.1 [Interior] Buildings/structures and all exterior yard areas shall be maintained to prevent rodent, vermin, mosquito & other pest infestation. **Specifically: Overgrowth and unkempt vegetation on the Northwest side of the house and large partially decaying tree on the Southwest corner of the backyard allowing a habitable place for racoons and rats as well as a hole in the fascia on the Southwest side of the roof which could allow infestation of attic space. Corrective Action: Repair and/or maintain above referenced building/structure and yard areas to prevent rodent, vermin, mosquito & other pest infestations by means of: properly trimming overgrown/unkempt vegetation, removed decaying portion of large tree, and repair the fascia. Corrective Action: Repair and/or maintain above referenced building/structure and yard areas to prevent rodent, vermin, mosquito & other pest infestations by means of: properly trimming overgrown/unkempt vegetation, removed decaying portion of large tree, and repair the fascia.**
- b) **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 on the Southwest side of the roof rotting with hole. Corrective Action: Replace, Repair and maintain all areas of above referenced roof structure members and/or components to building code standards.**



- c) **Structural & Foundation Systems & Component Maintenance & Requirements.** Sec. 9.50; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.4 & 5 [Exterior] / Sec. 305.2 [Interior] & Sec. 306.1. All structural & foundation systems, associated members, hardware/components shall be maintained free from cracks, holes, breaks, rust and loose or rotting materials; maintained properly surfaced/textured or treated to prevent deterioration and be capable of safely supporting intended dead and live loads. **Specifically: Holes on the South wall where pipes enter the building. Corrective Action: Repair and/or maintain the above referenced structural & foundation system and component areas by means of: Repairing/sealing all exterior wall holes, cracks and other deteriorated or unmaintained exterior wall areas so that intended loads can safely be supported.**
- 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's backyard has unkempt landscaping that has not been maintained. Corrective Action: Cut and trim all unkempt areas of vegetation and remove any dead plant/tree material to give the yard an upkeep look.**

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



**D. INSPECTOR DURANT**

14. **CE#2023-00505; Telemak Inc - 3101 N Highway A1A.**  
**Unfinished Business** - Complaint Received 05/24/23.  
**Board History: 1Hr.** 11/29/23 Finding Comply by 01/02/24; **2Hr.** 01/03/24 Fine & Lien \$1000 per day; **3Hr.** 07/31/24 Fine Runs; **4Hr.** 09/04/24 Increase Fine to \$2,520 per day; **5Hr.** 12/04/24 Stay Fine at \$476,840 until 01/22/25; **6Hr.** 01/22/25 1Ext Stay Fine at \$476,840 until 07/09/25; **7Hr.** 07/09/25 2Ext Stay Fine at \$476,840 until 11/12/25

- a) **Walking Surfaces Maintenance Required** - 305.4 PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, International Property Maintenance Code, 305.4. Stairs, ramps, landings, balconies, porches, decks or other walking surfaces shall be maintained in sound condition and good repair per standards of code. **Corrective Action: Balconies are structurally unsound and require repair/ replacement.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending stay the fine at the current amount \$476,840.00 until the Hearing on 01/28/26. **Moved by Dryden / Tencati to extend stay the fine at the current amount of \$476,840.00 until the Hearing on 01/28/26. Motion carried by majority.**

15. **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; **7Hr.** 08/27/25 6Ext to 09/30/25; **8Hr.** 10/01/25 7Ext to 11/11/25

- 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.**

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 01/27/26. **Moved by Meisenbach / Loomer to extend the compliance date until 01/27/26. Motion carried by majority.**



16. **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
- 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 01/27/26. **Moved by Meisenbach / Dryden to extend the compliance date until 01/27/26. Motion carried by majority.**

17. **CE#2024-00412; Houze, Billie June - 1600 Jones Rd.**  
**Unfinished Business** - Complaint Received 06/10/24.  
**Board History: 1Hr.** 08/27/25 Finding comply 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25
- a) **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.**



- 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 **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.**

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 12/09/25. **Moved by Meisenbach / Loomer to extend the compliance date until 12/09/25. Motion carried by majority.**

- 18. **CE#2024-00631; Lawson, Cindy - 1077 Alpine Dr.**  
**Unfinished Business** - Complaint Received 08/22/24.  
**Board History: 1Hr.** 08/27/25 Finding comply 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25

- 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 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. COMPLIED PRIOR TO HEARING.**



- 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. **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 12/09/25. **Moved by Meisenbach / Loomer to extend the compliance date until 12/09/25. Motion carried by majority.**

19. **CE#2025-00036; Williams, Thomas W. - 1129 Aurora Rd**  
**New Business** - Complaint Received 01/27/25.  
**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. **Corrective Action: Obtain permit for work completed inside property including but not limited to hot water heater installation, shower/ tub replacement. Contact the City of Melbourne Building Department (321-608-7905) for instructions to apply for permit online.**

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 12/09/25. **Moved by Dryden / Meisenbach to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 12/09/25. Motion carried by majority.**

20. **CE#2025-00181; Don Bell Incorporated - 2838 Sarno Rd.**  
**New Business** - Complaint Received 03/26/25.  
**Board History:** None

- a) **Site/Development Plan Required** - Part III, App. B, Art. IX, Sec. 6. A City reviewed and approved formal or informal site plan is required prior to any land use, development, alterations, expansions, or changes. **Corrective Action: Utilization of property requires approved site plan from City of Melbourne Community Development Department. (321-608-7500).**



- b) **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. 13.82 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. **Corrective Action: Remove inoperable vehicles stored throughout property.**
  
- c) **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. **Corrective Action: Property being utilized as storage/ junk yard with accumulations of misc items, metal, vehicles, containers, etc.**
  
- d) **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. **Corrective Action: Parking on unimproved surfaces is prohibited.**
  
- e) **Altering Stormwater Systems Requires Permit** - Sec. 50-47. 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. **Corrective Action: Retention area originally designated for lot has been filled-in. Contact City of Melbourne Engineering Department (321-608-7300).**

The property owner(s)/representative(s) was present, Attorney G. Phillip Zies, 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 e” with a compliance date of 03/10/26. **Moved by Meisenbach / Loomer to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru e” with a compliance date of 03/10/26. Motion carried by majority.**



**E. INSPECTOR ANDRE**

21. **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; **4Hr.** 08/27/25 Stay Fine @ \$8,950 til 10/01/25; **5Hr.** 10/01/25 1Ext Stay Fine @ \$8,950 til 11/12/25
- 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. **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- 2(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.**



The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending stay the fine at the current amount \$8,950.00 until the Hearing on 12/10/25. **Moved by Meisenbach / Dryden to extend stay the fine at the current amount of \$8,950.00 until the Hearing on 12/10/25. Motion carried by majority.**

22. **CE#2024-00962; Crane Creek West LLC. - 1070 Prospect Ave.**  
**New Business** - Complaint Received 12/12/24  
**Board History:** 1Hr. 10/01/25 Admin Postponed

- 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.**

The property owner(s)/representative(s) was present, Scott Herben, 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 & c” with a compliance date of 01/27/26. **Moved by Dryden / Meisenbach to find the property in violation of the uncorrected cited violation(s) Item(s) “a, b & c” with a compliance date of 01/27/26. Motion carried by majority.**



23. **CE#2025-00091; Burr, Johnny C, Burr, Curtis L & Burr, Aaron Raymond - 506 Williams St.**

**New Business** - Complaint Received 02/17/25

**Board History:** None

- a) **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: Exterior of building have holes along with loose and rotted materials. Corrective Action: Repair and/or maintain above referenced exterior foundation and surface areas by means of: Repairing all exterior wall holes, all rotted wood and other deteriorated or unmaintained exterior areas.**
  
- b) **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 missing shingles. Corrective Action: Replace, Repair and maintain all areas of above referenced roof structure members and/or components to building code standards.**
  
- c) **Door Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.15 [Exterior] / 305.6 [Interior] & Sec. 306.1. All door 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 components, be weather tight and be able to easily open, hold open and then close as designed. **Specifically: Doors are missing or in disrepair. Corrective Action: Repair doors or replace.**



- d) **Board Ups Beyond One (1) Year Expired** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 110.2 General. "Temporary" abatement by boarding up for future repair shall be authorized for certain conditions. By administrative policy, such temporary board up shall not extend beyond one year. **Specifically: Home has been boarded up for over a year. Corrective Action: Boarding of property awaiting repairs is beyond 1 year and requires repair, maintenance and/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 & b" with a compliance date of 01/27/26. **Moved by Dryden / Meisenbach to find the property in violation of the uncorrected cited violation(s) Item(s) "a & b" with a compliance date of 01/27/26. Motion carried by majority.**

24. **CE#2025-00092; Cooper, Hattie M. - 1301 Baker St.**  
**New Business** - Complaint Received 02/17/25  
**Board History:** None

- a) **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: Exterior walls of building have holes along with loose and rotting materials. Significant peeling paint of exterior wall areas allowing for weathering deterioration. Correction Action: Repair and/or maintain above referenced exterior foundation and surface areas by means of: Repairing all exterior wall holes, all rotted wood and other deteriorated or unmaintained exterior areas.**
- b) **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: Windows are broken or in disrepair. Corrective Action: Replace, Repair and maintain all windows and/or components to building code standards.**



- c) **Door Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.15 [Exterior] / 305.6 [Interior] & Sec. 306.1. All door 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 components, be weather tight and be able to easily open, hold open and then close as designed. **Specifically: Doors including the garage door are missing or in disrepair. Correction Action: Repair doors or replace.**
  
- 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) **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 missing shingles and currently has had a tarp for an extended undetermined period of time. Corrective Action: Replace, Repair and maintain all areas of above referenced roof structure members and/or components to building code standards.**
  
- f) **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. Corrective Action: Connect, Repair and/or maintain approved above referenced electrical system by means of reestablishing electrical service.**



- g) **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: Yard is not maintained. Corrective Action: Property needs to be mowed and maintained.**
  
- h) **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: Miscellaneous openly stored items and trash around the property. Corrective Action: All openly stored items and trash needs to be cleaned up.**

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

25. **CE#2025-00146; Turner, Andre Lysell & Tompkins, Minnie L Guardian - 3310 James St.**

**New Business** - Complaint Received 03/13/25

**Board History:** None

- 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: Roof is missing shingles. Corrective Action: Replace, Repair and maintain all areas of above referenced roof structure members and/or components to building code standards.**

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 12/09/25. **Moved by Tencati / Dryden to find the property in violation of the uncorrected cited violation(s) Item(s) “a” with a compliance date of 12/09/25. Motion carried by majority.**



26. **CE#2025-00147; Watkins, Schredt. - 3314 James St.**  
**New Business** - Complaint Received 03/13/25  
**Board History:** None

- 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: Roof is missing shingles. Corrective Action: Replace, Repair and maintain all areas of above referenced roof structure members and/or components to building code standards.**

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 12/09/25. **Moved by Tencati / Dryden to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 12/09/25. Motion carried by majority.**

27. **CE#2025-00148; Knight Jr., Walter - 3326 James St.**  
**New Business** - Complaint Received 03/13/25  
**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. **Specifically: Water heater, tanks and other misc. items being stored in the driveway and the rear of home. Corrective Action: Remove the water heater, tanks and other items that are stored in the driveway and the rear of home.**



- 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: Property’s backyard 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.**

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 & b” with a compliance date of 12/09/25. **Moved by Meisenbach / Loomer to find the property in violation of the uncorrected cited violation(s) Item(s) “a & b” with a compliance date of 12/09/25. Motion carried by majority.**

28. **CE#2025-00171; Rice, James Robert - 310 Georgetown Ave.**  
**New Business** - Complaint Received 03/20/25  
**Board History:** None

- a) **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: Vehicles with flat tires, no current registration, no vehicle batteries, and unable to start. Corrective Action: Vehicles must be observed as operationally roadworthy, or stored in compliance with code, or removed from the property to a code compliant location.**

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



**F. INSPECTOR KELLER**

29. **CE#2023-01122; Teele, James P. & Sheila M. - 2442 Empire Ave.**  
**Unfinished Business** - Complaint Received 11/17/23.  
**Board History: 1Hr.** 05/01/24 Admin Postponed; **2Hr.** 07/31/24 Finding Comply by 09/03/24; **3Hr.** 09/04/24 Admin Postponed; **4Hr.** 10/23/24 1Ext to 12/03/24; **5Hr.** 12/04/24 Admin Postponed; **5Hr.** 01/22/25 Admin Postponed; **6Hr.** 03/05/25 2Ext to 07/08/25; **7Hr.** 07/09/25 Fine Lien \$25 per day; **8Hr.** 08/27/25 Stay Fine at \$1,250 til 10/01/25; **9Hr.** 10/01/25 1Ext Stay Fine at \$1,250 til 11/12/25
- a) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chapter 36, Chapter. 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: There is a large accumulation of open storage, debris, materials, trash, etc. located in the backyard including in trailers and a boat. The accumulations of open storage including, but not limited to metal, junk, debris, materials, trash, etc. needs to be relocated to a permitted enclosed structure or removed from the property.**
- b) **Overgrowth / Dead Trees / Accumulations Prohibited** - Chpt. 32-56; Chapter. 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: The overgrowth needs removed from the backyard. The lawn needs maintained including the backyard.**
- c) **Junked, Abandoned and Wrecked Property** - Chapter 36, Article II Tangible Personal Property, Section 36-19 Storage of Vehicles - Section 36-20 Evidence of abandonment, junking, etc., of vehicle. The absence of a current 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. Section 36- Removal of abandoned, junked vehicles from private property. Section 36-22. Dismantled or inoperable vehicle. **Specifically: The vehicles including those stored in the backyard that do not have a current registration/license plate as of the date of this Notice need to be demonstrated as operable.**



The property owner(s)/representative(s) was present, James Teele, who testified. City staff announced to the Board complied case status with a fine totaling \$1,250.00. **The Board affirms compliance with a \$1,250.00 fine.**

30. **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; 11Hr. 08/27/25 9Ext to 11/11/25

- 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.**

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 01/27/26. **Moved by Meisenbach / Dryden to extend the compliance date until 01/27/26. Motion carried by majority.**

31. **CE#2024-00124; Ghiz, Nicklaus- 4445 Sherwood Blvd. Unfinished Business** - Complaint Received 02/29/24.

**Board History:** 1Hr. 10/01/25 Finding Comply by 11/11/25

- 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: Building Permits are required for the renovations including the HVAC work including duct work, electrical work, plumbing work, drywall work, block work supporting the porch roof, sewer line work and wall work on the north side of the house where the rotted wall was removed and other exterior work. Permits have expired due to inactively.**

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



32. **CE#2024-00747; Legacy Five Holdings LLC- 916 Aurora Rd.**  
**Unfinished Business** - Complaint Received 09/25/24.  
**Board History: 1Hr.** 10/01/25 Finding Comply by 11/11/25

- a) **Site/Development Plan Required** - Part III, App. B, Art. IX, Sec. 6. A City reviewed and approved formal or informal site plan is required prior to any land use, development, alterations, expansions, or changes. **Specifically: A site plan must be submitted for City approval and must be a scaled and dimensioned drawing showing in detail the uses of the parcel, including, but not limited to, the location of all structures and their setbacks and height, all parking spaces, sidewalks and driveways/streets, and any proposed fenced storage area.**
- b) **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 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: The items need removed from outside, including but not limited to, the artificial turf material, building materials and machines. The trailer needs parked in an approved designated parking space.**

The property owner(s)/representative(s) was present, Patrick Ross, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 12/09/25. **Moved by Dryden/ Meisenbach to extend the compliance date until 12/09/25. Motion carried by majority.**

33. **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; **6Hr.** 08/27/25 5Ext to 11/11/25

- 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.**

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

34. **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; **2Hr.** 08/27/25 1Ext to 09/30/25; **3Hr.** 10/01/25 2Ext to 11/11/25

- 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.**

The property owner(s)/representative(s) was present, Irah Medina, Bette Bartholomay & neighbor Liisa Flinner who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 12/09/25. **Moved by Meisenbach / Loomer to extend the compliance date until 12/09/25. Motion carried by majority.**



35. **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; **2Hr.** 08/27/25 1Ext to 09/30/25; **3Hr.** 10/01/25 Fine Lien \$50.00 per day
- 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.**

The property owner(s)/representative(s) was present, Attorney Nathan Meloon, who testified. City staff updated the Board on the current case status and recommended staying the fine at the current amount \$2,150.00 until the Hearing on 01/28/26. **Moved by Meisenbach / Dryden to stay the fine at the current amount of \$2,150.00 until the Hearing on 01/28/26. Motion carried by majority.**



36. **CE#2024-00934; Ingersoll, Barbara V. & Johnnie L. - 1950 Ontario Cir N. Unfinished Business** - Complaint Received 12/05/24.  
**Board History: 1Hr.** 08/27/25 Finding Comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25
- 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 UHaul 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. **COMPLIED PRIOR TO HEARING.**
- 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. **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 12/09/25. **Moved by Meisenbach / Dryden to extend the compliance date until 12/09/25. Motion carried by majority.**

37. **CE#2025-00095; McCrory, Donna L. & Hendrickson, Conrad, III - 2192 King Richard Rd.**  
**Unfinished Business** - Complaint Received 02/17/2025.  
**Board History: 1Hr.** 08/27/25 finding Comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25

- 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. **COMPLIED PRIOR TO HEARING.**



- 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. **COMPLIED PRIOR TO HEARING.**

- 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. **COMPLIED PRIOR TO HEARING.**

- 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.**

The property owner(s)/representative(s) was present, Conrad Hendrickson, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 12/09/25. **Moved by Meisenbach / Loomer to extend the compliance date until 12/09/25. Motion carried by majority.**



38. **CE#2025-00242; Thompson, Kim M. - 1543 Riverside Dr.**  
**Unfinished Business** - Complaint Received 04/28/25  
**Board History: 1Hr.** 08/27/25 Finding Comply 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25
- 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.**

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

39. **CE#2025-00406; WMG 2624 Aurora Road Melbourne Owner LLC - 2620-2632 Aurora Rd.**  
**New Business** - Complaint Received 06/25/25.  
**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: The overgrowth needs removed from the drainage areas, including the swales and retention pond.**



- b) **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 fence around the retention pond needs repaired.**

The property owner(s)/representative(s) was present, Robert Berry, who testified. City staff updated the Board on the current case status and recommended. 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 01/27/26. **Moved by Dryden / Meisenbach to find the property in violation of the uncorrected cited violation(s) Item(s) “a & b” with a compliance date of 01/27/26. Motion carried by majority.**

40. **CE#2025-00572; Countryman, Jennifer & Lilenfeld, Randy A. - 4811 Springwater Cir.**

**New Business** - Complaint Received 08/18/25.

**Board History:** None

- a) **REPEAT VIOLATION (see CE#202400808 & CE#2025 00237) District / Zoning Use Restrictions** - Part III, Appendix B – Zoning, Article V 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: The bounce rental business is not operating within the restrictions for a home-based business. Corrective Action: Do not have any of the business-related items, including but not limited to inflated or deflated inflatables, generators, pressure washer, dollies or tarps outside. The trailer needs parked in the garage or behind the fence.**
- b) **Home Businesses Requirements/Restrictions** -Part III, App. B, Art. VII, Sec. 2(E) & Sec. 54-201 - 207. Home businesses must have a business tax receipt and shall adhere performance standards of this code as well as City required development and use standards (reference: Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards). **Specifically: The bounce rental business is not operating within the restrictions for a home-based business. Corrective Action: Do not have any of the business-related items, including but not limited to inflated or deflated inflatables, generators, pressure washer, dollies or tarps outside. The trailer needs parked in the garage or behind the fence.**



The property owner(s)/representative(s) was not present. Neighbors Anthony Boehm, Ben Guest & Richard Millard were present, who testified. City staff testified into the record due process requirements and case facts. Staff recommended a finding of repeat violation(s) item "a" for the 5 dates testified at \$500 per day for a total of \$2,500 and a recording of a lien. **Moved by Dryden / Meisenbach to finding of repeat violation item "a" for the 5 dates testified at \$500 per day for a total of \$2,500 and a recording of a lien. Motion carried by majority.**

**G. CODE COMPLIANCE OFFICIAL HEROLD**

41. **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.** 03/05/25 Fine & Lien \$50 per day; **13Hr.** 07/09/25 Stay Fine \$6,350 til 08/27/25; **14Hr.** 08/27/25 1Ext Stay Fine \$6,350 til 11/12/25

- 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.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended staying the fine at the current amount \$6,350.00 until the Hearing on 01/28/26. **Moved by Dryden / Meisenbach to stay the fine at the current amount of \$6,350.00 until the Hearing on 01/28/26. Motion carried by majority.**



42. **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; **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 \$6,350 til 08/27/25; **14Hr.** 08/27/25 1Ext Stay Fine \$6,350 til 11/12/25

- 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.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended staying the fine at the current amount \$6,350.00 until the Hearing on 01/28/26. **Moved by Dryden / Meisenbach to stay the fine at the current amount of \$6,350.00 until the Hearing on 01/28/26. Motion carried by majority.**

#### H. Board/Staff Comments

Code Official Mark Herold offered comments regarding:

- Introduction of 2 new Code Board Members, Terri Fulton & Christopher Tercati.
- Important for Code Board Members to attend Code Board Meetings.
- Thanked Mr. James Teele for 20 years of service & the recognition of service is 11/25/25 at the Council Meeting.

City Attorney Kellen Simmons offered comments regarding:

- Board Members speaking to each other during the Code Board Hearing is not allowed.

#### I. ADJOURNMENT

**Moved by Fulton / Tencati to adjourn the meeting at 8:31 p.m. Motion Carried by Majority.**

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

Mark Herold  
Code Enforcement Official  
c: Case Files





**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
  - The form must be read publicly at the next meeting after the form is filed.
- IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:
- You must disclose orally the nature of your conflict in the measure before participating.
  - You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

James P. Teele, hereby disclose that on 11/12/25, 20\_\_ :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/12/25  
Date Filed

James P. Teele  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.