

City of Melbourne



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

MINUTES – CODE ENFORCEMENT BOARD December 10, 2025

A. OPENING

1. Call to Order

A regular meeting of the Code Enforcement Board was held in the City Hall Council Chamber on 12/10/25 and was called to order at 6:00 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 Bruce Mochwart; Member Thomas Saam; Member Timothy Loomer; Member Edward Meisenbach; Member Rick Dryden; Member Terri Fulton; Member Christopher Tencati

Board Members Absent: 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; Inspector Michael Gosselin; Administrative Assistant Tammy Sisk

5. Approval of Minutes

Moved by Mochwart / Meisenbach to approve the minutes of 11/12/25 as presented. Motion carried by majority.

6. Announcements

Code Official Mark Herold advised that the next meeting would be held on Wednesday 01/28/2026.

Code Enforcement Official Mark Herold read into record the Voting Conflict Form for James Teele from the 11/12/25 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: 10, 11, 39, 43 Case(s)
Announced as Removed / Complied: 17, 33, 42
Administratively Postponed or Removed: 44

B. INSPECTOR GOSSELIN

9. **CE#2025-00582; Diaz, Sandra - 352 Patrick Cir.**
New Business - Complaint Received 08/21/25.
Board History: None
 - a) **Littering / Dumping Prohibited** - Sec. 40-3; Sec. 48-29; Sec. 48-49 & Sec. 48-83. Also, reference Florida State Statute, F.S § 403.413. It is unlawful for any person to throw, discard, dump, spill, place or deposit litter (garbage, trash, oils, sewage, vegetation or other solid waste) in any manner or amount except at an approved and permitted waste disposal locations. **Specifically: Motor oil dumped in back alleyway. Correction Action: Clean up the oil and repair the alleyway to original state by hiring a certified cleanup company to excavate, haul and dispose of the contaminated soil. Margins will need to be established and lab reports supplied to the City of Melbourne showing remaining soil is clean and cease dumping oil in the alleyway.**
 - b) **Illicit Discharge Prohibited** - Sec. 40-3; Sec. 50-81; 50-82 & 50-83. Any pollutants, waste, materials, debris, sewer, soil, water or other illicit discharge, whether by design or neglect, into stormwater systems including waterways is prohibited. **Correction Action: Clean up the oil and repair the alleyway to original state by hiring a certified cleanup company to excavate, haul and dispose of the contaminated soil. Margins will need to be established and lab reports supplied to the City of Melbourne showing remaining soil is clean and cease dumping oil in the alleyway. ion: Clean up the oil and repair the alleyway to original state by hiring a certified cleanup company to excavate, haul and dispose of the contaminated soil. Margins will need to be established and lab reports supplied to the City of Melbourne showing remaining soil is clean and cease dumping oil in the alleyway.**

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



10. **CE#2025-00769; Rhynes, Stephanie - 2412 Lipscomb St.**
New Business - Complaint Received 10/23/25.
Board History: None
- a) **City of Melbourne, Code of Ordinances, Chapter 28 - Fire Prevention and Protection, Sec 28-44. Specifically: Periodic Fire Inspections are required. Corrective Action: Schedule a Fire Inspection with a City of Melbourne Fire Inspector.**
- Case announced as complied before hearing. **No Board action.**
11. **CE#2025-00792; Matheson, LLoyd J Jr & Marina Jan - 600 E New Haven Ave.**
New Business - Complaint Received 10/30/25.
Board History: None
- a) **City of Melbourne, Code of Ordinances, Chapter 28 - Fire Prevention and Protection, Sec 28-44. Specifically: Periodic Fire Inspections are required. Corrective Action: Schedule a Fire Inspection with a City of Melbourne Fire Inspector.**
- Case announced as complied before hearing. **No Board action.**

C. INSPECTOR DURANT

12. **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; 3Hr. 11/12/25 2Ext to 12/09/25
- 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.14Sec. 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 01/27/26. **Moved by Mochwart / Meisenbach to extend the compliance date until 01/27/26. Motion carried by majority.**

13. **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; **3Hr.** 11/12/25 2Ext to 12/09/25

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

14. **CE#2025-00036; Williams, Thomas W. - 1129 Aurora Rd**
Unfinished Business - Complaint Received 01/27/25.
Board History: 1Hr. 11/12/25 Finding Comply by 12/09/25

- 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. **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 updated the Board on the current case status and recommended extending the compliance date until 01/27/26. **Moved by Mochwart / Saam to extend the compliance date until 01/27/26. Motion carried by majority.**

15. **CE#2025-00814; Andrew Kirschner Properties LLC - 1437 Highland Ave.**
New Business - Complaint Received 11/10/25.
Board History: None

- a) **RECURRING VIOLATION: Outdoor Seating/Display Permit Required** - Part III, Appendix B- Zoning Article VII, Section 2(H). New or increased outdoor seating and/or display areas require approval and permitting. **Specifically: A permit and insurance renewal is required for outdoor seating/display at 1437 Highland Ave. Contact Community Development Department at 321-608-7500 to obtain permit.**

The property owner(s)/representative(s) was present, Marion Kissell, who testified. City staff testified into the record due process requirements and case facts. Staff recommended a finding of the cited recurring violation(s) item(s) "a" with a compliance before hearing. **Moved by Tencati /Meisenbach to find the property of the cited recurring violation(s) item(s) "a" with a compliance before hearing. Motion carried by majority.**



D. INSPECTOR KELLER

16. **CE#2023-01113; The Vadimsky Family Revocable Living Trust – 1267 Palmwood Dr.**

Unfinished Business - Complaint Received 11/15/23.

Board History: **1Hr.** 02/14/24 Finding Comply by 03/26/24; **2Hr.** 03/27/24 Fine & Lien 125 per day; **3Hr.** 07/31/24 Fine Runs: **4Hr.** 10/23/24 Pause Fine \$26,375

- 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 Building Permit is required for the renovations including the exterior work. A Building Permit will be required to replace the water plumbing. A Building Permit may be required for the roof repair depending on the scope of work.**
- b) **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: The roof is in disrepair and needs repaired properly.**
- c) **Plumbing Maintenance Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. International Property Maintenance Code (IPMC) adopted, Chapter 5, Section 504. Plumbing facilities and plumbing fixtures shall be in good repair, maintained and functionally operating. **Specifically: The house currently has no plumbing to enable people to use the necessary facilities. The property needs to be vacated until the necessary toilet facilities can properly be plumbed. This means nobody is to be living, sleeping, staying or hanging out in the house, tents, vehicles or property until the necessary utilities are restored.**
- d) **Vacant Structure Safety and Security Requirements** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 301.3. Property must be kept to a minimum standard of security and safety to mitigate an attractive nuisance (children, transients, crime, etc...). Specifically: The house and shed need to be secured properly to prevent them from being an attractive nuisance and to deter trespassing. **ADMINISTRATIVELY DISMISSED.**



- e) **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 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 excessive items stored outside including junk and debris need removed from outside or disposed of properly.**

- f) **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. **Specifically: The inoperable vehicle, as evidenced by the items stored on and around it, needs to be demonstrated as operable or removed from the property.**

- g) **Mosquito Abatement Required** - Sec. 32-77. Any collection of standing or flowing water, whether natural or man-made, in which any mosquitoes breed, or are likely to breed shall be abated or treated so as to effectively prevent such breeding. Specifically: The containers of standing water need removed to prevent mosquito breeding. **COMPLIED.**

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

- i) **Sanitation Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. - International Property Maintenance Code adopted, Chapter 3, Sections 302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Specifically: The yard shall not be used for urination or defecation. **COMPLIED.**



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) "f" with a compliance date of 01/27/26. **Moved by Saam / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) "f" with a compliance date of 01/27/26. Motion carried by majority.**

17. **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 12/09/25

- 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.**

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



18. **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; **4Hr.** 11/12/25 3Ext 12/09/25

- 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 & neighbor Liisa Flinner, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 01/27/26. **Moved by Dryden / Mochwart to extend the compliance date until 01/27/26. Motion carried by majority.**

19. **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; **3Hr.** 11/12/25 2Ext to 12/09/25

- 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 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. **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 01/05/26. **Moved by Tencati / Dryden to extend the compliance date until 01/05/26. Motion carried by majority.**



20. **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; **3Hr.** 11/12/25 2Ext to 12/09/25
- 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) **Community Aesthetics** - Chapter 20 Community Planning and Development - Article X. -Section 20314. Maintenance of building exteriors - (a) This section shall apply citywide. (b) All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches and trim, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other approved protective covering or treatment. Concrete masonry units shall be finished by painting or other approved protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. **Specifically: The house needs the peeling paint removed and needs a protective covering such as paint or stucco. A Permit for stucco would be required.**



- d) **Window Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.13 [Exterior] / 305.3 [Interior] & Sec. 306.1. All window types and their associated hardware /components shall be maintained in sound condition and good repair, free from hazards, rotting wood and/or deteriorated framing, or broken glaze, be weather tight and be able to easily open, hold open and then close as designed. **Specifically: The windows need to be in good repair.**

- e) **Collection Disposal** - Chapter 48 Solid Waste, Article II. Section 4830. (8) Private contractors- Private contractors performing services shall be responsible for moving all debris generated in the performance of their work. **Specifically: Plant debris from the lawn service business needs taken to the County landfill and not stored or set out at this residential property nor at the property where the plant debris originated.**

- f) **Parking Requirements** - Part III Appendix D Land Development Code Chapter 9 Design Standards and Building Regulations Article V. Parking and Loading Requirements. Section 9.74. Minimum standards for the design of off-street parking Areas - (p) Parking, Storage, or Use of Recreational Equipment and Recreational Vehicles. No recreational equipment or recreational vehicles shall be parked or stored on any lot in a residential district except in a carport, enclosed building, or to the rear of the front building line. (3) Recreational equipment and recreational vehicles may be parked anywhere on residential premises during loading/unloading or maintenance for a period not to exceed forty-eight consecutive hours within a seven-day period. 5. Recreational equipment and recreational vehicles shall not be parked in any right-of-way. 6. All recreational equipment and recreational vehicles shall be properly tagged (if applicable) and in operable condition. Recreational equipment and vehicles include trailers. **Specifically: The trailer shall not be parked / stored on the street. The trailer needs parked behind the front line or corner of the house. The trailer needs to be 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 01/27/26. **Moved by Meisenbach / Dryden to extend the compliance date until 01/27/26. Motion carried by majority.**



E. INSPECTOR GERMAN

21. **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; **8Hr.** 08/27/25 Stay Fine at \$8,800 til 12/10/25
- 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.54-3. A Business Tax Receipt (BTR) is required prior to conducting and/or operating any business. Specifically: Operating Dream Docks, Reese Enterprises, Inc. with no BTR for this location. Corrective Action: Obtain BTR for any business operating from this location or discontinue use of this location for business or other activity. **COMPLIED.**

- e) **Paved Parking Area Required** - PART III, Appendix D, CHAPTER 9, ARTICLE V, Sec. 9.74 (q). Vehicular use areas. Driveways, parking areas, service and display areas, shall be paved according to the city engineering specifications. Specifically: Vehicles and other equipment being stored on unimproved surfaces. Corrective Action: Remove vehicles and equipment from unimproved surface areas. **DISMISSED.**

- f) **Storm water System Requirements and Restrictions** - Chapter 50; Article III; Section 50- 7. No person may subdivide or make any change in the property uses... without first obtaining a permit from the city engineer. Specifically: Millings and other unapproved materials used to increase impervious areas around property without permits from Engineering. Corrective Action: Obtain permits from Engineering for increased impervious areas. **DISMISSED.**

- g) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other open storage of accumulations. Specifically: Large accumulations of openly stored trash, junk and debris (PVC, metal pipes, crates, wood, culverts, beams, and other misc. materials and debris). Corrective Action: Remove openly storage, trash, junk, debris and other materials unless specifically approved via the site plan process. **COMPLIED.**

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



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

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

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extend staying the fine at the current amount \$8,800.00 until the Hearing on 03/11/26. **Moved by Saam / Dryden to stay the fine at the current amount of \$8,800.00 until the Hearing on 03/11/26. Motion carried by majority.**

22. **CE#2023-00800; Bridgewater Group of Brevard LLC - 3010-3020 Phillips St. Unfinished Business** - Complaint Received 08/22/23.

Board History: 1Hr. 08/27/25 Finding Comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 12/09/25

- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. Specifically: Pavement on site without permit. Corrective Action: Obtain required “issued” permits for work completed and/or for any future other work. Obtain a Parking Lot Permit for the newer pavement, the asphalt near U.S.1. Remove any pavement that is not permitted. If pavement is removed, a topographical survey must be provided to show that stormwater remains on site, and the area in question must be sodded to prevent erosion. **ADMINISTRATIVELY DISMISSED.**



- b) **Paved Parking Area Required** - PART III, Appendix D, CHAPTER 9, ARTICLE V, Sec. 9.74 (q). Vehicular use areas. Driveways, parking areas, service and display areas, shall be paved according to the city's engineering specifications. **Specifically: Vehicles are parked on unimproved surfaces. Corrective Action: Cease parking vehicles on unimproved surfaces.**

- c) **Modifications to Approved Site Plan Requires City Approvals** - Part III, App. B, Art. IX, Sec. 6(E). Property must be maintained, utilized and conform to the approved site plan. Use, arrangement, or construction in variance with that authorized shall be deemed a violation of this ordinance. **Specifically: Pavement installed without City-approved updated site plan. Corrective Action: Obtain updated and City-approved site plan. Remove any pavement that is not part of a City-approved site plan. If pavement is removed, a topographical survey must be provided to show that stormwater remains on site, and the area in question must be sodded to prevent erosion.**

- d) **Stormwater System Requirements and Restrictions** - Chapter 50; Article III; Section 50- 7. Disruptions to stormwater runoff patterns are prohibited whether by design or neglect. Alterations to stormwater systems are prohibited without first obtaining permits. **Specifically: Pavement on site without permit. Corrective Action: Obtain a Parking Lot Permit for the newer pavement, the asphalt near U.S.1. Remove any pavement that is not permitted. If pavement is removed, a topographical survey must be provided to show that stormwater remains on site, and the area in question must be sodded to prevent erosion.**

The property owner(s)/representative(s) was present, Attorney Michael Furo who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 03/10/26. **Moved by Mochwart/ Dryden to extend the compliance date until 03/10/26. Motion carried by majority.**



23. **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; **3Hr.** 08/27/25 2Ext to 09/30/25; **3Hr.** 10/01/25 3Ext to 12/06/25

- 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.**

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 03/10/26. **Moved by Saam / Mochwart to extend the compliance date until 03/10/26. Motion carried by majority.**

24. **CE#2023-01003; Raskett, Deborah A - 1920 Radnor Dr. Unfinished Business** - Complaint Received 10/11/23.

Board History: 1Hr. 08/27/25 Finding comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25; **3Hr.** 11/12/25 2Ext to 12/09/25

- 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 01/27/26. **Moved by Saam/ Mochwart to extend the compliance date until 01/27/26. Motion carried by majority.**



25. **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; **4Hr.** 08/27/25 Fine Continues to Run; **5Hr.** 10/01/25 Stay Fine at \$6,350
- 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.**



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

26. **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; **3Hr.** 11/12/25 2Ext to 12/09/25
- 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. **COMPLIED.**

 - 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. **COMPLIED.**

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

- 27. **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; **3Hr.** 08/27/25 2Ext to 12/09/25

- 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.**

The property owner(s)/representative(s) was present, Robert Clark, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 03/10/26. **Moved by Saam /Mochwart to extend the compliance date until 03/10/26. Motion carried by majority.**



28. **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; **4Hr.** 08/27/25 Stay Fine at \$2,300 til 10/01/25; **5Hr.** 10/01/25 Stay Fine at \$2,300 til 12/09/25
- 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.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extend staying the fine at the current amount \$2,300.00 until the Hearing on 03/11/26. **Moved by Meisenbach /Dryden to stay the fine at the current amount of \$2,300.00 until the Hearing on 03/11/26. Motion carried by majority.**



29. **CE#2025-00484; Ellis, David & April, Zaiz, Kurt Allan - 617 Tupelo Dr.**
New Business - Complaint Received 07/28/25.
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: Outside storage in front and back yard, including but not limited to, buckets, rusty saws, wheels, appliances, lawnmower with handle detached, containers, boxes, tarp, and storage bin. Corrective Action: All exterior storage of items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**

The property owner(s)/representative(s) was present , Kurt Zaiz & Eric Boswell , who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a” with a compliance date of 01/27/26. **Moved by Saam / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) “a” with a compliance date of 01/27/26. Motion carried by majority.**

F. INSPECTOR ANDRE

30. **CE#2024-00146; Rhone, Jerry F - 409 Rutgers Ave.**
Unfinished Business - Complaint Received 03/06/24.
Board History: **1Hr.** 09/04/24 Finding Comply by 10/22/24; **2Hr.** 10/23/24 Fine & Lien \$25 per day; **3Hr.** 11/22/25 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: Building is in state of major disrepair. Have interior and exterior building repaired and painted.**



- 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. **Specifically: Water utilities is required in occupied home.**

- c) **Electrical Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 6, Section 604. Electrical equipment and fixtures shall be safe, in good repair, maintained and functionally operating. **Specifically: All electrical fixtures and outlets shall be in good repair and maintained.**

- 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- 14. 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 shall be working condition.**

- 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: Roof shall be in good repair...Please repair or replace.**

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



31. **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; **6Hr.** 11/12/25 1Ext Stay Fine @ \$8,950 til 12/10/25
- 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. **COMPLIED.**
 - 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. **COMPLIED.**
 - 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. **COMPLIED.**



The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extend staying the fine at the current amount \$8,950.00 until the Hearing on 01/28/26. **Moved by Saam / Mochwart to stay the fine at the current amount of \$8,950.00 until the Hearing on 01/28/26. Motion carried by majority.**

32. **CE#2024-00599; Boani, Djalma & Zelia M De Oliveria - 2430 Stone St. Unfinished Business** - Complaint Received 08/13/24.
Board History: 1Hr. 01/22/25 Finding comply by 03/04/25; **2Hr.** 03/05/25 Fine & Lien \$50 per day; **3Hr.** 07/09/25 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: Items around the property. Including pallets tarps and other misc. items.**
 - 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 shall be in working condition or removed from the property.**
 - c) **Recreational Vehicle Parking and Use Restrictions** - PART III, Appendix D, CHAPTER 9, Sec. 9.74 (p) & Appendix B, Article V, Sec. 2(E)(2)(e), Sec. 2(F)(d). Recreational vehicles and/or equipment in residential districts must be parked, stored or used per city code restrictions. **Specifically: Trailer(s) and Recreational trailer needs to be stored to the side or rear of home or at least 20ft from the property line or behind a permitted fence or removed from the property.**
 - d) **Commercial Vehicle Parking Restrictions** - Chapter 56; Article II; Division 2; Section 56-63. Parking of commercial vehicles and/or equipment is prohibited within certain zoning districts. Specifically: The ("U- Haul" boxed truck) that is stored on the property needs to be removed. **COMPLIED.**



The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$14,050.00. **Moved by Saam / Mochwart to pause the fine at the current amount of \$14,050.00. Motion carried by majority.**

33. **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; **5Hr.** 08/27/25 4Ext to 09/30/25; **6Hr.** 10/01/25 5Ext mot 12/09/25

- 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.**

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



34. **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; **4Hr.** 08/27/25 2Ext to 09/30/25; **5Hr.** 10/01/25 3Ext to 12/09/25
- 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.**

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

- 35. **CE#2024-00803; McCall, Chad T. - 2510 Riverview Dr.**
Unfinished Business - Complaint Received 10/15/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25

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

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 01/27/26. **Moved by Meisenbach / Mochwart to extend the compliance date until 01/27/26. Motion carried by majority.**

- 36. **CE#2024-00924; D’Arcy Jr., David Michael - 2513 Riverview Dr.**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25

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



The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 01/27/26. **Moved by Meisenbach / Mochwart to extend the compliance date until 01/27/26. Motion carried by majority.**

37. **CE#2024-00925; Molin, Arthur & Glen - 2515 Riverview Dr.**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25

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

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 01/27/26. **Moved by Meisenbach / Mochwart to extend the compliance date until 01/27/26. Motion carried by majority.**

38. **CE#2024-00926; McCall, Chad T. - Behind 2510 Riverview Dr.**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25

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

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 01/27/26. **Moved by Meisenbach / Mochwart to extend the compliance date until 01/27/26. Motion carried by majority.**



39. **CE#2025-00120; Florida Eastern Ecclesiastical Jurisdiction - 615 Reddick St. New Business** - Complaint Received 03/03/25
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. **Specifically: Air Conditioner unit installed without a permit. Corrective Action: An Issued and completed building permit is required for above referenced non-permitted work and for any other work requiring building permits**

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

40. **CE#2025-00146; Turner, Andre Lysell & Tompkins, Minnie L Guardian - 3310 James St.**
Unfinished Business - Complaint Received 03/13/25
Board History: 1Hr. 11/12/25 Finding Comply by 12/09/25

- 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: 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 updated the Board on the current case status and recommended extending the compliance date until 01/27/26. **Moved by Meisenbach / Mochwart to extend the compliance date until 01/27/26. Motion carried by majority.**



41. **CE#2025-00147; Watkins, Schredt. - 3314 James St.**
Unfinished Business - Complaint Received 03/13/25
Board History: 1Hr. 11/12/25 Finding Comply by 12/09/25

- 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: 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 updated the Board on the current case status and recommended extending the compliance date until 01/27/26. **Moved by Meisenbach / Mochwart to extend the compliance date until 01/27/26. Motion carried by majority.**

42. **CE#2025-00148; Knight Jr., Walter - 3326 James St.**
Unfinished Business - Complaint Received 03/13/25
Board History: 1Hr. 11/12/25 Finding Comply by 12/09/25

- 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: 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.**

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



43. **CE#2025-00271; Emidy, Rhonda Ann - 346 Crown Blvd.**
New Business - Complaint Received 05/06/25
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: Water tank, refrigerator, washer, dryer and Misc. items on and around the trailer in the front yard. Corrective Action: All exterior storage of items must be relocated within a completely enclosed and “permitted” structure or removed from the property.**

- b) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: The Trailer in the front yard and the trailer at the corner. Corrective Action: All trailers need to be stored to the rear or side of home.**

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

44. **CE#2025-00272; Foster, Beatrice Reese, Holden Jr., George & Beatrice Reese Foster Trustee - 720 E. University Blvd.**
New Business - Complaint Received 05/06/25
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: Large accumulations of open storage, including but not limited to, Lumber, old appliances, yard debris, and other, miscellaneous items including those that are stored on the trailer and pickup trucks. Corrective Action: Remove open /outside storage from open areas around the property, trailer and trucks.**



- 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: Scrapping activity within residentially zoned property (R1A). Corrective Action: Cease all scrapping activity in the residential zoning district property. **COMPLIED PRIOR TO HEARING.**

- c) **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 and drive. Corrective Action: Vehicles and / or equipment including recreational types, must be observed as operationally roadworthy, or stored in compliance with code, or removed from the property to a code-compliant location.**

- d) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. Examples: Must be parked in a carport, enclosed building, or to the rear of the front building line. Not be connected to utilities to accommodate residential use. Not be parked on vacant property. Specifically: Vehicles with flat tires, no current registration, no vehicle batteries, and unable to start and drive. Corrective Action: Trailer(s) must be parked within a carport, enclosed building, or to the rear of the front building line. **COMPLIED PRIOR TO HEARING.**

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



45. **CE#2025-00273; A Suncastle of Palm Bay Inc - 4945 Stack Blvd.**
New Business - Complaint Received 05/06/25
Board History: None
- a) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. **Specifically: All land/property uses, including Storage yard uses, requires a City approved development plan; followed by permitting. Corrective Action: Obtain a City approved development plan for using the property behind the Daycare as a Storage Yard.**
 - 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. Corrective Action: All exterior storage of items must be relocated within a completely enclosed and “permitted” structure or removed from the property.**
 - c) **Parking Improvement Requirements** - Sec. 9.74(g)(k) - Parking areas must be reviewed, paved and permitted by City Engineering. **Specifically: Commercial vehicles being stored on an unimproved surface. Corrective Action: Paved parking is required for Commercial vehicles that are being stored on the unimproved behind the daycare.**

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



G. CODE COMPLIANCE OFFICIAL HEROLD

46. **CE2021-00580; Kessler, Suzanne - 1689 S. Dodge Cir.**
Unfinished Business - Complaint Received 05/14/21.
Board History: 1Hr. 09/22/21 Finding comply by 11/02/21; **2Hr.** 11/03/21 1Ext to 12/07/21; **3Hr.** 12/08/21 2Ext to 01/25/22; **4Hr.** 01/26/22 3Ext 05/03/22; **5Hr.** 05/04/22 Fine and Lien at \$25 per day; **6Hr.** 06/08/22 Fine Runs / No Board Action; **7Hr.** 01/25/23 Fine Runs / No Board Action; **8Hr.** 06/14/23 Cap Fine at \$10,175
- a) **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: Eaves, fascia and soffit areas have deteriorated and require maintenance.**
- b) **Exterior Building Areas Maintenance Required. Chpt. 20, Article X Sec. 20-14 Maintenance of Building Exteriors & Part III Appendix D - Land Development Code - Chapter 13 - Buildings and Building Regulations - Article III Building Code Section 13-82 International Property Maintenance Code adopted - Chapter 3 General Requirements- Section 304.1 Exterior Structure Maintenance & Section 309.1.** All exterior building areas and/or surfaces shall be maintained and free from holes, breaks and loose or rotting materials; maintained with weatherproofing and properly surfaced and coated to prevent deterioration and infestation. **Specifically: Exterior walls have cracks and holes requiring patching, maintenance and painting.**

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$10,175.00. **The Board affirms compliance with a \$10,175.00 fine.**

H. Board/Staff Comments

47. **Election of Chair and Vice Chair for 2025** - Each board shall annually elect a member to serve as chair and vice-chair from its membership of regular members. The term of the chair and vice-chair shall be for a period of one year, or until a successor is selected, whichever event occurs second in time. The board may re-elect members as chair or as vice-chair. Each board is encouraged to provide an opportunity to all its members who desire to serve as chair.

Rick Dryden was elected as Chair / Ed Meisenbach was elected as Vice Chair. To be seated at the next Hearing 01/28/26.



I. ADJOURNMENT

Moved by Fulton / Tencati to adjourn the meeting at 7:43 p.m. Motion Carried by Majority.

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

Mark Herold
Code Enforcement Official
c: Case Files



FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME LOOMER, TIM	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS 709 W BOONVILLE CR	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY MLB	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 12-10-25	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)



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

I, TIM LOONEY, hereby disclose that on 12-10, 20 25:

(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:

I have worked with owner

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.

12-10-25

Date Filed

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.