

City of Melbourne



Code Compliance Division
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Code Enforcement: (321) 608-7900 • E-mail: code.compliance@mlbfl.org

MINUTES – CODE ENFORCEMENT BOARD January 28, 2026

A. OPENING

1. Call to Order

A regular meeting of the Code Enforcement Board was held in the City Hall Council Chamber on 01/28/26 and was called to order at 6:00 p.m. by Chairperson Rick Dryden. 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 Dryden advised the audience of the purpose and procedures for the Code Enforcement Board Meetings.

4. Roll Call

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

Board Members Absent: Member Thomas Saam; Member Bruce Mochwart; 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 Teele / Loomer to approve the minutes of 12/10/25 as presented. Motion carried by majority.

6. Announcements

Code Official Mark Herold advised that the next meeting would be held on Wednesday 03/11/2026.

Code Enforcement Official Mark Herold read into record the Voting Conflict Form for Timothy Loomer from the 12/10/25 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: 9, 10, 49
Case(s) Announced as Removed / Complied: 46
Administratively Postponed or Removed: 15, 16, 30, 47

B. INSPECTOR GOSSELIN

9. **CE#2025-00403; De Filippo, David K. - 1509 Norman St.**
New Business - Complaint Received 06/04/25.
Board History: None
 - a) **Building, Structure, Property & Yard Maintenance Required. (Generally)** - Sec. 20-314 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC). There is a Required Minimum Level of General Maintenance, Safety, Sanitation & Other Requirements for all areas of a property's buildings, structures or yard areas, including their associated equipment, systems hardware & components. **Specifically: IPMC Section(s): 1) 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 the above-referenced buildings / structures / yards or property up to required maintenance & building code standards.**

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



10. **CE#2025-00582; Diaz, Sandra - 352 Patrick Cir.**
New Business - Complaint Received 08/21/25
Board History: 1Hr. 12/10/25 Admin Postponed

- 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.**



11. **CE#2025-00787: JTR 3 LLC - 533 Fee Ave.**
New Business - Complaint Received 10/30/25.
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: Eaves on the northeast side of the building are in disrepair. Corrective Action: Replace, Repair and maintain all areas of above referenced roof structure members and/or components to building code standards with the appropriate permits.**

 - 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 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 03/10/26. **Moved by Teele / Meisenbach to find the property in violation of the uncorrected cited violation(s) Item(s) “a & b” with a compliance date of 03/10/26. Motion carried by majority.**



C. INSPECTOR GERMAN

12. **CE#2023-00003; Elton Manor Condominium Assoc, Inc - Tax ID 2742945.**
Unfinished Business - Complaint Received 01/04/23.
Board History: 1Hr. 05/03/23 Finding comply by 06/13/23; **2Hr.** 06/14/23 1Ext to 07/25/23; **3Hr.** 07/26/23 2Ext to 09/05/23; **4Hr.** 09/06/23 Fine & Lien \$50 per day; **5Hr.** 01/03/24 Fine Runs; **6Hr.** 07/31/24 Fine Runs; **7Hr.** 01/22/25 Stay Fine at \$25,250
- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. Florida Building Code adopted. Chpt1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Obtain building permits from the City of Melbourne Building Department for the replacement of the columns on the front porch and utility rooms.**
- 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: 302.1 Sanitation. The exterior property and premises shall be maintained in a clean, safe and sanitary condition. 302.3 Sidewalks and driveways. Parking areas need to be fixed, re-stripped and maintained. A permit may be required from the City of Melbourne Building Section. 304.2 Protective treatment. Exterior surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. 304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. 304.7 Roofs and drainage. Roof(s) in disrepair need to fixed, this includes the fascia and soffit areas. A permit may be required from the City of Melbourne Building Section.**



- c) **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: Remove open/outside storage in the condo common areas, around the dumpster area and right-of-way areas this includes but is not limited to cigarette butts, construction materials, fish tank, household appliances /furniture /items, containers, boxes, cloth items, buckets, garbage bags, pallets, junk, trash, litter, unsecure propane tanks, wheels, vehicle parts and yard debris.**

- d) **REPEAT 10/14/25 (PREVIOUSLY COMPLIED 06/09/23) - 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. To Correct this Violation. **Specifically: Vehicles are stored on property with flat tires, no tags, or expired tags. Vehicles parked/stored in the condo common areas are required to be operable or removed from the property. If the untagged and expired tagged vehicles are operable call to set an appointment to demonstrate the vehicles are operable.**

- e) **R-O-W Obstruction Prohibited** - Chapter 52, Article I, Section 52-4. Blocking and/or obstructing any part of the public street, sidewalk or other portion(s) of the City's rights-of-way. Specifically: Remove open/outside storage and trash/ debris from the right-of- way areas. **COMPLIED.**

- f) **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: Recreation vehicles are required to have current tags and parked/stored behind the structure. **ADMIN DISMISSED.**



The property owner(s)/representative(s) were present, Ray Becker & Sarah Pino, who testified. City staff testified into the record due process requirements and case facts. Staff recommended a finding of the cited repeat violation(s) item(s) “d” & reinstating the fine at \$50.00 per day until complied. **Moved by Meisenbach / Fulton to find the property in repeat violation(s) item(s) “d” & to reinstate the fine at \$50.00 per day until complied. Motion carried by majority.**

13. **CE#2023-01003; Raskett, Deborah A - 1920 Radnor Dr.**
Unfinished Business - Complaint Received 10/11/23.
Board History: 1Hr. 08/27/25 Finding comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25; **3Hr.** 11/12/25 2Ext to 12/09/25; **4Hr.** 12/10/25 3Ext to 01/27/26
- a) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other open storage of accumulations. **Specifically: Large accumulations of open storage, debris, materials, trash, etc. located throughout the property; including, but not limited to, discarded furniture, cardboard boxes, headboard, wood and metal items, tarps, containers, ladders, appliance, buckets, tubing, accumulations under tarp and miscellaneous Corrective Action: Accumulations of open storage, debris, materials, trash, etc. must be removed from the property.**
 - b) **Fence & Wall Permit Required** - Sec. 9.48 & Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A permit is required for any fence or wall construction, alteration and/or repair. **Specifically: New wood fence constructed without permit. Corrective Action: Obtain issued fence permit for new wood fence or remove new wood fence.**
 - c) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls, their surfaces, and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Chain link fence in disrepair, including with section(s) that cannot stand on their own. Corrective Action: Repair and/or maintain chain link fence, including by ensuring chain link fence is in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability.**



- d) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12” inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. Specifically: **Property has overgrowth of grass and weeds, including around and between trees, on fence, near fence, along fence, along the house, and in back yard. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. City staff updated the Board on the current case status and recommended extending the compliance date for item(s) “a” until 03/10/26. And a finding of the uncorrected cited violation(s) of item(s) “b, c & d” with a compliance date of 03/10/26. **Moved by Meisenbach / Teele to extend the compliance date for item(s) “a” until 03/10/26 and find the property in violation of the uncorrected cited violation(s) Item(s) “b, c & d” with a compliance date of 03/10/26. Motion carried by majority.**

14. **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; **6Hr.** 12/10/25 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. **COMPLIED.**
- c) **Building Permit Required** - Sec.13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. Specifically: Interior demolition without permit. Windows removed without permit. Concrete block installed in window areas without permit. **Corrective Action: Stop work until permits are issued. Obtain issued permits for all work done and to be done at the property, including but not limited to, interior demolition, concrete block work, and window removal and replacement.**

The property owner(s)/representative(s) was 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 03/11/26. **Moved by Meisenbach / Teele to extend stay the fine at the current amount of \$6,350.00 until the Hearing on 03/11/26. Motion carried by majority.**

15. **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; **4Hr.** 12/10/25 3Ext to 01/27/26

- 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.**

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



16. **CE#2025-00484; Ellis, David & April, Zaiz, Kurt Allan - 617 Tupelo Dr.**
Unfinished Business - Complaint Received 07/28/25.
Board History: 1Hr. 12/10/25 Finding Comply by 01/27/25

- 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: 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.**

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

D. INSPECTOR KELLER

17. **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 at \$26,375; **5Hr.** 12/10/25 (f) Finding Comply by 01/27/26

- 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. 13.82adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. Specifically: 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. Neighbors, Ronald Moore, Gerri Moore & Peggy Revel were present, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 02/18/26. **Moved by Meisenbach / Loomer to extend the compliance date until 02/18/26. Motion carried by majority.**



18. **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; **12Hr.** 11/12/25 10Ext to 01/27/26

- 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 present, Jamie Taveras, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 04/21/26. **Moved by Meisenbach / Teele to extend the compliance date until 04/21/26. Motion carried by majority.**

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

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

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 08/25/26. **Moved by Teele / Meisenbach to extend the compliance date until 08/25/26. Motion carried by majority.**



20. **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; **5Hr.** 12/10/25 4Ext to 01/27/26

- 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 not present. City staff updated the Board on the current case status and recommended extending the compliance date until 03/10/26. **Moved by Teele / Fulton to extend the compliance date until 03/10/26. Motion carried by majority.**

21. **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; **4Hr.** 11/12/25 Stay Fine at \$2,150 until 01/28/26

- 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: A permanent barrier that complies with Building and City code needs installed.**
- 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 lawn needs kept maintained. **COMPLIED.**



- c) **Accessory Structure Maintenance Required** - Sec. 20- 314; Sec. 9.50; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 302.7 & Sec. 306. Accessory structures, their exterior surfaces, associated hardware & components are required to be maintained and in good repair while ensuring structural reliability. **Specifically: The swimming pool needs repaired properly or removed properly. A Permit will be required for repairing or removing the pool.**

- d) **Pool, Spa & Hot Tub Maintenance Required** - Sec. 36- 39(d) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC Sec. 303.1. Swimming pools, spas & hot tubs are required to be clean, sanitary and in maintained condition. **Specifically: The swimming pool needs repaired properly or removed properly. A Permit will be required for repairing or removing the pool.**

The property owner(s)/representative(s) was not present. City staff testified into the record due process requirements and case facts. Staff recommended a finding of the cited violation(s) item(s) "c &d" & reinstating the fine at \$50.00 per day for item(s) "a" until complied. Moved by Teele / Tencati to find the property in violation(s) item(s) "c & d" & to reinstate the fine at \$50 per day for item(s) "a" until complied. Motion carried by majority.

- 22. **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; **4Hr.** 12/10/25 3Ext to 01/05/26

- a) **Recreational Vehicle/Trailer Parking** - Part III Appendix D. Chapter 9. Article V. Sec. 9.74. (p) Parking, Storage, or Use of Recreational Equipment and Recreational Vehicles. 6. All recreational equipment and recreational vehicles shall be properly tagged (if applicable) and in operable condition. 7. No such recreational equipment or recreational vehicles shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location, except as permitted above. No trailer shall be parked on any lot for living purposes other than in established trailer parks. Recreational equipment and vehicles include trailers. **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. **COMPLIED.**

- 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 to commence a fine and lien the property at \$25.00 per day beginning 01/06/26 until cited violation(s) have been complied. **Moved by Tencati / Teele to start fine and lien the property at \$25.00 per day starting 01/06/26 until cited violation(s) have complied. Motion carried by majority.**



23. **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; **4Hr.** 12/10/25 3Ext to 01/27/25
- 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 not present. City staff updated the Board on the current case status and recommended extending the compliance date until 06/02/26. **Moved by Teele / Loomer to extend the compliance date until 06/02/26. Motion carried by majority.**

24. **CE#2025-00406; WMG 2624 Aurora Road Melbourne Owner LLC - 2620-2632 Aurora Rd.**

Unfinished Business - Complaint Received 06/25/25.

Board History: 1Hr. 11/12/25 Finding Comply by 01/27/26

- 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, Megan Lyczkowski, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 04/21/26. **Moved by Meisenbach / Teele to extend the compliance date until 04/21/26. Motion carried by majority.**

E. INSPECTOR DURANT

25. **CE 1801914: Miller, Barbara & Barron, Timothy – 1567 Palmwood Dr.**
Unfinished Business: Complaint Received 11/05/18.
Board History: 1Hr. 10/02/19 Finding Comply by 12/10/19; **2Hr.** 12/11/19 Fine & Lien \$25 per day; **3Hr.** 03/11/20 Fine partially rescinded and/or stayed until 10/07/20 COVID-19; **4Hr.** 01/27/21 Fine Runs; **5Hr.** 06/23/21 Cap Fine at \$8,750

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: Tires, wood, household items, and other debris openly stored.**

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$8,750.00. **The Board affirms compliance with a \$8,750.00 fine.**

26. **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; **8Hr.** 11/12/25 3Ext Stay Fine at \$476,840 until 01/28/26;

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 extend staying the fine at the current amount \$476,840.00 until the Hearing on 07/08/26. **Moved by Teele / Fulton to extend stay the fine at the current amount of \$476,840.00 until the Hearing on 07/08/26. Motion carried by majority.**

27. **CE#2023-01063; Burillo, William - 1262 Jasmine St.**
Unfinished Business - Complaint Received 10/26/23.

Board History: 1Hr. 12/04/24 Finding Comply by 01/21/25; 2Hr. 01/22/25 1Ext 03/04/25; 3Hr. 03/05/25 2Ext to 04/08/25; 4Hr. 04/09/25 3Ext to 05/27/25; 5Hr. 05/28/25 4Ext to 07/08/25; 6Hr. 07/09/25 5Ext to 08/26/25; 7Hr. 08/27/25 6Ext to 09/30/25; 8Hr. 10/01/25 7Ext to 11/11/25; 9Hr. 11/12/25 8Ext to 01/27/25

- 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 to commence a fine and lien the property at \$25.00 per day beginning 01/28/26 until cited violation(s) have been complied. **Moved by Meisenbach/ Loomer to start fine and lien the property at \$25.00 per day starting 01/28/26 until cited violation(s) have complied. Motion carried by majority.**

28. **CE#2024-00052; Lomax, Sherri L & Wesley N - 1470 Sea Breeze Ln.**
Unfinished Business - Complaint Received 01/25/24.

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 Fine & Lien \$25 per day

- a) **Pool Maintenance & Security Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Section 303. Swimming pools, spas & hot tubs are required to be secured and in maintained condition. **Corrective Action: Repair/ replace fencing to ensure pool is secured. Pool maintenance/ demo required to prevent mosquito infestation and other nuisances. *Pool needs to be secured by 02/02/24.**



- b) **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. **Corrective Action: Side/ backyard needs to be cut/ weed whipped and cleaned up.**

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$3,200.00. **The Board affirms compliance with a \$3,200.00 fine.**

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

Unfinished Business - Complaint Received 02/06/24.

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

- 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 06/02/26. **Moved by Mesienbach / Teele to extend the compliance date until 06/02/26. Motion carried by majority.**



30. **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; **4Hr.** 12/10/25. 3Ext to 01/27/26

- 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.**

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

31. **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; **4Hr.** 12/10/25 3Ext to 01/27/26

- 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 to commence a fine and lien the property at \$25.00 per day beginning 01/28/26 until cited violation(s) have been complied. **Moved by Meisenbach/ Fulton to start fine and lien the property at \$25.00 per day starting 01/28/26 until cited violation(s) have complied. Motion carried by majority.**

32. **CE#2024-00679; Johnsten, Alexis F - 1490 Highland Ave.**
New Business - Complaint Received 09/10/24.
Board History: None

- a) **Repeat Violation Business Tax Receipt Required** - CHAPTER 54, ARTICLE VIII, Sec. 54-203. A Business Tax Receipt (BTR) is required prior to conducting and /or operating any business. **Corrective Action: Obtain Business Tax Receipt for Eau Gallie Florist business.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the repeat case status and recommended to commence a one-time fine of \$500.00 on 01/28/26. **Moved by Teele/ Mesienbach to start fine and lien the business one time fine of \$500.00 on 01/28/26. Motion carried by majority.**



33. **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; **2Hr.**12/10/25 1Ext to 01/27/25

- 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 03/10/26. **Moved by Teele / Tencati to extend the compliance date until 03/10/26. Motion carried by majority.**

F. INSPECTOR ANDRE

34. **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; **7Hr.** 12/10/25 2Ext Stay Fine @ \$8,950 til 01/28/26

- 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 03/11/26. **Moved by Teele / Loomer to extend stay the fine at the current amount of \$8,950.00 until the Hearing on 03/11/26. Motion carried by majority.**

35. **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; **6Hr.** 12/10/25 4Ext to 01/27/26

- 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 03/10/26. **Moved by Meisenbach / Teele to extend the compliance date until 03/10/26. Motion carried by majority.**



36. **CE#2024-00803; McCall, Chad T. - 2510 Riverview Dr.**
Unfinished Business - Complaint Received 10/15/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26

- 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 to commence a fine and lien the property at \$25.00 per day beginning 01/28/26 until cited violation(s) have been complied. **Moved by Teele / Meisenbach to start fine and lien the property at \$25.00 per day starting 01/28/26 until cited violation(s) have complied. Motion carried by majority.**

37. **CE#2024-00881; Szczudlo, Jacek - 306 Georgetown Ave.**
Unfinished Business - Complaint Received 11/12/24.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25; **2Hr.** 08/27/25 Fine & Lien at \$50 per day

- a) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Property is overgrown and unmaintained. Corrective Action: Property needs to be mowed and maintained.**
- b) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Gate and fence in disrepair. Corrective Action: Fence and gate need to be repaired or replaced.**



- c) **Mosquito Abatement Required** - Chapter 32 - HEALTH AND SANITATION. ARTICLE III. - MOSQUITO CONTROL. Sec. 32-77. Collection of standing or flowing water in which any mosquitoes breed, or are likely to breed. **Specifically: Pool is not maintained. Corrective Action: Pool needs to be treated for mosquitoes and maintained.**

- d) **Inoperable Vehicle/Recreational Equipment Prohibited** - Sec. 14-2; Sec. 32- 56; 32-) 104; Sec. 36-14; 36-19; 36-20; 36-21; 36- 22 & Sec. 13.82adopting the International Property Maintenance Code (IPMC) Sec. 30 2.8. Vehicles, boats, trailers, other misc. recreational equipment or water vessels must be in operating condition, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Specifically: Inoperable / unregistered vehicles with flat tires in the driveway. Corrective Action: Vehicles need to be registered and operable or removed from the property.**

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$3,500.00. **The Board affirms compliance with a \$3,500.00 fine.**

- 38. **CE#2024-00924; D'Arcy Jr., David Michael - 2513 Riverview Dr.**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26

- 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 to commence a fine and lien the property at \$25.00 per day beginning 01/28/26 until cited violation(s) have been complied. **Moved by Teele / Meisenbach to start fine and lien the property at \$25.00 per day starting 01/28/26 until cited violation(s) have complied. Motion carried by majority.**



39. **CE#2024-00925; Molin, Arthur & Glen - 2515 Riverview Dr.**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26

- 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 to commence a fine and lien the property at \$25.00 per day beginning 0/1/28/26 until cited violation(s) have been complied. **Moved by Teele / Meisenbach to start fine and lien the property at \$25.00 per day starting 01/28/26 until cited violation(s) have complied. Motion carried by majority.**

40. **CE#2024-00926; McCall, Chad T. - Behind 2510 Riverview Dr.**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext 01/27/26

- 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 to commence a fine and lien the property at \$25.00 per day beginning 0/1/28/26 until cited violation(s) have been complied. **Moved by Teele / Meisenbach to start fine and lien the property at \$25.00 per day starting 01/28/26 until cited violation(s) have complied. Motion carried by majority.**



41. **CE#2024-00962; Crane Creek West LLC. - 1070 Prospect Ave.**
Unfinished Business - Complaint Received 12/12/24
Board History: 1Hr. 10/01/25 Admin Postponed; **2Hr.** 11/12/25 Finding Comply by 01/27/26
- 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 Herber, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 03/10/26. **Moved by Teele / Meisenbach to extend the compliance date until 03/10/26. Motion carried by majority.**

42. **CE#2025-00091; Burr, Johnny C, Burr, Curtis L & Burr, Aaron Raymond - 506 Williams St.**
Unfinished Business - Complaint Received 02/17/25
Board History: 1Hr. 11/14/25 Finding Comply by 01/27/25
- a) **Walls & Other Surfaces Maintenance & Protective Treatment Required** - Sec. 20- 14 & 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. **COMPLIED.**

- 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. **COMPLIED.**

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 Meisenbach / Teele to extend the compliance date until 03/10/26. Motion carried by majority.**



43. **CE#2025-00092; Cooper, Hattie M. - 1301 Baker St.**
New Business - Complaint Received 02/17/25
Board History: 1Hr. 11/14/25 Admin Postponed

- a) **Walls & Other Surfaces Maintenance & Protective Treatment Required** - Sec. 20- 14 & 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.**

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, c & e” with a compliance date of 03/10/26. **Moved by Teele / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) “a, b, c & e” with a compliance date of 03/10/26. Motion carried by majority.**

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

Unfinished Business - Complaint Received 03/13/25

Board History: 1Hr. 1Hr. 11/14/25 Finding Comply by 12/09/25; 2Hr. 12/10/25 1Ext to 01/27/26

- 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 04/21/26. **Moved by Tencati / Meisenbach to extend the compliance date until 04/21/26. Motion carried by majority.**



45. **CE#2025-00147; Watkins, Schredt. - 3314 James St.**
Unfinished Business - Complaint Received 03/13/25
Board History: 1Hr. 11/14/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26

- 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 to commence a fine and lien the property at \$25.00 per day beginning 01/28/26 until cited violation(s) have been complied. **Moved by Meisenbach / Teele to start fine and lien the property at \$25.00 per day starting 01/28/26 until cited violation(s) have complied. Motion carried by majority.**

46. **CE#2025-00272; Foster, Beatrice Reese; Holden, George Jr; Foster, Beatrice Reese 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). Correction Action: Cease all scrapping activity in the residential zoning district property.**

- 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 complaint 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. Be registered to the property and its occupants. Be for the personal off-site recreational use...NOT to be used for commercial purposes (home base business exceptions). Not to be connected to utilities to accommodate residential use. Not to be parked on vacant property. **Specifically: Trailer(s) kept in front of home. Corrective Action: Trailer(s) must be parked within a carport, enclosed building, or to the rear of the front building line.**

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



47. **CE#2025-00273; A Suncastle of Palm Bay Inc - 4945 Stack Blvd.**
Unfinished Business - Complaint Received 05/06/25
Board History: 1Hr. 12/10/25 Finding Comply by 01/27/25
- 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.**

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



48. **CE#2025-00308; Hubbard, Hannah & Gregory, II - 2805 Dairy Rd.**
New Business - Complaint Received 05/16/25
Board History: None
- a) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12” inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Property is overgrown with high grass, weeds over 12” in height and/or has unkempt landscaping that has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street.**
- b) **Nuisance 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: Garbage, containers, Auto parts, Furniture and other Misc. items around the property and on the disable pick-up truck. Corrective Action: All exterior storage of items must be relocated within a completely enclosed and “permitted” structure or removed from the property.**

The property owner(s)/representative(s) was present, Greg Hubbard & Hannah Hubbard, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a & b” with a compliance date of 04/21/26. **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 04/21/26. Motion carried by majority.**



49. **CE#2025-00513; Zinati, Fadi; Green, David; Pratt, Tammi; Green, Antwon - 2718 Bruce D Buggs St.**
New Business - Complaint Received 08/05/25
Board History: None
- a) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: Property is overgrown with high grass, weeds over 12" in height and/or has unkempt landscaping that has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street.**
- b) **Roof Systems & Structural Members Maintenance Required** - Sec. 9.50; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.4 & 7 & Sec. 306.1. Roof systems along with their associated structural members and components shall be maintained free from cracks, holes, breaks and loose or rotting materials; maintained to prevent deterioration and capable of supporting intended support loads. **Specifically: Roof is in disrepair and missing shingles. Corrective Action: Replace, Repair and maintain all areas of above referenced roof structure members, fascia boards and/or components to building code standards.**
- 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: Vehicle(s) with flat tires, no current registration, no vehicle batteries, and unable to start. Corrective Action: Vehicle(s) in the driveway must be observed as operationally roadworthy, or stored in compliance with code, or removed from the property to a code compliant location.**



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

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

50. **CE#2025-00514; Gillard, Shirley Jean; Wynche, Shelia Rana - 2720 Bruce D Buggs St.**

New Business - Complaint Received 08/05/25

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, Cabinets, Scrap metal and other metal item, auto parts, junk vehicle(s), rotted wood, miscellaneous equipment and plastic containers and items around the yard. Corrective Action: Remove all scraping/junk items from the rear yard.**
- 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 scrapping activity in the residential zoning district property.**



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

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

The property owner(s)/representative(s) was present, Sheila Wyche, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a thru d” with a compliance date of 02/18/26. **Moved by Teele / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru d” with a compliance date of 02/18/26. Motion carried by majority.**



G. CODE COMPLIANCE OFFICIAL HEROLD

51. **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 until 08/27/25; **14Hr.** 08/27/25 1Ext Stay Fine \$6,350 until 11/12/25; **15Hr.** 11/12/25 2Ext Stay Fine \$6,350 until 01/28/26

- 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 03/11/26. **Moved by Teele / Meisenbach to extend stay the fine at the current amount of \$6,350.00 until the Hearing on 03/11/26. Motion carried by majority.**

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

Unfinished Business - Complaint Received 04/21/23.

Board History: 1Hr. 07/26/23 Finding Comply by 09/05/23; **2Hr.** 09/06/23 1Ext to 10/24/23; **3Hr.** 10/25/23 2Ext to 11/28/23; **4Hr.** 11/29/23 3Ext to 01/02/24; **5Hr.** 01/03/24 4Ext to 02/13/24; **6Hr.** 02/14/24 5Ext to 04/30/24; **7Hr.** 05/01/24 6Ext to 07/30/24; **8Hr.** 07/31/24 7Ext to 09/03/24; **9Hr.** 09/04/24 8Ext to 10/22/24; **10Hr.** 10/23/24 9Ext to 01/22/25; **11Hr.** 01/22/25 10Ext to 03/04/25; **12Hr.** 03/05/25 Fien & Lien \$50 per day; **13Hr.** 07/09/25 Stay Fine \$6,350 until 08/27/25; **14Hr.** 08/27/25 1Ext Stay Fine \$6,350 until 11/12/25; **15Hr.** 11/12/25 2Ext Stay Fine \$6,350 until 01/28/26

- 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 03/11/26. **Moved by Teele / Meisenbach to extend stay the fine at the current amount of \$6,350.00 until the Hearing on 03/11/26. Motion carried by majority.**



53. **CE#2024-00312; Elbow Creek Townhomes - 886 Paddleboard Ct.**
Unfinished Business - Complaint Received 05/08/24.
Board History: 1Hr. 09/04/24 Finding Comply by 10/22/24; **2Hr.** 10/23/24 1Ext to 12/03/24; **3Hr.** 12/04/24 2Ext to 03/04/25; **4Hr.** 03/05/25 3Ext to 05/27/25; **5Hr.** 07/09/25 4Ext to 08/26/25; **6Hr.** 08/27/25 5Ext to 09/30/25; **7Hr.** 10/01/25 5Ext 10 01/27/26
- a) **Unauthorized Changes, Revisions, Replat, or Amendments to the Approved Subdivision Plan** - Part III, Appendix D, Chapter 8. Subdivisions must be maintained, utilized and conform to the approved subdivision development plan. **Specifically: Common areas, breezeways, river access and other plat changes have been unlawfully divided up among individual lot owners and is a violation of the approved subdivision plan. Certain site Improvements made without permits, do not adhere to setbacks, height limitations and other design requirements as specified in the approved subdivision plan. Certain required site improvements are missing, to include but is not limited to required landscaping (Lots: R.1, T.1, T.2, T.3, L3.1, L3.2, L3.3, L3.4, L3.5, L3.6, L3.7, L3.8, L3.9, L3.10, L3.11, L3.12L3.13). Corrective Action: Either return subdivision and site improvements to originally approved design or submit a variance for changes made.**
- b) **Improper Subdivision** - App. D, Ch. 8, Sec. 8.3 – Subdivision Code establishes the procedures and standards for subdividing real estate. Specifically: Tract 3 was subdivided without necessary approvals pursuant to App. D, Ch. 8, City Code (Lots: R.1, T.1, T.2, T.3, L3.1, L3.2, L3.3, L3.4, L3.5, L3.6, L3.7, L3.8, L3.9, L3.10, L3.11, L3.12, L3.13). **Corrective Action: Either return subdivision and site improvements to originally approved design or submit a variance for changes made.**



- c) **Building Permit(s) Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Certain site improvements were made without permits, do not adhere to setbacks, height limitations and other design requirements. Notwithstanding the one permitted common area marine facility/dock, all other marine facilities/docks were completed without permits, including the "re-decked" dock. Additionally, there are unpermitted added fencing sections/gates located within plat required breezeway areas (Lots: R.1, T.1, T.2, T.3, 13, 14 15, 19, 22,23, 25,26). Corrective Action: Permits are required for all improvements: Certain newly improved or installed marine facilities/docks and fencing must be permitted and meet design requirements or removed. NOTE: Certain unpermitted new construction cannot meet the requirements of App. B, Art. VII, Sec. 2(F), therefore, except removal, there is no action available that will make them compliant.**

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

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



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

The property owner(s)/representative(s) were present, Theresa DeMark & Ed Aubrey, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 03/10/26. **Moved by Tencati / Meisenbach to extend the compliance date until 03/10/26. Motion carried by majority.**

H. RUNNING FINES

54. **CE2021-00929; Riverside of Melbourne LLC - 592 Montreal Ave.**
Unfinished Business - Complaint Received 08/11/21.
Board History: 1Hr. 10/23/24 Admin Removed; **2Hr.** 12/04/24 Finding Comply by 01/21/25; **3Hr.** 01/22/25 1Ext to 03/04/25; **4Hr.** 03/05/25 2Ext to 04/08/25; **5Hr.** 04/09/25 Fine & Lien \$50 per day; **6Hr.** 07/09/25 Fine Runs
Fine Runs / No Board Action.
55. **CE2022-00195; Telemak Inc - 3101 N Hwy A1A .**
Unfinished Business - Complaint Received 03/31/22
Board History: 1Hr. 10/23/24 Finding Comply by 12/03/24; **2Hr.** 12/04/24 1Ext to 01/21/25; **3Hr.** 01/22/25 2Ext to 03/04/25; **4Hr.** 03/05/25 3Ext to 04/08/25; **5Hr.** 04/09/25 4Ext to 05/27/25; **6Hr.** 05/28/25 5Ext to 07/08/25; **7Hr.** 07/09/25 6Ext to 08/26/25; **8Hr.** 08/27/25 7Ext to 09/30/25; **9Hr.** 10/01/25 Fine & Lien \$50 per day

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 \$6,000.00 until the Hearing on 03/11/26. **Moved by Teele / Tencati to stay the fine at the current amount of \$6,000.00 until the Hearing on 03/11/26. Motion carried by majority.**



56. **CE2022-00652 Smith, Donald & Carter, Bernice - 2531 Coventry Rd.**
Unfinished Business - Complaint Received 06/02/22.
Board History: 1Hr. 12/07/22 Finding comply by 01/24/23; **2Hr.** 01/25/23 1Ext to 02/21/23; **3Hr.** 02/22/23 2Ext to 03/28/23; **4Hr.** 03/29/23 Fine & Lien \$25 per day; **5Hr.** 06/14/23 Fine Runs; **6Hr.** 01/03/24 Fine Runs; **7Hr.** 07/31/24 Fine Runs; **8Hr.** 01/22/25 Fine Runs; **9Hr.** 07/09/25 Fine Runs

Fine Runs / No Board Action.

57. **CE2022-00860; Lily Community Investments LLC - 3510 Applin Way.**
Unfinished Business - Complaint Received 12/09/22.
Board History: 1Hr. 09/04/24 Finding Comply by 10/22/24; **2Hr.** 10/23/24 1Ext to 12/03/24; **3Hr.** 12/04/24 2Ext to 01/21/25; **4Hr.** 01/22/25 3Ext to 04/08/25; **5Hr.** 04/09/25 4Ext to 07/08/25; **6Hr.** 07/09/25 Fien & Lien \$25 per day

The property owner(s)/representative(s) was present, Ronnie Holloman, who made no comments. City staff updated the Board on the current case status and recommended fine should continue to run until complied. **Fine Runs / No Board Action. Motion carried by majority.**

58. **CE#2023-00935; Pressley, Margie Bartell - 1026 Coleman St.**
Unfinished Business - Complaint Received 09/22/23.
Board History: 1Hr. 05/01/24 Finding Comply by 06/11/24; **2Hr.** 06/12/24 Fine & Lien \$25 per day; **3Hr.** 07/31/24 Fine Runs; **4Hr.** 01/22/25 Fine Runs; **5Hr.** 07/09/25 Fine Runs

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 \$14,900.00. **Moved by Meisenbach / Loomer to pause the fine at the current amount of \$14,900.00. Motion carried by majority.**

59. **CE#2023-01025; Jackson Enterprises of Brevard Inc - 2638 S Harbor City Blvd.**
Unfinished Business - Complaint Received 10/17/23.
Board History: 1Hr. 09/04/24 Finding Comply by 10/22/24; **2Hr.** 1Ext to 12/03/24; **3Hr.** 12/04/24 2Ext to 03/04/25; **4Hr.** 03/05/25 2Ext to 05/27/25; **5Hr.** 05/28/25 3Ext to 07/08/25; **6Hr.** 07/09/25 4 Ext to 08/26/25; **7Hr.** 08/27/25 Fine Lien \$50 per day

The property owner(s)/representative(s) was present, Charles Jackson, who testified requesting a stay of fine. City staff updated the Board on the current case status and recommended fine should continue to run until complied. **Board denies the respondents request to stay the fine. Motion carried by majority.**



60. **CE#2024-00263; Kelly, J C - 3039 Juanita Cir.**
Unfinished Business - Complaint Received 04/23/24.
Board History: 1Hr. 09/04/24 Finding Comply by 10/22/24; 2Hr. 10/23/24 1Ext to 01/21/25; 3Hr. 01/22/25 2Ext to 03/04/25; 4Hr. 03/05/25 3Ext to 04/08/25; 5Hr. 04/09/25 4Ext to 05/27/25; 6Hr. 05/28/25 5Ext to 07/08/25; 7Hr. 07/09/25 Fine Lien \$25 per day
- Fine Runs / No Board Action.**
61. **CE#2024-00730; Jones, Robert D - 989 Alexia St.**
Unfinished Business - Complaint Received 09/20/24.
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25; 2Hr. 08/27/25 Fine Lien \$25 per day
- Fine Runs / No Board Action.**
62. **CE#2024-00770; Dixon, Eddie - 706 W H Jackson St.**
Unfinished Business - Complaint Received 10/02/24.
Board History: 1Hr. 05/28/25 Finding Comply by 07/08/25; 2Hr. 07/09/25 Fine Lien \$25 per day
- Fine Runs / No Board Action.**
63. **CE#2024-00793; Hamara, James & Helen - 1884 Jackson Ave.**
Unfinished Business - Complaint Received 10/11/24.
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 Increase Fine \$100 per day
- Fine Runs / No Board Action.**
64. **CE#2024-00956; JL Miami Homes LLC - 2936 Lawrence Dr.**
Unfinished Business - Complaint Received 12/11/24.
Board History: 1Hr. Finding Comply by 08/26/25; 2Hr. 1Ext to 09/30/25; 3Hr. 10/01/25 Fine Lien \$50 per day
- Fine Runs / No Board Action.**
65. **CE#2025-00154; Smith, Mitchell L. - 908 Wisteria Dr.**
Unfinished Business - Complaint Received 03/13/25.
Board History: 1Hr. 08/27/25 (a) Finding of Recurring Comply by 09/30/25, (c & d) Finding of Repeat with Fine & Lien \$100 per day; 2Hr. 10/01/25 Increase Fine \$150 per day
- Fine Runs / No Board Action.**



I. Board/Staff Comments

J. ADJOURNMENT

Moved by Loomer / Teele to adjourn the meeting at 8:54 p.m. Motion Carried by Majority.

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

Mark Herold
Code Enforcement Official
c: Case Files