

City of Melbourne



Code Compliance Division

900 E. Strawbridge Avenue, Melbourne, FL 32901

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

MINUTES – CODE ENFORCEMENT BOARD

April 22, 2026

A. OPENING

1. Call to Order

A regular meeting of the Code Enforcement Board was held in the City Hall Council Chamber on 04/22/26 and was called to order at 6:00 p.m. by Assistant Chairperson Edward Meisenbach. Minutes will be presented to the Board at the next regular meeting for review and acceptance.

2. Pledge of Allegiance

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

3. Reading of the Opening Statement

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

4. Roll Call

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

Board Members Absent: Chairperson Rick Dryden

City Staff Present: Assistant City Attorney Kellen Simmons; Code Enforcement Official Mark Herold; Building Official Steve Innes; City Engineer James Ennis; Fire Marshall James Harton; Fire Inspector Karl Eutsler; Inspector Ralph Keller; Inspector Richard Andre; Inspector Jerod Durant; Inspector Michelle German; Inspector Michael Gosselin; Administrative Assistant Tammy Sisk

5. Approval of Minutes

Moved by Teele / Saam to approve the minutes of 03/11/26 as presented. Motion carried by majority.

6. Announcements

Code Official Mark Herold advised that the next meeting would be held on Wednesday 06/03/2026.

Code Enforcement Official Mark Herold read into record the Voting Conflict Form for Timothy Loomer from the 03/11/26 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: 26, 41
Case(s) Announced as Removed / Complied: 20, 28, 31, 35, 42
Administratively Postponed or Removed: 36

B. INSPECTOR GOSSELIN

9. **CE#2025-00403; De Filippo, David K - 1509 Norman St Unfinished Business** - Complaint Received 06/04/25
Board History: 1Hr. 01/28/26 Admin Postponed; **2Hr.**03/11/26 Finding Comply by 04/21/26
 - 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.**

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 04/22/26 until cited violation(s) have been complied. **Moved by Saam / Teele to start fine and lien the property at \$25.00 per day starting 04/22/26 until cited violation(s) have complied. Motion carried by majority.**



10. **CE#2025-00409; Wikoff, Joseph - 1921 Elizabeth St**
New Business - Complaint Received 06/25/25
Board History: None
- a) **RECURRING - Unsafe/Hazardous Conditions Prohibited** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 109, Sec. 304.1.1 & 305.1.1 & 306.1.1. Certain conditions are considered potentially unsafe/hazardous and shall be abated by code compliant methods by either replacement, repairing, removal, demolishing or other approved corrective methods that ensure unsafe condition(s) are eliminated. **Specifically: Roof has collapsed in multiple spots, there are multiple holes in the roof allowing water to drain into the property, fascia and eaves are falling off, and the carport on the North side of the home has collapsed. Corrective Action: Repair or replace, entire roof and support structures so they are able to carry their intended structural load and are no longer unsafe / hazardous. Or abate the unsafe/hazardous condition(s) by removal or demolishing unsafe/hazardous conditions with the proper permits issued by the City. Unsafe/hazardous structures shall be not be occupied until unsafe conditions have been corrected by means of code compliant methods or other approved measures.**
- 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, vegetation growing into holes in the roof, 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.**



- c) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: There is nuisance open/exterior storage of fence debris, tires, broken furniture, propane tank, tire rims, bicycle frames and tires, a canoe, building material, junk and plant debris. Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**
- d) **Inoperable Vehicles or Recreational Equipment Prohibited** - Sec. 14-2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, boats, trailers, other misc. recreational equipment or water vessels must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Specifically: Dark green Chevrolet Gladiator van with flat tires, white Chevrolet Astro van with no license plate, dark green Chevrolet Blazer with flat tires, and trailer in the front yard. Corrective Action: Vehicles and / or equipment including recreational types must be observed as operationally roadworthy, or stored in compliance with code, or removed from the property to a code compliant location or properly disposed of.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a thru d" with a compliance date of 07/07/26. **Moved by Saam / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru d” with a compliance date of 07/07/26. Motion carried by majority.**



11. **CE#2026-00026; Tucker, Scott Curtis - 12 E Avenue C**
New Business - Complaint Received 01/21/26
Board History: None

- a) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12” inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. **Specifically: 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) **Recreational Vehicle Residential Restrictions.** Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. Examples: Must be parked in a carport, enclosed building, or to the rear of the front building line. Be registered to the property and its occupants. Be for personal off-site recreational use. **Specifically: Recreational vehicle (boat) is being stored in the front driveway. Corrective Action: Recreational vehicles must be parked within a carport, enclosed building, or to the rear of the front building line.**

The property owner(s)/representative(s) was present, Scott Tucker, 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) “b” with a compliance date of 07/07/26. **Moved by Saam / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) “b” with a compliance date of 07/07/26. Motion carried by majority.**



12. **CE#2026-00118; Stephan Properties of Florida Inc - 924 E New Haven Ave #102**
New Business - Complaint Received 03/06/26
Board History: None

- a) **City of Melbourne, Code of Ordinances, Chapter 28, Fire Prevention and Protection** - Sec 28-44 adopts the current edition of the Florida Fire Prevention Code, Florida Fire Protection Cod NFPA 1, Chapter 4 General Requirements, Section 4.5.8 Maintenance, Inspection, and Testing 4.5.8.1. **Specifically: Fire Sprinkler System needs repair. Corrective Action: Make repairs per last contractor inspection to bring fire sprinkler system up to Fire Prevention Code.**

The property owner(s)/representative(s) was present, Troy Stephan who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a" with a compliance date of 06/02/26. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 06/02/26. Motion carried by majority.**

13. **CE#2026-00124; Amen Family Cremation and Funeral Care - 1001 S Hickory St**
New Business - Complaint Received 03/11/26
Board History: None

- a) **City of Melbourne, Code of Ordinances, Chapter 28, Fire Prevention and Protection** - Sec 28-44 adopts the current edition of the Florida Fire Prevention Code, Code NFPA 1, Chapter 14 Means of Egress, Section 14.4 Means of Egress Reliability 14.4.1. **Specifically: Two sets of doors on the south side of the building in disrepair. Corrective Action: Repair or replace doors according to city code and with the proper permits and schedule a new Fire Inspection.**

The property owner(s)/representative(s) was present, Mark Sienkiewicz, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a" with a compliance date of 04/27/26. **Moved by Saam / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 04/27/26. Motion carried by majority.**



C. INSPECTOR GERMAN

14. **CE2022-00125; Keefe, Patrick - 1618 Cypress Ave**
Unfinished Business - Complaint Received 03/07/22
Board History: 1Hr. 03/27/24 Finding Comply by 04/30/24; **2Hr.** 05/01/24 1Ext to 06/11/24; **3Hr.** 06/12/24 Fine and Lien \$50 per day; **4Hr.** 12/04/24 Stay Fine at \$8,800 til 01/22/25; **5Hr.** 01/22/25 1Ext Stay Fine at \$8,800 til 03/05/25; **6Hr.** 03/05/25 2Ext Stay Fine at \$8,800 til 07/09/25; **7Hr.** 07/09/25 3Ext Stay Fine at \$8,800 til 08/27/25; **8Hr.** 08/27/25 4Ext Stay Fine at \$8,800 til 12/10/25; **9Hr.** 12/10/25 5Ext Stay Fine at \$8,800 til 03/10/26; **10Hr.** 03/11/26 6Ext Stay Fine at \$8,800 til 04/22/26
- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. Specifically: Residential to commercial use of structure. Corrective Action: Permits must be obtained for the structure’s change from residential occupancy to commercial occupancy. **DISMISSED.**
- b) **Design Requirements for Off-Street Parking Areas** - PART III, Appendix D, Chapter 9, Article V, Sec.9.74. Any new construction, change in use, modifications, or redevelopment of property will require an updated site plan with associated site improvements and other minimum design standards; including, but not limited to, requirements and restrictions for parking areas, drive aisles, setbacks, driveways, service areas, display areas, lay-down yard areas, landscaping, etc. Specifically: Property has never been developed for commercial lay- down yard or open storage and currently is being utilized for commercial lay-down yard and other storage without current approved site plan. Corrective Action: Obtain required approved site plan and permits for current commercial activity. **DISMISSED.**
- c) **District / Zoning Use Restrictions** - Part III, Appendix B –Zoning, Article V Section 2(D), Table 1B & Article VI. District Regulations & Use Standards: No property shall be used for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district in which such property is located. Specifically: Commercial Edge (CE) district zoned property being used for storage of junk and debris (junk yard). Junk yards are not permitted within CE districts. Corrective Action: Cease use of property as a junk yard for miscellaneous open storage. **COMPLIED.**



- d) **Business Tax Receipt Required** - CHAPTER 54, ARTICLE VIII, Sec.54-3. A Business Tax Receipt (BTR) is required prior to conducting and/or operating any business. Specifically: Operating Dream Docks, Reese Enterprises, Inc. with no BTR for this location. Corrective Action: Obtain BTR for any business operating from this location or discontinue use of this location for business or other activity. **COMPLIED**

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

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

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

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



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

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

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extend staying the fine at the current amount \$8,800.00 until the Hearing on 08/26/26. **Moved by Saam / Teele to extend stay the fine at the current amount of \$8,800.00 until the Hearing on 08/26/26. Motion carried by majority.**

15. **CE#2023-00800; Bridgewater Group of Brevard LLC - 3010-3020 Phillips St Unfinished Business** - Complaint Received 08/22/23
Board History: 1Hr. 08/27/25 Finding Comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 12/09/25; **3Hr.** 12/10/25 2Ext to 03/10/26; **4Hr.** 3Ext to 04/21/26

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

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



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

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

The property owner(s)/representative(s) was present, Attorney Michael Faro, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 07/07/26. **Moved by Saam / Teele to extend the compliance date until 07/07/26. Motion carried by majority.**

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

- a) **Building Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 301 thru 309 – General Requirements for Exterior and Interior Structural Maintenance. A minimum level of property safety, sanitation and maintenance shall be required for both the exterior and interior of structure(s). Including but is not limited to general maintenance. **Specifically: Specific IPMC Section(s): 301.3 Vacant Structures and Land. 304 Exterior Structure.304.1 Exterior Structure General. 304.6 Walls 304.7 Roofs and Drainage 304.13 Window, Skylight, Door and Frames. Corrective Action: Deteriorated**



structures are not secure and are causing blight. Structures must be secured so unauthorized persons cannot enter. Structures are in significant disrepair, including on the exterior. Obtain issued permits to repair or demolish the structures, then repair or demolish structures.

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

The property owner(s)/representative(s) was present, Patrick Shaw, who testified. City staff updated the Board on the current case status and recommended to commence a fine and lien the property at \$50.00 per day beginning 04/22/26 until cited violation(s) have been complied. **Moved by Teele / Fulton to start fine and lien the property at \$50.00 per day starting 04/22/26 until cited violation(s) have complied. Motion carried by majority.**



17. **CE#2025-00906; D'Arcy Elaine; Trustee of the D'Arcy Family Trust - 910 Whitmire Dr**
New Business - Complaint Received 12/26/25
Board History: None
- a) **(IMMINENT SAFETY VIOLATION) Unsecured Pool, Spa, Hot Tub** - Chpt. 32; Sec. 32-56; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 303.2. Pools, spas, hot tubs and similar structures designed to hold water, more than 24" inches in depth, shall be secured with approved barriers and latches. **Specifically: Pool is not secure. Corrective Action: Secure pool to Code. Obtain issued permit prior to doing any work requiring a permit.**
- 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: Pool repair work without permit, including but not limited to, pool repair work, wall work, concrete work, and exterior stair removal without permit. Corrective Action: Obtain issued permit for all work done without permits. Stop work until permits are issued. Issued and completed building permits are required for any interior and exterior work building additions, alterations, upgrades, repairs, demolition or change of occupancy. You must obtain "issued" and completed building permits for above referenced non-permitted work and for any other work requiring building permits.**
- c) **IRREPARABLE Land Alteration Requires Permit** - Sec. 50-53. A City Engineering permit is required for any land clearing and all other land disturbing activities. **Specifically: Sod removed, concrete removed, excavation work and other land alteration activities without approval from City Engineering. Corrective Action: Obtain approval for land alteration activity from City Engineering. Stop work on land alteration until approval for work is granted by City Engineering.**



- d) **IRREPARABLE Stormwater Management** - Ch. 50 Art. III Sec. 50-47 b)7 Altering Shorelines Requires Permit. b)8 Increasing the Impervious Area of any Parcel of Land Requires Permit. Changes to the shorelines or banks of bodies of water, whether by design or neglect, and increasing the impervious area of any parcel of land, require permitting from the City Engineering Dept. **Specifically: Shoreline has been altered, including by means of extensive excavating. Imperviousness at the property has been increased. Corrective Action: Obtain approval for shoreline activity and obtain approval for increased imperviousness from City Engineering. Stop work on the shoreline and stop work to increase the impervious areas on the land, until approval for work is granted by City Engineering.**
- e) **IRREPARABLE Stormwater From Commercial or Construction Activity** - Sec. 50-83. Stormwater, erosion, pollutants, sediment and other materials from commercial or construction activity shall be controlled, treated and managed on site so as not to cause an illicit or illegal discharge to the city's MS4 or regulated waters. **Specifically: Best management practices are not in use throughout the entire site. Corrective Action: Stormwater from areas of any commercial activity, industrial activity or construction activity shall be controlled, treated and managed on site using best management practices so as not to cause an illicit or illegal discharge to the city's MS4 or regulated waters.**
- f) **Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Property has open/outside storage, including but not limited to, construction debris, posts and vegetative debris. Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**



- g) **Recreational Vehicle Residential Restrictions** - Sec.- 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: Trailer stored forward of the front of the house line. Correction Action: Store trailer to the side of the house, or store trailer behind the house or remove trailer from the property.**

- h) **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: Retaining wall work without permit. Fence posts installed prior to fence permit being issued. Corrective Action: Obtain “issued” permits for above referenced non-permitted fence or wall work and for any other work requiring permits.**

- i) **IRREPARABLE 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. **Specifically: PVC pipes lead from this property toward the river, with open ends aimed at the river, sticking out of the embankment. Corrective Action: Cease allowing illicit discharge. Remove the pipes sticking out of the embankment, aimed at the river.**

- j) **Building/ Structure/ Property Maintenance & Requirements (Generally)** - Sec. 304-Exterior Structure 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. **Specifically: Stairway removed from balcony, creating an unsafe condition. Corrective Action: Obtain issued permit to either replace the stairs or to make the balcony safe, then replace the stairs or make the balcony safe.**



The property owner(s)/representative(s) was present, Consultant Scott Herber & David D'Arcy, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of irreparable violation(s) of item(s) "d & e" with a \$5000 fine for each violation totaling \$10,000 and recommended a finding of the uncorrected-cited violation(s) of item(s) "a, b, c, f, g, h, i & j" with a compliance date of 04/29/26. **Moved by Teele / Loomer to find the property in violation of irreparable violation(s) of item(s) "d & e" with a \$5000 fine for each violation totaling \$10,000 and recommended a finding of the uncorrected-cited violation(s) of item(s) "a, b, c, f, g, h, i & j" with a compliance date of 04/29/26. Motion carried by majority.**

18. **CE#2026-00008; Sauvola, Sheilla E; Sauvola, Thomas G -746 Osage Ave**
New Business - Complaint Received 01/07/26
Board History: None

- a) **REPEAT VIOLATION (See Case CE#2025-00468) 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. Staff recommended a finding of the cited repeat violation(s) item(s) "a" and recommended to commence a fine and lien the property at \$50.00 per day from 01/09/26 to 02/16/26 (39 days) totaling \$1,950 and recommended to commence a fine and lien the property at \$50.00 per day beginning 03/31/26 until cited violation(s) have been complied. **Moved by Saam / Teele to find the property in repeat violation of the uncorrected cited violation(s) Item(s) "a" and recommended to commence a fine and lien the property at \$50.00 per day from 01/09/26 to 02/16/26 (39 days) totaling \$1,950 and recommended to commence a fine and lien the property at \$50.00 per day beginning 03/31/26 until cited violation(s) have been complied. Motion carried by majority.**



19. **CE#2026-00090; Molin, Glen Eric; Molin, Arthur - 1683 N Harbor City Blvd**
New Business - Complaint Received 02/24/26
Board History: None
- a) **REPEAT VIOLATION 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 expired or no tags, broken windows, flat tires, broken and/or missing equipment, and the appearance of being stored and not moved for a significant period of time.
Corrective Action: Demonstrate the vehicles as operable, or store vehicles per code (including C2 Zoning District regulations), or remove vehicles from the property.
- b) **REPEAT VIOLATION Nuisance Open/Exterior Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Property has nuisance open/exterior storage, including but not limited to, mattresses, shelving and other miscellaneous items in the open trailer, storage totes and other miscellaneous items in the back of the white ford, an abandoned lawnmower, a tire filled with litter, and leaf debris in the parking lot.** **Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**

The property owner(s)/representative(s) was present, Glen Molin, who testified. City staff updated the Board on the current case status and recommended a finding of the cited repeat violation(s) item(s) “a & b”, with a fine and lien of \$250.00 per day beginning 04/22/26 until cited violation(s) have been complied. **Moved by Teele / Loomer to find the property in repeat violation “a & b”, with a fine and lien of \$250.00 per day beginning 04/22/26 until cited violation(s) have been complied. Motion carried by majority.**



D. INSPECTOR KELLER

20. **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 6Ext to 03/04/26; **8Hr.** 03/05/25 7Ext to 04/08/25; **9Hr.** 04/09/25 8Ext to 07/08/25; **10Hr.** 07/09/25 9Ext to 08/26/25; **11Hr.** 08/27/25 10Ext to 11/11/25; **12Hr.** 11/12/25 11Ext to 01/27/26; **13Hr.** 01/28/26 12Ext to 04/21/26

- 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.**

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

21. **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; **2Hr.** 01/28/26 1Ext to 04/21/26

- 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 not present. City staff updated the Board on the current case status and recommended extending the compliance date until 06/02/26. **Moved by Saam / Teele to extend the compliance date until 06/02/26. Motion carried by majority.**

22. **CE#2025-00443; Hill, Martha - 1067 Tuskegee Ave**
New Business - Complaint Received 07/10/25
Board History: None

- a) **Nuisance Outside Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: The remaining plant debris, litter and other miscellaneous debris needs removed from the property and right-of-way.**
- b) **Exterior Building Areas Maintenance Required** - Chpt. 20, Article X Sec. 20-314 Maintenance of Building Exteriors & Part III Appendix D - Land Development Code - Chapter 13 - Buildings and Building Regulations - Article III Building Code Section 13-82 International Property Maintenance Code adopted - Chapter 3 General Requirements - Section 304.1 Exterior Structure Maintenance & Section 309.1. All exterior building areas and/or surfaces shall be maintained and free from holes, breaks and loose or rotting materials; maintained with weatherproofing and properly surfaced and coated to prevent deterioration and infestation. **Specifically: The facias need repaired. The soffits need the peeling paint removed with an approved protective covering applied such as paint.**



- c) **Fence Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: The chainlink fence needs repaired or removed and disposed of properly.**

The property owner(s)/representative(s) was present, Valerie Bradshaw, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a thru c" with a compliance date of 06/02/26. **Moved by Teele / Saam to find the property in violation of the uncorrected cited violation(s) Item(s) "a thru c" with a compliance date of 06/02/26. Motion carried by majority.**

- 23. **CE#2025-00602; Brose, Carie & Jeffrey - 4322 Ruthann Cir**
New Business - Complaint Received 08/28/25
Board History: None

- a) **Stormwater System Requirements and Restrictions** - Chapter 50; Article III; Section 50-47. (a) No person may subdivide or make any change in the use of land, or construct any system or structure, or change the size of a structure, except as exempted in section 50-48, without first obtaining a permit from the city engineer as provided herein. (b) For the purposes of this article, the following activities may alter or disrupt stormwater runoff patterns and will, therefore, unless exempt in accordance with section 50-48, require a permit prior to the initiation of any project: (8) Increasing the impervious area of any parcel of land. Disruptions to stormwater runoff patterns are prohibited whether by design or neglect. Alterations to stormwater systems are prohibited without first obtaining permits. **Specifically: The installation of the underlayment work for the artificial turf has changed the original overall subdivision site plan and construction plan and increased the imperviousness for the property, causing stormwater to flow onto neighboring property. Corrective Action: Either remove the unpermitted work and return the property to the approved site plan / construction plan with sod and submit a topography survey, including elevations of the neighboring properties, to show that it has been returned to the original approved site plan / construction plan or apply for a Land Alteration Permit from the City Engineering Dept. to modify the yard with the underlayment work and artificial turf and submit a topography survey, including elevations from the neighboring properties.**



The property owner(s)/representative(s) was present, Carie Brose & Jeffrey Brose who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended to postpone Board findings until 07/08/26. **Moved by Teele / Fulton to postpone Board findings until 07/08/26. Motion carried by majority.**

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

New Business - Complaint Received 09/02/25

Board History: None

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

The property owner(s)/representative(s) was present. Neighbors were present, June Lewis, Tim Hughes and Roy Malott, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a" with a compliance date of 06/02/26. **Moved by Teele/ Saam to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 06/02/26. Motion carried by majority.**



25. **CE#2025-00837; Austin, Eric S. & Lesli**
Unfinished Business - Complaint Received 11/19/25
Board History: 1Hr. 03/11/26 (c, e & f) Finding Comply by 04/11/26 & (a, b & d)
Finding Recurring
- a) **RECURRING - (IMMINENT SAFETY VIOLATION) Unsecured Pool, Spa, Hot Tub Abatement** - Chpt. 32; Sec. 32-56; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 303.2. Pools, spas, hot tubs and similar structures designed to hold water, more than 24" inches in depth, shall be secured with approved barriers and latches. **Specifically: The baby barrier fencing is an appropriate fencing to mitigate the life safety issue during the swimming pool construction project, but needs to be intact with no open sections. Corrective Action: Keep the swimming pool area secure.**
 - b) **RECURRING - Building Permit Expired/Voided** - Sec. 13.80 adopting the Florida Building Code Sec. 105.4. Permits are conditional and does not authorize the permit holder to violate, cancel, alter, set aside, suspend and/or alter a permit in any way. **Specifically: Permit POOL2020-00052 to install swimming pool expired again on Feb. 2, 2025. Expired/voided permit(s) also creates a work without permit violation pursuant to Section 105.1, also cited. Corrective Action: Obtain current "issued" building permit(s) for above referenced expired/voided building permits and for any other work requiring building permits.**
 - c) **Duty to Request Permit Inspection** - Sec. 13.80 adopting the Florida Building Code and Florida Residential Building Code Sec. 105.4. It shall be the duty of the permit holder or representative to make a request for inspection and provide access to the work needing inspection(s). **Specifically: Permit POOL2020-00052 to install swimming pool has not had a required periodic milestone inspection since Dec. 17, 2024. Missed periodic milestone inspections create a work without permit violation. Corrective Action: Obtain milestone inspections for building Permit(s).**
 - d) **RECURRING - 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: Permit POOL2020-00052 has expired so the incomplete work to install a pool is now considered work without a Permit. Corrective Action: Obtain a new Permit to install the swimming pool or obtain a Permit to remove the incomplete work.**



- e) **Pool, Spa & Hot Tub Maintenance Required** - Sec. 36- 9(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 unfinished swimming pool is not in good repair. Corrective Action: The swimming pool work needs completed with a new Permit and the swimming pool needs maintained in good repair or the pool needs removed properly with an issued Permit.**

- f) **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 unfinished swimming pool is not in good repair. Corrective Action: The swimming pool work needs completed with a new Permit and the swimming pool needs maintained in good repair or the pool needs removed properly with an issued Permit.**

- g) **Mosquito Abatement Required** - Sec. 32-77. Any collection of standing or flowing water, whether natural or manmade, in which any mosquitoes breed, or are likely to breed shall be abated or treated so as to effectively prevent such breeding. Specifically: The unfinished swimming pool without any circulating water, is potentially breeding mosquitoes. Corrective Action: Treat the water in the pool so it cannot breed mosquitoes. **ADMIN DISMISSED.**

The property owner(s)/representative(s) was not present. Neighbors were present, Steven Russell, Mark Thornton & Noah Wright, who testified. City staff updated the Board on the current case status and recommended to commence a fine and lien the property at \$50.00 per day beginning 04/22/26 until cited violation(s) have been complied. **Moved by Teele / Loomer to start fine and lien the property at \$50.00 per day starting 04/22/26 until cited violation(s) have complied. Motion carried by majority.**



26. **CE#2026-00028; CIG BSE 2639 Granada Bay Dr LLC - Tax ID# 2701383 / Villa at Blue Cove Apartments**
New Business - Complaint Received 01/22/26
Board History: None
- a) **Electrical Maintenance Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 6, Section 604. Electrical equipment and fixtures shall be safe, in good repair, maintained and functionally operating. **Specifically: Many of the lights need repaired.**
 - b) **Site Plan Adherence and Restrictions Required** - Part III, Appendix B – Zoning, Article IX, Section 3(A). Property must be maintained, utilized and conform to the approved site plan. **Specifically: Many of the lights need repaired.**

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

E. INSPECTOR DURANT

27. **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; **10Hr.** 01/28/26 Stay Fine at \$6000; **11Hr.** 03/11/26 1Ext Stay Fine at \$6000 to 04/22/26
- a) **Building Permit Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, alteration, repair, demolition and/or change of occupancy. **Specifically: Obtain permit for deck on south side of property. Obtain permit for elevator/shaft, a/c, roof work and all associated work completed.**

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 \$6,000.00 until the Hearing on 06/03/26. **Moved by Saam / Teele to extend stay the fine at the current amount of \$6,000.00 until the Hearing on 06/03/26. Motion carried by majority.**



28. **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; **3Hr.** 01/28/26 2Ext to 03/10/26; **4Hr.** 03/11/26 3Ext to 04/21/26

- a) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Corrective Action: Obtain 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.**

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

29. **CE#2025-00181; Don Bell Incorporated - 2838 Sarno Rd**
Unfinished Business - Complaint Received 03/26/25
Board History: 1Hr. 11/12/25 Finding Comply by 03/10/26; **2Hr.** 03/11/26 1Ext to 04/21/26

- a) **Site/Development Plan Required** - Part III, App. B, Art. IX, Sec. 6.A City reviewed and approved formal or informal site plan is required prior to any land use, development, alterations, expansions, or changes. **Corrective Action: Utilization of property requires approved site plan from City of Melbourne Community Development Department. (321-608-7500).**
- b) **Inoperable Vehicle/Recreational Equipment Prohibited** - Sec. 14-2; Sec. 32-56; 32-104; Sec. 36-14; 36-19; 36-20; 36-21; 36-22 & Sec.13.82adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, boats, trailers, other misc. recreational equipment or water vessels must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Corrective Action: Remove inoperable vehicles stored throughout the property.**



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

- d) **Paved Parking Required** - Sec. 9.74(g)&(q). All parking areas and vehicular access to parking areas and vehicle use areas shall be paved with an asphalt, concrete or other surfacing approved by the city engineer, afford adequate drainage, and meet engineering specifications. **Corrective Action: Parking on unimproved surfaces is prohibited.**

- e) **Altering Stormwater Systems Requires Permit** - Sec. 50-47. Any subdividing of land, construction, changes, alterations, additions or disruptions to stormwater runoff patterns, whether by design or neglect, are prohibited without first obtaining engineering permits. **Corrective Action: Retention area originally designated for lot has been filled-in. Contact City of Melbourne Engineering Department (321-608-7300).**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 06/02/26. **Moved by Saam / Tencati to extend the compliance date until 06/02/26. Motion carried by majority.**

30. **CE#2025-00189; Badillo, Andre & Gonzalo - 2535 Burns Ave**
Unfinished Business - Complaint Received 03/27/25
Board History: 1Hr. 03/11/26 Finding Compy by 04/21/26

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



- 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. **Corrective Action: Grass is overgrown and requires cutting, maintenance.**

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

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended extending the compliance date until 06/02/26. **Moved by Teele / Tencati to extend the compliance date until 06/02/26. Motion carried by majority.**

31. **CE#2025-00251; CMP Investments of Brevard Inc - 1700 N Harbor City Blvd Unfinished Business** - Complaint Received 04/28/25
Board History: 1Hr. 03/11/25 Finding Comply by 4/21/26

- a) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. Corrective Action: Obtain a permit for A/C installation. **COMPLIED PRIOR TO HEARING.**

- b) **HARB Approval Required** - Sec. 20-135. As a prerequisite to other permits, no building or property within a designated redevelopment district shall be developed or make changes to the exterior areas without first obtaining a certificate of architectural appropriateness from the Historic and Architectural Review Board (HARB). **Corrective Action: Obtain HARB approval for painting the building. Contact Community Development at 321-608-7500.**

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



32. **CE#2025-00601; Molin Trust, Arthur - 1684 Avocado Ave**
New Business - Complaint Received 08/28/25
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: House is in disrepair with windows, doors boarded up. House requires repair and maintenance to comply with building code.**
 - b) **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: Several boats on the side of house and in back yard are derelict. Boats have been at the property for several years in an inoperable state.**
 - c) **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: Obtain permit for wood fencing installed along the back perimeter of property along the alleyway.**
 - d) **Nuisance Open/Exterior Storage Prohibited.** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: Remove excessive items in back yard/ side yard and under carport area.**



The property owner(s)/representative(s) was present, Glen Molin, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a thru d” with a compliance date of 06/02/26. **Moved by Teele / Saam to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru d” with a compliance date of 06/02/26. Motion carried by majority.**

33. **CE#2026-00088; Molin, Glenn; Molin, Arthur - 1693 N Harbor City Blvd**
New Business - 02/24/26
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: House is in disrepair with windows, doors boarded up. House requires repair and maintenance to comply with building code.

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

- c) **Pool, Spa & Hot Tub Maintenance Required** - Sec. 36-39(d) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 303.1. Swimming pools, spas & hot tubs are required to be clean, sanitary and in maintained condition. **Specifically: Pool is in disrepair with dirty, dark tinted water in the bottom. Pool requires repair and maintenance.**



- 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: Entire perimeter fence of property is in disrepair and requires repair or replacement. Old wood fencing needs to be properly disposed of.**

The property owner(s)/representative(s) was present, Glen Molin, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a thru d” with a compliance date of 06/02/26. **Moved by Teele / Saam to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru d” with a compliance date of 06/02/26. Motion carried by majority.**

F. INSPECTOR ANDRE

- 34. **CE#2024-00396; The Brevard Hindu Mandir- 1517 Avenida Del Rio**
New Business - Complaint Received 06/05/24
Board History: None

- a) **Conditional Uses Adherence and Restrictions Required** - PART III - LAND DEVELOPMENT REGULATIONS; Appendix B - ZONING; ARTICLE IX. - ZONING APPLICATIONS AND PROCEDURES; Sec. 5(E). Violations of conditions use agreements and safeguards shall be deemed a violation. **Specifically: Approved conditional use agreements and safeguards shall be adhered to. Corrective Action: Violation of Conditional Use -- Ordinance No. 2011-10 that was approved on March 22, 2011.**
- 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: A Permit is required for the work that was done on the property Including the Wooden Deck and the Pavers. Corrective Action: Issued and completed building permits are required for any exterior work building additions, alterations, upgrades, repairs, demolition or change of occupancy. You must obtain “issued” and completed building permits for above referenced non-permitted work and for any other work requiring building permits.**



The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a" with a compliance date of 06/02/26. **Moved by Tencati / Loomer to find the property in violation of the uncorrected cited violation(s) Item(s) "a" with a compliance date of 06/02/26. 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 1Ext 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; 7Hr. 01/28/26 5Ext to 03/10/26; 8Hr. 03/11/26 6Ext to 04/21/26

- 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.13.82adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12” inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. Specifically: Property 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.**

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

36. **CE#2024-00945; Richards, Elizabeth - 819 Almond Blvd**
New Business - Complaint Received 12/09/24
Board History: None

- a) **Walls & Other Surfaces Maintenance & Protective Treatment Required** - PART III, Appendix D, CHAPTER 9, ARTICLE III, Sec. 9.50; Chpt. 20, Art. X, Sec. 20-314 & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. International Property Maintenance Code (IPMC) adopted, Chapter 3, Section 304.2, Section 304.5 & 6 [Exterior] / Section 305.3 [Interior] & Section 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: Repairing all exterior wall holes, cracks and other deteriorated or unmaintained exterior wall areas are required to be repaired. 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) **Sanitary System Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 5, Section 506. Approved Sanitary System Required. All sanitary systems and their associated hardware/components shall be properly connected to an approved sanitary system, be in good repair, sanitary, safe, maintained and functionally operating. **Specifically: Plumbing in bathroom not functional properly/Water coming through toilet. Water leak in the kitchen. Corrective Action: Repair faulty plumbing.**

- c) **Accessory Structure Maintenance Required** - 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: Accessory/Shed behind the home is deteriorated with no roof or doors. Corrective Action: Replace or repair walls, doors and roof on accessory structure.**

- d) **Window Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, International Property Maintenance Code, Section 304.13 [Exterior] / 305.3 [Interior] & Section 306.1. All window types and their associated hardware/components shall be maintained in sound condition and good repair, free from hazards, rotting wood and/or deteriorated framing, or broken glaze, be weather tight and be able to easily open, hold open and then close as designed. **Specifically: Window around the home is deteriorated with cracked glazing and currently cannot open and close as designed. Corrective Action: Repair all window cracks and other deteriorated or unmaintained components around the window.**



- e) **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: Accumulation of construction debris and trash. Corrective Action: All trash and debris around the home including the broken pile of concrete needs to be removed.**

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

- 37. **CE#2025-00029; Waters, Lakeonte Lashea - 109 Prince Ave**
Unfinished Business - Complaint Received 06/04/25.
Board History: 1Hr. 03/11/26 Finding Comply by 04/21/26

- a) **Approved Electrical System Required. Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 604. Approved Electrical System Required** - Occupied buildings shall be provided with an approved electrical system, shall be correctly installed and correctly connected. Additionally, electrical system must be safe, in good repair, maintained and functioning as intended while meeting the requirements of this code. **Specifically: Occupied home's electrical service has been disconnected due to fire damage. Corrective Action: The property owner Must: 1). Connect, repair, and/or maintain an approved electrical system by repairing all fire-damaged electrical components. 2). Obtain a required electrical permit prior to performing any repairs to the electrical system. 3). Ensure that all work is completed by properly licensed contractors in accordance with applicable City codes and inspections.**

- b) **Approved Water Utilities Required. Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 505. Approved Water System Required** - All water systems shall be designed properly and connected to an approved water system and be supplied with hot and cold running water. **Specifically: Occupied home's water service has been disconnected since 4-10-25 for non-payment. Corrective Action: Connect, repair and/or maintain above referenced water service by means of: Reestablishing water service from the City of Melbourne.**



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 Saam / Loomer to extend the compliance date until 06/02/26. Motion carried by majority.**

38. **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; **2Hr.** 01/28/26 1Ext to 03/10/26; **3Hr.** 03/11/26 2Ext to 04/21/26

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

39. **CE#2025-00146; Turner, Andre Lysell & Tompkins, Minnie L Guardian - 3310 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; **3Hr.** 01/28/26 2Ext to 04/21/26

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



40. **CE#2025-00308; Hubbard, Hannah & Gregory II - 2805 Dairy Rd**
Unfinished Business - Complaint Received 05/16/25
Board History: 1Hr. Finding Comply by 04/21/26

- 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: 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 not present. City staff updated the Board on the current case status and recommended extending the compliance date until 06/02/26. **Moved by Saam / Teele to extend the compliance date until 06/02/26. Motion carried by majority.**



41. **CE#2025-00331; Friar Life Estate, Andrew L - 3418 Saxon St**
New Business - Complaint Received 05/27/25
Board History: None

- a) **Roof Systems & Structural Members Maintenance** - 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. COorrective Action: Replace, Repair and maintain all areas of above referenced roof structure members and/or components to building code standards.

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

42. **CE#2025-00514; Gillard, Shirley Jean; Wynche, Shelia Rana - 2720 Bruce D Buggs St**
Unfinished Business - Complaint Received 08/05/25
Board History: 1Hr. 01/28/26 Finding Comply by 02/18/26; **2Hr.** 03/11/26 1Ext to 04/21/26

- 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: 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. 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 complied without a fine. **The Board affirms compliance without a fine.**



43. **CE#2025-00518; Moltor LLC - 2401 & 2405 Stone St**
New Business - Complaint Received 08/05/25
Board History: None

- a) **Walls & Other Surfaces Maintenance & Protective Treatment Required** - PART III, Appendix D, CHAPTER 9, ARTICLE III, Sec. 9.50; Chpt. 20, Art. X, Sec. 20-314 & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. International Property Maintenance Code (IPMC) adopted, Chapter 3, Section 304.2, Section 304.5 & 6 [Exterior] / Section 305.3 [Interior] & Section 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: Repairing all exterior wall holes, cracks and other deteriorated or unmaintained exterior wall areas are required to be repaired. 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) **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: Building in state of major disrepair. Corrective Action: Repair and/or maintain above referenced exterior foundation and surface areas or demolish home.**

- c) **Board Ups Beyond One (1) Year Expired** -Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 110.2 General. "Temporary" abatement by boarding up for future repair shall be authorized for certain conditions. By administrative policy, such temporary board up shall not extend beyond one year. **Specifically: Home has been boarded up for over a year. Corrective Action: Boarding of property awaiting repairs is beyond 1 year and requires repair, maintenance and/or replacement.**



The property owner(s)/representative(s) was present, Edgar Toney Moltor, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a thru c” with a compliance date of 06/02/26. **Moved by Saam / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) “a thru c” with a compliance date of 06/02/26. Motion carried by majority.**

44. **CE#2025-00573; Estate of King, Craig M - 422 Earl Ave**
Unfinished Business - Complaint Received 08/19/25
Board History: 1Hr. 03/11/26 Finding Comply by 04/21/26

- 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: Property is overgrown with high grass, weeds over 12” in height and/or has unkempt landscaping that has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all landscaping and collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street.**

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



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

- d) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. Examples: Must be parked in a carport, enclosed building, or to the rear of the front building line. Be registered to the property and its occupants. Be for the personal off-site recreational use. Not be used for commercial purposes (home based business exceptions). Not be connected to utilities to accommodate residential use. Not to be parked on vacant property. **Specifically: Recreational vehicles must be parked within a carport, enclosed building, or to the rear of the front building line. Corrective Action: Vehicles and / or equipment including recreational types must be observed as operationally roadworthy, or stored in compliance with code, or removed from the property to a code compliant location.**

The property owner(s)/representative(s) was 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 04/22/26 until cited violation(s) have been complied. **Moved by Teele / Fulton to start fine and lien the property at \$25.00 per day starting 04/22/26 until cited violation(s) have complied.**
Motion carried by majority.



45. **CE#2025-00714; Blackmon, Shemeka - 3215 Plummer Cir**
New Business - Complaint Received 09/29/25
Board History: None

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

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

- c) **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 pool is not being maintained with green / blackish water and floating debris. Corrective Action: Repair and/or maintain above referenced pool by means of: Repairing pump, shocking pool and removing debris.**



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) “b & c” with a compliance date of 06/02/26. **Moved by Teele / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) “b & c” with a compliance date of 06/02/26. Motion carried by majority.**

46. **CE#2026-00095; St Maximilian LLC - 2600 Race St**
New Business - Complaint Received 02/26/26
Board History: None

- a) **Roof Systems & Structural Members Maintenance** - 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.**

- b) **Walls & Other Surfaces Maintenance & Protective Treatment Required** - Sec. 20-314 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 304.2, Sec. 304.5 & 6 [Exterior] / Sec. 305.3 [Interior] & Sec. 306.1. Walls, doors, door & window frames, ornamental cornices, trim, masonry, & other structure surfaces their associated hardware/components shall be in good repair, maintained, vertical/plumb and free from cracks, holes, breaks, rust and loose or rotting materials; maintained, weather tight with weatherproofing, properly surfaced/textured or treated and coated to prevent deterioration while ensuring structural reliability. **Specifically: Exterior walls of building have holes along with loose and rotting materials...Significant peeling paint of exterior wall areas allowing for weathering deterioration. Corrective Action: Repair and/or maintain above referenced exterior wall foundation and surface areas by means of repairing all exterior wall holes, cracks and other deteriorated or unmaintained exterior wall areas to prevent continued weathering and deterioration.**



- c) **Unsecured Structure Abatement. Chpt. 32; Sec. 32-56; & Sec. 13.82** - adopting the International Property Maintenance Code (IPMC) Sec. 301.3. **Specifically: Unoccupied and unsecured structures are an attractive nuisance and shall be abated, secured and/or made safe to eliminate the attractive nuisance by board up or other measures. If such conditions, are not corrected they shall be abated by the City. Corrective Action: Structure entry points must be secured to prevent access by unauthorized persons.... Secure/Board up all broken doors and windows. If such conditions, are not corrected they shall be abated by the City.**
- d) **Nuisance Overgrowth Abatement - Sec. 32-56; Sec. 32-104; Sec. 48-82 & Sec. 13.82** adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. 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 and if not corrected shall be abated by the City. **Specifically: Property is overgrown with high grass, weeds and/or unkempt landscaping and has not been mowed, cut, trimmed, edged or maintained. Corrective Action: Mow, cut, trim and/or edge all collective yard areas, perimeter areas, fence lines, sidewalks, grass strips contiguous alleys, curbs, rights-of way to the edge of the pavement on any public street.**
- e) **Nuisance Open/Exterior Storage Prohibited - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82** adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: There is nuisance open/exterior storage of (fence debris, tires, appliances, liquid container, gas cans, junk and plant debris). Corrective Action: All open/exterior storage of nuisance items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**



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

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a thru f" with a compliance date of 06/02/26. **Moved by Teele / Saam to find the property in violation of the uncorrected cited violation(s) Item(s) "a thru f" with a compliance date of 06/02/26. Motion carried by majority.**

G. CODE COMPLIANCE OFFICIAL HEROLD

47. **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. 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 01/27/26; 9Hr. 01/28/26 8Ext to 03/10/26; 10Hr. 03/11/26 Finding Comply (h & i) by 04/21/26 & 9Ext (a thru g) to 04/21/26
- 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, L3.12, L3.13). 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) **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.**

- g) **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.**

- h) **Altering Shorelines Requires Permit** - Sec. 50-47 (b)(7). Changes to the shorelines or banks of bodies of water, whether by design or neglect, require permits from the City Engineering Dept. **Specifically: Shoreline has been altered by means of installing rip rap gravel and other materials along Lot 13 & tract T3.1. Corrective Action: Approvals and Permits from the City Engineering Department are required for the already installed alterations. Approvals and Permits will also be required from the City Engineering Dept if alterations are removed and the shoreline is returned to its originally approved site development.**



- i) **Altering Stormwater Systems Requires Permit / Increasing Impervious Areas** - Sec. 50-47 (b)(8): Any subdividing of land, construction, changes, alterations, additions or disruptions to stormwater runoff pattern, whether by design or neglect are prohibited without first obtaining Engineering permits. **Specifically: Pavers, gravel and other materials installed along Lot 13 & T3.1 without permits from the Engineering Department. Corrective Action: Approvals and Permits from the City's Engineering Department are required for the already installed alterations. Approvals and Permits will also be required for City Engineering if alterations are removed and the property is returned to its originally approved site development.**

The property owner(s)/representative(s) was present, Attorney Jack Spira, Attorney G. Phillip J. Zies, Attorney Anna Long, Attorney Joe Crawford, Ed Aubrey, and Theresa Demark, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 07/07/26. **Moved by Teele / Saam to extend the compliance date until 07/07/26. Motion carried by majority.**

H. Board/Staff Comments

I. ADJOURNMENT

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

Mark Herold
Code Enforcement Official
c: Case Files