

City of Melbourne



Code Compliance Division

900 E. Strawbridge Avenue, Melbourne, FL 32901

Code Enforcement: (321) 608-7900 • Email: Code.compliance@mbfl.org

MINUTES – CODE ENFORCEMENT BOARD

July 8, 2026

A. OPENING

1. Call to Order

A regular meeting of the Code Enforcement Board was held in the City Hall Council Chamber on 07/08/26 and was called to order at 6:00 p.m. by Chairperson Rick Dryden. Minutes will be presented to the Board at the next regular meeting for review and acceptance.

2. Pledge of Allegiance

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

3. Reading of the Opening Statement

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

4. Roll Call

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

Board Members Absent: Member Tom Saam

City Staff Present: Assistant City Attorney Kellen Simmons; Code Enforcement Official Mark Herold; Inspector Ralph Keller; Inspector Richard Andre; Inspector Jerod Durant; Inspector Michelle German; Inspector Michael Gosselin; Administrative Assistant Tammy Sisk

5. Approval of Minutes

Moved by Teele / Meisenbach to approve the minutes of 06/03/26 as presented. Motion carried by majority.

6. Announcements

Code Official Mark Herold advised that the next meeting would be held on Wednesday 08/26/2026.

Code Enforcement Official Mark Herold read into record the Voting Conflict Form for James Teele from the 06/03/26 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: 18, 19, 21
Case(s) Announced as Removed / Complied: 29, 34, 35, 36, 44
Administratively Postponed or Removed: 50

B. INSPECTOR GOSSELIN

9. **CE#2025-00409; Wikoff, Joseph - 1921 Elizabeth St**
Unfinished Business - Complaint Received 06/25/25
Board History: None
 - a) **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) as not present. City staff updated the Board on the current case status and recommended the \$100.00 per day fine amount remain at its current rate until cited violation(s) have complied. **Moved by Teele / Tencati that the \$100.00 per day fine amount remain at its current rate until cited violation(s) have complied. Motion carried by majority.**

10. **CE#2026-00026; Tucker, Scott Curtis - 12 E Avenue C**
Unfinished Business - Complaint Received 01/21/26
Board History: 1Hr. 04/22/26 Finding Comply by 07/07/26

- 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. **COMPLIED.**
- 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) as not present. City staff updated the Board on the current case status and recommended the \$25.00 per day fine amount remain at its current rate until cited violation(s) have complied. **Moved by Teele / Tencati that the \$25.00 per day fine amount remain at its current rate until cited violation(s) have complied. Motion carried by majority.**



11. **CE#2026-00124; Amen Family Cremation and Funeral Care - 1001 S Hickory St Unfinished Business** - Complaint Received 03/11/26
Board History: 1Hr. 04/22/26 Finding comply by 04/27/26; **2Hr.** 06/03/26 1Ext to 07/07/26

- 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) as not present. City staff updated the Board on the current case status and recommended the \$50.00 per day fine amount remain at its current rate until cited violation(s) have complied. **Moved by Teele / Tencati that the \$50.00 per day fine amount remain at its current rate until cited violation(s) have complied. Motion carried by majority.**

12. **CE#2026-00138; Koka, Kali Abhishek - 2204 Country Club Dr New Business** - Complaint Received 03/16/26
Board History: None

- a) **(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. If such unsafe conditions are not corrected, they shall be abated by the City. **Specifically: Swimming pool temporarily secured by construction fencing. Corrective Action: Eliminate safety violation by installing a permanent pool fence or enclosure by means of meeting the minimum requirements of Florida State Statue 515.29: Residential swimming pool barrier requirements and having the proper permits.**



- 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: Windows, doors, vinyl siding, electrical, plumbing, deck work, and demolition of pool enclosure completed without proper permits issued by the city. Corrective Action: 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) **Dead Tree Removal Required** - Part III, App. D, Chpt. 9, Art. XV, Sec. 9.272(j) Any dead or unsafe trees constituting a hazard to the safety of the public are required to be removed. Reference Sec. Part III, App. D, Chpt. 9, Art. XV for replacement requirements. Specifically: Dead palm tree on the north side of the property. Corrective Action: Remove dead palm tree and properly dispose of the debris. **COMPLIED PRIOR TO HEARING.**

- 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: There is nuisance open/exterior storage of lumber, doors, 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. **COMPLIED PRIOR TO HEARING.**

- e) **Garbage Container Placement Requirements** - Sec. 48-30(9). Garbage containers shall be stored behind the front building line except during collection time periods. Specifically: Garbage and recycling containers stored in front of the garage. Corrective Action: Move containers behind the frontline of the house or store in the garage except during collection time periods. **COMPLIED PRIOR TO HEARING.**



- f) **Roof Systems & Structural Members Maintenance Required** - Sec. 9.50; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.4 & 7 & Sec. 306.1. Roof systems along with their associated structural members and components shall be maintained free from cracks, holes, breaks and loose or rotting materials; maintained to prevent deterioration and capable of supporting intended support loads. **Specifically: Fascia is rotting, soffit missing in multiple spots, gutters are in disrepair. Corrective Action: Replace, Repair and maintain all areas of above referenced roof structure members and/or components to building code standards and with proper permits.**

- g) **Window Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.13 [Exterior] / 305.3 [Interior] & Sec. 306.1. All window types and their associated hardware/components shall be maintained in sound condition and good repair, free from hazards, rotting wood and/or deteriorated framing, or broken glaze, be weather tight and be able to easily open, hold open and then close as designed. Specifically: Slatted window on north side of building missing a slat. Corrective Action: Repair and/or maintain above referenced window by means of: replacing the slat or replacing the window with proper permit. **COMPLIED PRIOR TO HEARING.**

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a, b & f” with a compliance date of 08/25/26. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) “a, b & f with a compliance date of 08/25/26. Motion carried by majority.**



C. INSPECTOR DURANT

13. **CE2021-00929; Riverside of Melbourne LLC - 592 Montreal Ave**
Unfinished Business - Complaint Received 08/11/21
Board History: 1Hr. 10/23/24 Admin Removed; **2Hr.** 12/04/24 Finding Comply by 01/21/25; **3Hr.** 01/22/25 1Ext to 03/04/25; **4Hr.** 03/05/25 2Ext to 04/08/25; **5Hr.** 04/09/25 Fine & Lien \$50 per day; **6Hr.** 07/09/25 Fine Runs; **7Hr.** 01/28/26 Fine Runs; **8Hr.** 06/03/26 Stay Fine at \$21,050 until 07/08/26
- 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. **Obtain permits for ALL work completed on property; including but not limited to: pavers, light poles, accessory structures, electrical, plumbing, etc.**
- b) **Certificate of Occupancy Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.80. – Florida Building Code adopted. Chpt. 1, Section 111 111.1 A [property] building or structure shall not be used or occupied, [nor shall] ... a change in [its] ... existing use or occupancy classification ... or portion thereof shall ... be made, until the building official has issued a certificate of occupancy. **Property has been or is being occupied and utilized for events and other commercial activity without Certificate of Occupancy. Cease occupying and using property without first obtaining all required permits, finals on issued permits and a Certificate of Occupancy.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount \$21,050.00 until the Hearing on 08/26/26. **Moved by Teele / Tencati to pause the fine at the current amount of \$21,050.00 until the Hearing on 08/26/26. Motion carried by majority.**



14. **CE#2023-00505; Telemak Inc - 3101 N Highway A1A**
Unfinished Business - Complaint Received 05/24/23.
Board History: **1Hr.** 11/29/23 Finding Comply by 01/02/24; **2Hr.** 01/03/24 Fine & Lien \$1000 per day; **3Hr.** 07/31/24 Fine Runs; **4Hr.** 09/04/24 Increase Fine to \$2,520 per day; **5Hr.** 12/04/24 Stay Fine at \$476,840 until 01/22/25; **6Hr.** 01/22/25 1Ext Stay Fine at \$476,840 until 07/09/25; **7Hr.** 07/09/25 2Ext Stay Fine at \$476,840 until 11/12/25; **8Hr.** 11/12/25 3Ext Stay Fine at \$476,840 until 01/28/26; **9Hr.** 01/28/26 4Ext Stay Fine at \$476,840 until 07/08/26

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

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$476,840.00. **The Board affirms compliance with a \$476,840.00 fine.**

15. **CE#2025-00034; Kilbourne, Edward L - 2647 Pepper Ave**
Unfinished Business - Complaint Received 01/27/25
Board History: **1Hr.** 06/03/26 Finding Comply by 07/07/26

- 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. **Corrective Action: Roof, soffit and associated components are in disrepair and require repair/ maintenance.**
- 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. **Corrective Action: Structure and components are in need of repair including but not limited to window/ door replacement, roof maintenance, stucco/ painting exterior walls, etc.**



- 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: House has been boarded up for well beyond one year. **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 10/06/26. **Moved by Meisenbach / Teele to extend the compliance date until 10/06/26. Motion carried by majority.**

16. **CE#2025-00107; Aquina, Lida - 1962 Garner Ave**
Unfinished Business - Complaint Received 02/26/25
Board History: 1Hr. 06/03/26 Finding Comply by 07/07/26

- 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 building permit for the addition to outside back porch area and wood fence.**
- b) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls their surfaces and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. Corrective Action: Repair or remove broken, leaning portions of back yard fence. **COMPLIED PRIOR TO HEARING**

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



17. **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; 3Hr. 04/22/26 2Ext to 06/02/26; 4Hr. 06/03/26 3Ext to 07/07/26
- 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. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.8. Vehicles, boats, trailers, other misc. recreational equipment or water vessels must be in operating conditions, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Corrective Action: Remove inoperable vehicles stored throughout 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 present, Attorney G. Phillip J. Zies, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 10/06/26. **Moved by Teele / Tencati to extend the compliance date until 10/06/26. Motion carried by majority.**

- 18. **CE#2025-00446; Ruth, Michael & Aundrea - 1461 Johnson St**
New Business - Complaint Received 07/11/25
Board History: None

- a) **Cited City Code: 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: RV must be stored behind front building line of house.**
- 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: Demonstrate that white Nissan truck is operable, store according to code (carport or garage) or remove from property.**

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



19. **CE#2025-00596; Pop, Jorge - 800 Law St**
New Business - Complaint Received 08/27/25
Board History: None
- a) **Building Permit Required** Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. Specifically: Obtain permit for overhang structures on property. **COMPLIED PRIOR TO HEARING.**
- b) **Recreational Vehicle Residential Restrictions** - Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: RV's must be stored behind front building line of house.**

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

20. **CE#2025-00601; Molin Trust, Arthur - 1684 Avocado Ave**
Unfinished Business - Complaint Received 08/28/25
Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; 2Hr. 06/03/26 1Ext to 07/07/26
- 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: 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 updated the Board on the current case status and recommended to commence a fine and lien the property at \$100.00 per day beginning 07/08/26 until cited violation(s) have been complied. **Moved by Teele / Meisenbach to start fine and lien the property at \$100.00 per day starting 07/08/26 until cited violation(s) have complied. Motion carried by majority.**

21. **CE#2025-00603; Bitter, Felicia - 2768 Breeze Ridge Rd**
New Business - Complaint Received 08/28/25
Board History: None

- a) **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: Repair or replace fence around perimeter of back.**
- 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). **Specifically: Remove trash, misc items from left side, front yard.**



- c) **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: Grass in portion of the front yard and entire back yard needs mowing/ maintenance.**

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

D. INSPECTOR GERMAN

22. **CE2022-00363; Molin, Glen & Arthur - 1683 N Harbor City Blvd**
Unfinished Business - Complaint Received 06/10/22.
Board History: 1Hr. 05/03/23 Finding comply by 06/13/23; **2Hr.** 06/14/23 Fine & Lien \$50 per day; **3Hr.** 01/03/24 Fine Runs; **4Hr.** 06/12/24 Cap Fine at \$18,250
- a) **Inoperable Vehicle(s) Prohibited** - Chpt. 36, Sec. 36-22 & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82 – International Property Maintenance Code adopted, Chapter 3, Sections 302.8 & Chpt.14 Sec. 2 – Vehicles, including recreational vehicles and/or equipment, must not be in junk condition, must operate successfully and legally by means of navigating roadways and/or waterways per vehicle design standards. **Specifically: Vehicles with no tag, expired tag, broken windshield, and flat tires. Remove inoperable vehicles from property. Schedule appointment with Inspector to demonstrate that remaining vehicles are operable.**
- b) **Open/Outside Storage Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt.48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must not have or keep materials or other items openly stored unless specifically zoned and site planned for such storage. **Specifically: Trash, litter, junk and debris stored on property. Remove trash, litter, junk and debris stored outside, including in the truck bed.**
- c) **Overgrowth / Accumulations Prohibited** - Chpt.32-56; Chpt. 48-82(a)(3) & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec.13.82.– International Property Maintenance Code adopted, Chapter 3, Sections 301.3 & 302.4-. Overgrowth and Vegetative Accumulations. **Specifically: High grass, weeds and/or unkempt landscaping have not been cut, trimmed and/or edged. This includes backyard areas, perimeter areas, fence lines and sidewalk areas.**



The property owner(s)/representative(s) was present, Glen Molin, who testified. City staff announced to the Board complied case status with a fine totaling \$18,250.00. **The Board affirms compliance with a \$18,250.00 fine.**

23. **CE2022-00860; Lily Community Investments LLC - 3510 Applin Way**
Unfinished Business - Complaint Received 12/09/22
Board History: **1Hr.** 09/04/24 Finding Comply by 10/22/24; **2Hr.** 10/23/24 1Ext to 12/03/24; **3Hr.** 12/04/24 2Ext to 01/21/25; **4Hr.** 01/22/25 3Ext to 04/08/25; **5Hr.** 04/09/25 4Ext to 07/08/25; **6Hr.** 07/09/25 Fine & Lien \$25 per day; **7Hr.** 01/28/26 Fine Runs
- a) **Building Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 301 thru 309 - General Requirements for Exterior and Interior Structural Maintenance. A minimum level of property safety, sanitation and maintenance shall be required for both the exterior and interior of structure(s). Including but is not limited to general maintenance. Specific IPMC Section(s): 304 Exterior Structure 304.1 Exterior Structure General 304.6 Exterior Walls 304.9 Overhang extensions 304.13 Windows, doors and frames 304.15 Doors. **Corrective Action: Repair structure's specific damaged and/or unmaintained area according to building code standards, including but not limited to, fire- damaged areas, eaves, walls, siding, windows, doors and carport. Obtain a building permit prior to doing any work requiring a permit.**

The property owner(s)/representative(s) was present, Ronnie Holloman, who testified. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$9,125.00. **Moved by Teele / Meisenbach to pause the fine at the current amount of \$9,125.00.**
Motion carried by majority.



24. **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.** 03/11/26 3Ext to 04/21/26; **5Hr.** 04/22/26 4Ext to 07/07/26
- 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 the \$50.00 per day fine amount remain at its current rate until cited violation(s) have complied. **Moved by Fulton / Teele that the \$50.00 per day fine amount remain at its current rate until cited violation(s) have complied. Motion carried by majority.**

25. **CE#2023-00896; Massaro International Construction LLC- 1807 & 1809 Riverview Dr**

Unfinished Business - Complaint Received 09/14/23

Board History: **1Hr.** 05/28/25 Finding Comply by 07/08/25; **2Hr.** 07/09/25 1Ext to 08/26/25; **3Hr.** 08/27/25 2Ext to 09/30/25; **4Hr.** 10/01/25 3Ext to 12/09/25; **5Hr.** 12/10/25 4Ext to 03/10/26 **6Hr.** 03/11/26 5Ext to 06/02/26; **7Hr.** 06/03/26 6Ext to 07/07/26

- 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: Exterior stairway, landings and dock work without permit. Correction Action: Obtain issued permit(s) for exterior stairway, landings and dock.**

The property owner(s)/representative(s) was present, Tony Ruggiano, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended an amended finding to include 1809 Riverview Dr, of the uncorrected cited violation(s) of item(s) “a” with a compliance date of 08/25/26. **Moved by Teele / Tencati to amend the finding to include 1809 Riverview Dr, of the property in violation of the uncorrected cited violation(s) Item(s) “a” with a compliance date of 08/25/26. Motion carried by majority.**



26. **CE#2023-01003; Raskett, Deborah A - 1920 Radnor Dr**
Unfinished Business - Complaint Received 10/11/23
Board History: 1Hr. 08/27/25 Finding comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25; **3Hr.** 11/12/25 2Ext to 12/09/25; **4Hr.** 12/10/25 3Ext to 01/27/26; **5Hr.** 01/28/26 (a) 4Ext to 03/10/26 & (b, c & d) Finding Comply by 03/10/26; **6Hr.** 03/11/26 Fine & Lien \$25 per day
- a) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other open storage of accumulations. **Specifically: Large accumulations of open storage, debris, materials, trash, etc. located throughout the property; including, but not limited to, discarded furniture, cardboard boxes, headboard, wood and metal items, tarps, containers, ladders, appliance, buckets, tubing, accumulations under tarp and miscellaneous items. Corrective Action: Accumulations of open storage, debris, materials, trash, etc. must be removed from the property.**
- b) **Fence & Wall Permit Required** - Sec. 9.48 & Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A permit is required for any fence or wall construction, alteration and/or repair. **Specifically: North fence made taller and has additional material added (mesh panels) without permit. Corrective Action: Restore fence to original height. Remove the mesh panels.**
- c) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls, their surfaces, and associated hardware/components are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Chain link fence in disrepair, including with stringers separated from post. Correction Action: Repair and/or maintain chain link fence, including by ensuring chain link fence is in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability.**



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

- e) **Commercial Vehicle Parking Prohibited** - Sec. 56-63. Parking of commercial vehicles and/or equipment is prohibited within zoning districts EU, R-1AAA, R-1AA, R-1A, R-1B, R-2, R-3, R-4, R-P or the residential-occupied portion of a PUD. **Specifically: Large commercial truck stored in residential area. Corrective Action: Cease storing commercial vehicles in residential area. Remove large commercial truck from residential area.**

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) "e" and recommended fine should continue to run until complied. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) "e" and the fines shall continue to run until complied. Motion carried by majority.**



27. **CE#2026-00008; Sauvola, Sheilla E; Sauvola, Thomas G -746 Osage Ave**
Unfinished Business - Complaint Received 01/07/26
Board History: 1Hr. 04/22/26 Finding Repeat, Fine & Lien for 39 days
(01/09/26-02/16/26) \$1,950, Fine & Lien \$50 per day beginning 03/31/26
- 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. City staff announced to the Board complied case status with a fine totaling \$5,900.00. **The Board affirms compliance with a \$5,900.00 fine.**

28. **CE#2026-00090; Molin, Glen Eric; Molin, Arthur - 1683 N Harbor City Blvd**
Unfinished Business - Complaint Received 02/24/26
Board History: 1Hr. 04/22/26 Finding Repeat, Fine & Lien \$250 per day
- 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 announced to the Board complied case status with a fine totaling \$7,500.00. **The Board affirms compliance with a \$7,500.00 fine.**

29. **CE#2026-00112; Hayes, Sean Kelly -1964 Washington Ave**
Unfinished Business - Complaint Received 03/04/26
Board History: 1Hr. 06/03/26 Finding Comply by 07/07/26

- a) **(IMMINENT SAFETY VIOLATION) Unsecured Pool** - Chpt. 32; Sec. 32-56; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 303.2. Pools, spas, hot tubs and similar structures designed to hold water, more than 24” inches in depth, shall be secured with approved barriers and latches. Specifically: Fence around pool in disrepair, including with panels that have fallen and pickets separating from stringers. Corrective Action: Pool must be secured. Fence must be repaired to be able to provide pool security. **COMPLIED.**



- b) **Fence, Gates & Wall Maintenance Required** - Sec. 20-314; Sec. 9.50; & Sec. 13.82. adopting the International Property Maintenance Code (IPMC) Sec. 302.7 [fences & walls] & 304.19 [gates]. Fences, gates and/or walls, their surfaces and associated hardware/components, are required to be in good repair, continuously aligned vertically/plumb in construction while ensuring aesthetics and structural reliability. **Specifically: Fence around pool in disrepair, including with panels that have fallen and pickets separating from stringers. Corrective Action: Repair and/or maintain fence and gates to Code for pool security, including by ensuring that entire fence and gates are in good repair.**

- c) **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: Boats and trailers are stored forward of the front of the house line. Corrective Action: Store boats and trailers behind the front of the house line and behind the fence, or remove the boats and trailers from the property.**

- 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 condition, shall not be kept in a state of disassembly, disrepair, stripped or dismantled and capable of legally operating upon the public roadways or to safely navigate waterways per their manufacture design standards. **Specifically: Ford truck with expired tag. Corrective Action: Remove inoperable vehicles from the property. Schedule an appointment with Inspector to demonstrate that the truck is operable or remove the truck from the property.**



- 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: Property has nuisance open/exterior storage, including discarded panels and boards in the yard. Correction 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. **COMPLIED.**

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

30. **CE#2026-00226; D'arcy, David Michael, Jr - 2513 Riverview Dr**
New Business - Complaint Received 04/15/26
Board History: None

- a) **Altering Shorelines Requires Permit** - Sec. 50-47(b)(7). Changes to the shorelines or banks of bodies of water, whether by design or neglect, requires permitting from Engineering Department. **Specifically: Shoreline has been modified without approval from City Engineering. Corrective Action: Obtain approval from City Engineering for the modifications to the shoreline, or obtain approval from City Engineering to restore the shoreline to its original condition and restore the shoreline to its original condition.**

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 08/25/26. **Moved by Teele / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) “a” with a compliance date of 08/25/26. Motion carried by majority.**



E. INSPECTOR ANDRE

31. CE#2024-00263; Kelly, J C - 3039 Juanita Cir

Unfinished Business - Complaint Received 04/23/24

Board History: **1Hr.** 09/04/24 Finding Comply by 10/22/24; **2Hr.** 10/23/24 1Ext to 01/21/25; **3Hr.** 01/22/25 2Ext to 03/04/25; **4Hr.** 03/05/25 3Ext to 04/08/25; **5Hr.** 04/09/25 4Ext to 05/27/25; **6Hr.** 05/28/25 5Ext to 07/08/25; **7Hr.** 07/09/25 Fine Lien \$25 per day; **8Hr.** 01/28/26 Fine Runs

- a) **Roof Maintenance Required** - PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Section 304.7. Roofs, eaves and flashing shall be in good repair, maintained and structurally sound. **Specifically: Roof in significant disrepair and needs to be repaired or replaced.**
- b) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other accumulations. Specifically: All openly stored items around the home and in the carport needs to be cleaned up. **COMPLIED.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$9,125.00. **Moved by Teele / Tencati to pause the fine at the current amount of \$9,125.00. Motion carried by majority.**

32. CE#2024-00956; JL Miami Homes LLC - 2936 Lawrence Dr

Unfinished Business - Complaint Received 12/11/24.

Board History: **1Hr.** Finding Comply by 08/26/25; **2Hr.** 08/27/26 1Ext to 09/30/25; **3Hr.** 10/01/25 Fine Lien \$50 per day; **4Hr.** 01/28/26 Fine Runs

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



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

- c) **Recreational Vehicle Residential Restrictions** - Recreational Vehicle Residential Restrictions. Sec. 9.74(p); App. B, Art. V, Sec. 2(E)(2)(e) & Sec. 2(F)(2)(d). Recreational equipment or recreational vehicles parked or stored within residential districts are restricted to location, use and other restrictions. **Specifically: Recreational vehicle that stored in front yard. Must be parked in a carport, enclosed building, or to the rear of the front building line.**

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

33. **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; **2Hr.** 04/22/26 1Ext to 06/02/26; **3Hr.** 06/03/26 2Ext to 07/07/26

- 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 08/25/26. **Moved by Teele / Tencati to extend the compliance date until 08/25/26. Motion carried by majority.**

34. **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; **4Hr.** 04/22/26 3Ext to 06/02/26; **5Hr.** 06/03/26 4Ext to 07/07/26

- 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.**

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



35. **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; **4Hr.** 04/22/26 3Ext to 06/02/26; **5Hr.** 06/03/26 4Ext to 07/07/26

- 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.**

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

36. **CE#2025-00518; Moltor LLC - 2401 & 2405 Stone St**

Unfinished Business - Complaint Received 08/05/25

Board History: **1Hr.** 04/22/26 Finding comply by 06/02/26; **2Hr.** 06/03/26 1Ext to 07/07/26

- 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.**

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

37. **CE#2026-00040; Taylor, Tashanna M - 2824 Golfview Dr**
New Business - Complaint Received 01/27/26
Board History: None

- a) **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 (trash, debris and misc. items around the property.) 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.**



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

The property owner(s)/representative(s) was not present. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a & b" with a compliance date of 08/25/26. **Moved by Meisenbach / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) "a & b" with a compliance date of 08/25/26. Motion carried by majority.**

38. **CE#2026-00095; St Maximilian LLC - 2600 Race St**
Unfinished Business - Complaint Received 02/26/26
Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; 2Hr. 06/03/26 Fine & Lien \$25 per day

- 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. / was present, NAME, who testified. City staff announced to the Board complied case status with a fine totaling \$400.00. **The Board affirms compliance with a \$400.00 fine.**



39. **CE#2026-00140; Bawldguy Note Investments Group 1 LLC - 3415 Henry St**
New Business - Complaint Received 03/16/26

Board History: None

- 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. **Specifically: Four (4) recreational vehicles are being stored behind with utilities hook-ups and are being used for living and sleeping or any other purposes. Please vacate and remove R/Vs that are not registered to the owner and/or inoperable (burnt down). Corrective Action: Please vacate and remove R/Vs that are not registered to the owner and/or inoperable (burnt down).**

- b) **Recreational Vehicle Ownership Required** - Part III, App. B, Art. V, Sec. 2(E)(2)(e). Parking recreational vehicles or equipment on residential property requires they be registered to the property and under the same ownership as the property's occupants. **Specifically: Recreational vehicle(s) and/or equipment being stored at the property are not registered to the property and its occupants. Corrective Action: Remove all Recreational vehicle(s) that are not registered to the property owner or occupants.**

- c) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/ or unmaintained items, debris and other accumulations. **Specifically: Large accumulations of open storage, including but not limited to, tires, buckets, roof shingles, propane tank, tarps and other miscellaneous items. Corrective Action: All open/exterior accumulations of tires, buckets, roof shingles, propane tank, tarps and other misc. items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**



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

- e) **Inoperable Vehicles 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, other misc. recreational equipment 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 per their manufacture design standards. **Specifically: Vehicle with flat tires, no current registration 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 present, Efferin White, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) "a thru e" with a compliance date of 08/25/26. **Moved by Teele / Meisenbach to find the property in violation of the uncorrected cited violation(s) Item(s) "a thru e" with a compliance date of 08/25/26. Motion carried by majority.**

40. **CE#2026-00148; Wilson, Marvalyn Novelette - 3105 Swift St**
New Business - Complaint Received 03/18/26
Board History: None

- a) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. Specifically: Rooming/Boarding house activity and uses within R1A district zoning is prohibited. Corrective Action: All land/property uses, including Rooming/Boarding house uses, must be within an approved zoning district, requires a City approved development plan; followed by permitting. **COMPLIED PRIOR TO HEARING.**



- b) **Electrical System Components Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 605. Electrical wiring, equipment, fixtures, appliances and associated hardware/components shall be correctly installed, correctly connected, safe, in good repair, maintained and operating as intended. **Specifically: Exposed electrical wiring in home. Corrective Action: Repair and/or maintain above referenced electrical service deficiencies by means of repairing all exposed wiring in home.**

- c) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/ or unmaintained items, debris and other accumulations. **Specifically: Large accumulations of open storage, including but not limited to, tires, buckets, Roof Shingles, propane tank, tarps and other miscellaneous items. Corrective Action: All open/exterior accumulations of tires, buckets, Roof Shingles, propane tank, tarps and other misc. items must be relocated within a completely enclosed and “permitted” structure or removed from the property by means of proper disposal methods.**

- d) **Window Maintenance Required** - Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.13 [Exterior] / 305.3 [Interior] & Sec. 306.1. All window types and their associated hardware/components shall be maintained in sound condition and good repair, free from hazards, rotting wood and/or deteriorated framing, or broken glaze, be weather tight and be able to easily open, hold open and then close as designed. **Specifically: Window in living area is deteriorated with cracked glazing and currently cannot open as designed. Corrective Action: Repair and/or maintain above referenced windows by means of: Replacing all broken glass in window(s).**



- e) **Inoperable Vehicles 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, other misc. recreational equipment 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 per their manufacture design standards. Specifically: Vehicle with flat tires, no current registration 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. **COMPLIED PRIOR TO HEARING.**

- f) **Roof Systems & Structural Members Maintenance Required** - Sec. 9.50; & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 304.4 & 7 & Sec. 306.1. Roof systems along with their associated structural members and components shall be maintained free from cracks, holes, breaks and loose or rotting materials; maintained to prevent deterioration and capable of supporting intended support loads. Specifically: Roof is in disrepair... leaks into home. Corrective Action: Replace, repair and maintain all areas of above referenced roof to building code standards. **COMPLIED PRIOR TO HEARING.**

- g) **Stove, Range or Oven Required** - Part III, Appendix B, Article II- Definition of Dwelling Unit... A Dwelling Unit (Home) must include independent cooking facilities. Acceptable cooking facilities include stove, range or oven. A stand-alone microwave does not qualify as an independent cooking facility. **Specifically: There is no stove, range or oven in the kitchen. Corrective Action: Install a code compliant cooking appliance (stove, range or oven) to establish a lawful dwelling unit.**

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, d & g" with a compliance date of 08/25/26. **Moved by Teele / Meisenbach to find the property in violation of the uncorrected cited violation(s) Item(s) "b, c, d & g" with a compliance date of 08/25/26. Motion carried by majority.**



F. INSPECTOR KELLER

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

Unfinished Business - Complaint Received 11/15/23

Board History: **1Hr.** 02/14/24 Finding Comply by 03/26/24; **2Hr.** 03/27/24 Fine & Lien \$125 per day; **3Hr.** 07/31/24 Fine Runs: **4Hr.** 10/23/24 Pause Fine at \$26,375; **5Hr.** 12/10/25 (f) Finding Comply by 01/27/26; **6Hr.** 01/28/26 1Ext to 02/18/26; **7Hr.** 03/11/26 Reinstate fine at \$125 per day

- a) **Building Permit Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.80. – Florida Building Code adopted. Chapter 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: A Building Permit is required for the renovations including the exterior work. A Building Permit will be required to replace the water plumbing. A Building Permit may be required for the roof repair depending on the scope of work.**
- b) **Roof Maintenance Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Section 304.7. Roofs, eaves and flashing shall be in good repair, maintained and structurally sound. **Specifically: The roof is in disrepair and needs repaired properly.**
- c) **Plumbing Maintenance Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. International Property Maintenance Code (IPMC) adopted, Chapter 5, Section 504. Plumbing facilities and plumbing fixtures shall be in good repair, maintained and functionally operating. **Specifically: The house currently has no plumbing to enable people to use the necessary facilities. The property needs to be vacated until the necessary toilet facilities can properly be plumbed. This means nobody is to be living, sleeping, staying or hanging out in the house, tents, vehicles or property until the necessary utilities are restored.**
- d) **Vacant Structure Safety and Security Requirements** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. – International Property Maintenance Code (IPMC) adopted, Chapter 3, Sections 301.3. Property must be kept to a minimum standard of security and safety to mitigate an attractive nuisance (children, transients, crime, etc...). **Specifically: The house and shed need to be secured properly to prevent them from being an attractive nuisance and to deter trespassing. ADMINISTRATIVELY DISMISSED.**



- e) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, Chapter 13, Article III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other open storage of accumulations. **Specifically: The excessive items stored outside including junk and debris need removed from outside or disposed of properly.**
- f) **Inoperable Vehicle(s) Prohibited** - Chapter 36 Junked, Abandoned and Wrecked Property. Article II. - Tangible personal property. Sec. 36-22. - Dismantled or inoperable motor vehicle. Except for a duly licensed automotive repair establishment, no occupant of any property in the city shall repair, rebuild, dismantle, or disassemble any vehicle which is not in their ownership, nor shall any vehicle that is visibly inoperable be kept outside of a covered structure for more than ten days. **Specifically: The inoperable vehicle, as evidenced by the items stored on and around it, needs to be demonstrated as operable or removed from the property.**
- g) **Mosquito Abatement Required** - Sec. 32-77. Any collection of standing or flowing water, whether natural or man-made, in which any mosquitoes breed, or are likely to breed shall be abated or treated so as to effectively prevent such breeding. Specifically: The containers of standing water need removed to prevent mosquito breeding. **COMPLIED.**
- h) **Overgrowth Prohibited / Landscape Maintenance Required** - Sec. 9.273(d)(2); Sec. 32-56; Sec. 36-39(a)(c); Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 301.3 & 302.4. Landscaping shall be maintained. Overgrowth of grass and weeds over 12" inches in height and any excessive accumulations or untended growth of undergrowth, landscaping or other dead or living plant life shall be prohibited. Specifically: The lawn, including the backyard, needs to be mowed and maintained. **COMPLIED.**
- i) **Sanitation Required** - PART III, Appendix D, Chapter 13, Article III, Sec.13.82. - International Property Maintenance Code adopted, Chapter 3, Sections 302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Specifically: The yard shall not be used for urination or defecation. **COMPLIED.**



The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$43,875.00. **Moved by Meisenbach / Teele to pause the fine at the current amount of \$43,875.00. Motion carried by majority.**

42. **CE#2024-00934; Ingersoll, Barbara V. & Johnnie L. - 1950 Ontario Cir N Unfinished Business** - Complaint Received 12/05/24
Board History: 1Hr. 08/27/25 Finding Comply by 09/30/25; 2Hr. 10/01/25 1Ext to 11/11/25; 3Hr. 11/12/25 2Ext to 12/09/25; 4Hr. 12/10/25 3Ext to 01/05/26; 5Hr. 01/28/26 Fine Lien \$25 per day
- a) **Recreational Vehicle/Trailer Parking** - Part III Appendix D. Chapter 9. Article V. Sec. 9.74. (p) Parking, Storage, or Use of Recreational Equipment and Recreational Vehicles. 6. All recreational equipment and recreational vehicles shall be properly tagged (if applicable) and in operable condition. 7. No such recreational equipment or recreational vehicles shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location, except as permitted above. No trailer shall be parked on any lot for living purposes other than in established trailer parks. Recreational equipment and vehicles include trailers. **Specifically: The camper and U-Haul truck may not be used for living, sleeping, staying in or for any residential use. The camper needs a current registration that belongs to this camper.**
 - b) **Commercial Vehicle Parking Prohibited** - Sec. 56-63. Parking of commercial vehicles and/or equipment is prohibited within zoning districts EU, R-1AAA, R-1AA, R-1A, R-1B, R-2, R-3, R-4, R-P or the residential - occupied portion of a PUD. Specifically: The U-Haul may not be kept in the residential neighborhood. The oversize vehicle needs removed from the neighborhood. **COMPLIED PRIOR TO HEARING.**



- c) **Inoperable Vehicle(s) Prohibited** - Chapter 36 Junked, Abandoned and Wrecked Property. Article II. – Tangible personal property. Sec. 36-22. - Dismantled or inoperable motor vehicle. Except for a duly licensed automotive repair establishment, no occupant of any property in the city shall repair, rebuild, dismantle, or disassemble any vehicle which is not in their ownership, nor shall any vehicle that is visibly inoperable be kept outside of a covered structure for more than ten days. Sec. 36-20. - Evidence of abandonment, junking, etc., of vehicle. The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima facie evidence creating a rebuttable presumption that such vehicle is abandoned, junked or discarded. Also; PART III, Appendix D, Chapter 13, Article III, Sec. 13.82 – International Property Maintenance Code adopted, Chapter 3, Sections 302.8. Specifically: The car stored on the street needs demonstrated as operable and parked in the driveway or stored in the garage or removed from the neighborhood. Vehicles without a current license plate may not be stored on the right-of-way or street. **COMPLIED.**
- d) **Nuisance Outside Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. Specifically: The items need removed from outside including but not limited to the furniture, boxes and tire. **COMPLIED PRIOR TO HEARING.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended the per day fine amount increase to \$100.00 per day starting 07/09/26 until cited violation(s) have complied. **Moved by Meisenbach/ Teele that the per day fine amount increase to \$100.00 per day starting 07/09/26 until cited violation(s) have complied. Motion carried by majority.**



43. **CE#2025-00095; McCrory, Donna L. & Hendrickson, Conrad, III - 2192 King Richard Rd**
Unfinished Business - Complaint Received 02/17/202
Board History: 1Hr. 08/27/25 finding Comply by 09/30/25; **2Hr.** 10/01/25 1Ext to 11/11/25; **3Hr.** 11/12/25 2Ext to 12/09/25; **4Hr.** 12/10/25 3Ext to 01/27/25; **5Hr.** 01/28/26 4Ext to 06/02/26; **6Hr.** 06/03/26 5Ext to 07/07/26
- a) **Nuisance Outside Storage Prohibited** - Part III, App. B, Art. V & Art. VI – Dist. Regulations; Chpt. 32; Sec. 32-104; Sec. 36-39(a); Sec. 48-29; Sec. 48-82 & Sec. 13.82 adopting the International Property Maintenance Code (IPMC) Sec. 302.1 & 308.1. It is prohibited, to have exterior storage of materials (junk, litter, yard debris, merchandise, mechanical or machine parts, construction items, interior household items, appliances, other misc. items or debris identified to be excessive accumulations). Such items must be kept within a completely enclosed and “permitted” building or dwelling unless authorized for exterior storage via a City approved design plan. **Specifically: The items need removed from outside including the porch, including but not limited to, fence debris, tires, appliances, liquid container, gas cans, junk and plant debris.**
- b) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) bright or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. Specifically: The residential property may not be used to store or process items for scrapping. **COMPLIED PRIOR TO HEARING**
- c) **Community Aesthetics** - Chapter 20 Community Planning and Development - Article X. -Section 20314. Maintenance of building exteriors - (a) This section shall apply citywide. (b) All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches and trim, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other approved protective covering or treatment. Concrete masonry units shall be finished by painting or other approved protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. **Specifically: The house needs the peeling paint removed and needs a protective covering such as paint or stucco. A Permit for stucco would be required.**



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

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

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

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



44. **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; 3Hr. 04/22/26 2Ext to 06/02/26; 4Hr. 06/03/26 4Ext to 07/07/26

- 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.**

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

45. **CE#2025-00443; Hill, Martha - 1067 Tuskegee Ave Unfinished Business** - Complaint Received 07/10/25
Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; 2Hr. 06/03/26 1Ext to 07/07/26

- 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 chain-link fence needs repaired or removed and disposed of properly.**

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

46. **CE#2025-00604; Longwood Homeowners Association Inc - Tax ID# 2701536/ Longwood**
Unfinished Business - Complaint Received 09/02/25
Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; **2Hr.** 06/03/26 1Ext to 07/07/26

- 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, Roy Malott and a resident was present, June Lewis who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 08/25/26.

Moved by Teele / Tencati to extend the compliance date until 08/25/26.

Motion carried by majority.

47. **CE#2025-00827; Kienzler, Wayne C & Bertha - 1928 Dawn Dr**

New Business - Complaint Received 10/17/25

Board History: None

- a) **Recreational Vehicle/Trailer Parking** - Part III Appendix D. Chapter 9. Article V. Sec. 9.74. (p) Parking, Storage, or Use of Recreational Equipment and Recreational Vehicles. 6. All recreational equipment and recreational vehicles shall be properly tagged (if applicable) and in operable condition. 7. No such recreational equipment or recreational vehicles shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location, except as permitted above. No trailer shall be parked on any lot for living purposes other than in established trailer parks. Recreational equipment and vehicles include trailers. **The recreational vehicles may not be occupied or used for living or sleeping purposes in this zoning district. The recreational vehicles need to be in good repair with a current registration. recreational vehicles may not be occupied or used for living or sleeping purposes in this zoning district. The recreational vehicles need to be in good repair with a current registration.**

- 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: Items need removed from outside, including but not limited to, pallets, bicycle parts, skis, boogie boards, clothes, blankets, containers, chemicals, toilet, junk and debris.**



- c) **District / Zoning Use Restrictions** - Part III, App. B, Art. V & VI, Dist. Regulations & Use Standards: No property shall be developed, used or altered for any purpose other than a purpose specifically permitted (P) by right or by conditional use (CU) in the use district (Sec. 2, Dist. Designated) in which such property is located. **Specifically: The residential property may not be used to process or store scrap.**
- d) **Tents / Membrane Structure Restrictions** - Part III, App. B, Art. VII, Sec. 3(C) & Sec. 13.82 adopting the International Property Maintenance Code (IPMC), Sec. 105.1. Tents as a temporary structure require a special activity permit issued through the City Clerk's Office. Tents permanently secured require a building permit. **Specifically: The membrane / canopy structures need removed.**

The property owner(s)/representative(s) was present, Wayne Kienzler, 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 08/25/26. **Moved by Teele / Tencati to find the property in violation of the uncorrected cited violation(s) Item(s) "a thru d" with a compliance date of 08/25/26. Motion carried by majority.**

48. **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; **2Hr.** 04/22/26 Fine Lien \$50 per day

- 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. City staff announced to the Board complied case status with a fine totaling \$2,050.00. **The Board affirms compliance with a \$2,050.00 fine.**

49. **CE#2026-00077; Melbourne Holdings 166 LP - 2700 Croton Rd**
Unfinished Business - Complaint Received 02/17/26
Board History: 1Hr. 06/03/26 Finding Comply by 07/07/26

- 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: The lights including the lights at the entrance of the apartment complex needs to be in good repair and operable.
- 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: The parking lot lights, the lights along Longview Dr. and the lights at the entrances need to be functional. **Specifically: The street lights at the entrance to the apartment complex are required and need to be operable.**

The property owner(s)/representative(s) was present, Laura Ramirea, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 08/25/26. **Moved by Tencati / Teele to extend the compliance date until 08/25/26. Motion carried by majority.**



50. **CE#2026-00214; Sea Turtle Realty LLC- 2125 Avocado Ave**

New Business - Complaint Received 04/14/26

Board History: None

- a) **Building Permit Required** - Sec. 13.80 adopting the Florida Building Code Sec. 105.1. A Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: The oven needs a Building Permit, installed properly and pass an Inspection by a Building Inspector. Corrective Action: The makeshift oven does not meet the requirements of the codes for a Permit to be issued and needs to meet the codes or be removed.**

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

51. **CE#2026-00238; Shady Dell Riverview South Owner's Association Inc - 3150 N Harbor City Blvd**

New Business - Complaint Received 04/23/26

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: There are many parking lot lights not working. The lights including but not limited to along with west property line, northeast corner of the property and the east entrance 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.**

The property owner(s)/representative(s) was present, Arthur Pellerin and resident Bernadette Johnson, who testified. City staff testified into the record Due Process requirements and case facts. Staff recommended a finding of the uncorrected cited violation(s) of item(s) “a & b” with a compliance date of 08/25/26. **Moved by Tencati / Teele to find the property in violation of the uncorrected cited violation(s) Item(s) “a & b” with a compliance date of 08/25/26. Motion carried by majority.**



G. CODE COMPLIANCE OFFICIAL HEROLD

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

Unfinished Business - Complaint Received 04/21/23

Board History: **1Hr.** 07/26/23 Finding Comply by 09/05/23; **2Hr.** 09/06/23 1Ext to 10/24/23; **3Hr.** 10/25/23 2Ext to 11/28/23; **4Hr.** 11/29/23 3Ext to 01/02/24; **5Hr.** 01/03/24 4Ext to 02/13/24; **6Hr.** 02/14/24 5Ext to 04/30/24; **7Hr.** 05/01/24 6Ext to 07/30/24; **8Hr.** 07/31/24 7Ext to 09/03/24; **9Hr.** 09/04/24 8Ext to 10/22/24; **10Hr.** 10/23/24 9Ext to 01/21/25; **11Hr.** 01/22/25 10Ext to 03/04/25; **12Hr.** 03/05/25 Fine & Lien \$50 per day; **13Hr.** 07/09/25 Stay Fine \$6,350 until 08/27/25; **14Hr.** 08/27/25 1Ext Stay Fine \$6,350 until 11/12/25; **15Hr.** 11/12/25 2Ext Stay Fine \$6,350 until 01/28/26; **16Hr.** 01/28/26 3Ext Stay Fine \$6,350 until 03/11/26; **17Hr.** 03/11/26 4Ext Stay Fine \$6,350 until 07/08/26

- a) **Open/Outside Storage Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must not have or keep materials or other items openly stored unless specifically zoned and site planned for such storage. **Specifically: Several separate lots being used for granite business with openly stored granite and other materials. M1 zoned property has not been site planned or permitted for open storage. To Correct This Violation: Remove accumulated open storage from property or obtain site / development plan approval and permits.**
- b) **Site Plan Required - Part III, Appendix B – Zoning, Article V. – District Regulations, Section 1.** Property requires a site plan and permits for any use and must meet district regulations for development. **Specifically: Several separate lots being used for granite business along with openly stored granite and other materials. This M1 zoned property has not been site planned or permitted for open storage or current use. To Correct This Violation: Cease business activity and remove accumulated open storage from property or obtain site / development plan approval and permits.**
- c) **Business Parking Use, Design, Improvement & Maintenance Standards** - Part III, Appendix D – Land Development Code, Chapter 9. Off Street parking, use and/or design must adhere to code requirements. Specifically: Unimproved M1 zoned lots being utilized for off street parking and open storage without meeting design requirements. **To Correct This Violation: Cease off street parking and storage of unimproved M1 district property or obtain approved site / development plan and permitting.**



- d) **R-O-W Obstruction Prohibited** - Chapter 52, Article I, Section 52-4. It shall be unlawful to block and/or obstruct any part of the public streets, sidewalks, parkways, parks or plazas of the city by placing, or causing to be placed thereon, any box, counter, shelving, debris, sign merchandise, building material, or other obstruction. **Specifically: Granite and other inventory placed within city right-of-way. To Correct This Violation: Remove granite and other inventory or items from city right-of- way.**
- e) **Improvements or Alteration of Right-of-Way without Permit** - Sec. 52-65. A permit is required for improvements to the city's right- of- way. **Specifically: The city's right-of-way has been altered without permits. To Correct This Violation: Obtain permits for altered right-of- way or return right-of-way to original conditions as determined by the Engineering Department.**

The property owner(s)/representative(s) was present, Jon Beckett, who testified. City staff updated the Board on the current case status and recommended reinstating the fine at \$50.00 per day until complied. **Moved by Meisenbach / Teele to reinstate the fine at \$50.00 per day until complied. Motion carried by majority.**

53. **CE#2023-00377; Beckett, Jon K & Ingenous LLC - Multiple Properties Southland Unfinished Business** - Complaint Received 04/21/23

Board History: **1Hr.** 07/26/23 Finding Comply by 09/05/23; **2Hr.** 09/06/23 1Ext to 10/24/23; **3Hr.** 10/25/23 2Ext to 11/28/23; **4Hr.** 11/29/23 3Ext to 01/02/24; **5Hr.** 01/03/24 4Ext to 02/13/24; **6Hr.** 02/14/24 5Ext to 04/30/24; **7Hr.** 05/01/24 6Ext to 07/30/24; **8Hr.** 07/31/24 7Ext to 09/03/24; **9Hr.** 09/04/24 8Ext to 10/22/24; **10Hr.** 10/23/24 9Ext to 01/21/25; **11Hr.** 01/22/25 10Ext to 03/04/25; **12Hr.** 03/05/25 Fine & Lien \$50 per day; **13Hr.** 07/09/25 Stay Fine \$6,350 until 08/27/25; **14Hr.** 08/27/25 1Ext Stay Fine \$6,350 until 11/12/25; **15Hr.** 11/12/25 2Ext Stay Fine \$6,350 until 01/28/26; **16Hr.** 01/28/26 3Ext Stay Fine \$6,350 until 03/11/26; **17Hr.** 03/11/26 4Ext Stay Fine \$6,350 until 07/08/26

- a) **Open/Outside Storage Prohibited** - Chpt. 32, Sec. 56; Chpt. 36, Chpt.48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must not have or keep materials or other items openly stored unless specifically zoned and site planned for such storage. **Specifically: Several separate lots being used for granite business with openly stored granite and other materials. M1 zoned property has not been site planned or permitted for open storage. To Correct This Violation: Remove accumulated open storage from property or obtain site / development plan approval and permits.**



- b) **Site Plan Required** - Part III, Appendix B – Zoning, Article V. – District Regulations, Section 1. Property requires a site plan and permits for any use and must meet district regulations for development. **Specifically: Several separate lots being used for granite business along with openly stored granite and other materials. This M1 zoned property has not been site planned or permitted for open storage or current use. To Correct This Violation: Cease business activity and remove accumulated open storage from property or obtain site / development plan approval and permits.**
- c) **R-O-W Obstruction Prohibited** - Chapter 52, Article I, Section 52-4. It shall be unlawful to block and/or obstruct any part of the public streets, sidewalks, parkways, parks or plazas of the city by placing, or causing to be placed thereon, any box, counter, shelving, debris, sign, merchandise, building material, or other obstruction. **Specifically: Granite and other inventory placed within city right-of-way. To Correct This Violation: Remove granite and other inventory or items from city right-of-way.**
- d) **Improvements or Alteration of Right-of-Way without Permit** - Sec. 52-65. A permit is required for improvements to the city's right- of-way. **Specifically: The city's right-of-way has been altered without permits. To Correct This Violation: Obtain permits for altered right-of- way or return right-of-way to original conditions as determined by the Engineering Department.**

The property owner(s)/representative(s) was present, Jon Beckett, who testified. City staff updated the Board on the current case status and recommended reinstating the fine at \$50.00 per day until complied. **Moved by Meisenbach / Teele to reinstate the fine at \$50.00 per day until complied. Motion carried by majority.**



54. **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 (g & h) by 04/21/26 & 9Ext (a thru f) to 04/21/26; 11Hr. 04/22/26 10Ext to 07/07/26
- 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) **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.**



- g) **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.**

- h) **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 Anna Long, who testified. City staff updated the Board on the current case status and recommended extending the compliance date until 10/06/26. **Moved by Teele / Meisenbach to extend the compliance date until 10/06/26. Motion carried by majority.**



55. **CE#2024-00793; Hamara, James & Helen - 1884 Jackson Ave**
Unfinished Business - Complaint Received 10/11/24
Board History: 1Hr. 01/22/25 Finding Comply by 03/04/25; **2Hr.** 03/05/25 Fine & Lien \$50 per day; **3Hr.** 01/28/26 Fine Runs
- a) **Open/Outside Storage of Trash, Junk, Debris, Litter, Other Prohibited**
- Chpt. 32, Sec. 56; Chpt. 48, Sec. 29 & Sec. 82: & PART III, Appendix D, CHAPTER 13, ARTICLE III, Sec. 13.82. – International Property Maintenance Code adopted, Chapter 3, Sections 302.1 & 308.1. Property must be maintained as to prevent a public nuisance. ... litter, household items, trash, construction debris and/or materials, broken items and/or unmaintained items, debris and other accumulations. **Corrective Action: Remove the open outside storage from the front porch and open areas this includes but is not limited to a/c units, broken basketball hoop, cardboard boxes, chain-link fencing, construction materials glass, household appliances / furniture/items, metals, plastic bags/containers, shopping karts, tarps, tires, tools, trash, vehicle parts, etc.**
- b) **Recreational Vehicle Parking and Use Restrictions** - PART III, Appendix D, CHAPTER 9, Sec. 9.74 (p) & Appendix B, Article V, Sec. 2(E)(2) (e), Sec. 2(F)(d). Recreational vehicles and/or equipment in residential districts must be parked, stored or used per city code restrictions. **Corrective Action: Recreational vehicles (trailers) at the property shall be parked/stored behind the front building line, shall not be parked/stored in any right-of-way, shall be properly licensed/tagged and in operable condition.**

The property owner(s)/representative(s) was not present. City staff updated the Board on the current case status and recommended pausing the fine at the current amount of \$42,750.00. **Moved by Meisenbach / Loomer to pause the fine at the current amount of \$42,750.00. Motion carried by majority.**



H. RECISSION

56. **CE#2023-00313; Silver Pineapple LLC - 2528 - 2546 Pineapple Ave**
Unfinished Business - Complaint Received 04/10/23.
Board History: 1Hr. 03/27/24 Finding Comply by 04/14/24; **2Hr.** 05/01/24 Fine & Lien \$100 per day starting 04/15/24; **3Hr.** 07/31/24 Fine Runs; **4Hr.** 10/23/24 Pause Fine at \$19,200; **5Hr.** 03/11/26 Complied with fine of \$19,200
- a) **Building Permit Required** - PART III, Appendix D, Chapter 13, Article III, Sec. 13.80. – Florida Building Code adopted. Chpt 1, Section 105.1. Permit is required for any building construction, additions, alteration, upgrades, repair, demolition and/or change of occupancy. **Specifically: Building Permit required for the renovation, including but not limited to, the air conditioning units, the tankless and tank water heaters and for the electrical work for the air conditioners and water heaters.**

The property owner(s)/representative(s) was present, Joel Espino, who testified. City staff updated the Board on the case history and City's justification for recommending denial of the rescission request. **Moved by Meisenbach / Loomer recommending City Council deny request to rescind the fine balance amount of \$19,200.00. Motion carried by majority.**

I. RUNNING FINES

57. **CE2022-00652 Smith, Donald & Carter, Bernice - 2531 Coventry Rd**
Unfinished Business - Complaint Received 06/02/22
Board History: 1Hr. 12/07/22 Finding comply by 01/24/23; **2Hr.** 01/25/23 1Ext to 02/21/23; **3Hr.** 02/22/23 2Ext to 03/28/23; **4Hr.** 03/29/23 Fine & Lien \$25 per day; **5Hr.** 06/14/23 Fine Runs; **6Hr.** 01/03/24 Fine Runs; **7Hr.** 07/31/24 Fine Runs; **8Hr.** 01/22/25 Fine Runs; **9Hr.** 07/09/26 Fine Runs; **10Hr.** 01/28/26 Fine Runs
Fine Runs / No Board Action.
58. **CE#2023-00003; Elton Manor Condominium Assoc, Inc - Tax ID 2742945**
Unfinished Business - Complaint Received 01/04/23
Board History: 1Hr. 05/03/23 Finding comply by 06/13/23; **2Hr.** 06/14/23 1Ext to 07/25/23; **3Hr.** 07/26/23 2Ext to 09/05/23; **4Hr.** 09/06/23 Fine & Lien \$50 per day; **5Hr.** 01/03/24 Fine Runs; **6Hr.** 07/31/24 Fine Runs; **7Hr.** 01/22/25 Stay Fine at \$25,250; **8Hr.** 01/28/26 Reinstate Fine \$50 per day
Fine Runs / No Board Action.



59. **CE#2023-01025; Jackson Enterprises of Brevard Inc - 2638 S Harbor City Blvd**
Unfinished Business - Complaint Received 10/17/23
Board History: 1Hr. 09/04/24 Finding Comply by 10/22/24; 2Hr. 1Ext to 12/03/24; 3Hr. 12/04/24 2Ext to 03/04/25; 4Hr. 03/05/25 2Ext to 05/27/25; 5Hr. 05/28/25 3Ext to 07/08/25; 6Hr. 07/09/25 4 Ext to 08/26/25; 7Hr. 08/27/25 Fine Lien \$50 per day; 8Hr. 01/28/26 Fine Runs

The property owner(s)/representative(s) was present, Charles Jackson Sr. & Charles Jackson Jr., who testified. City staff updated the Board on the current case status and recommended pausing the fine at the current amount \$15,800.00 until the Hearing on 10/06/26. **Moved by Teele / Loomer to pause the fine at the current amount of \$15,800.00 until the Hearing on 10/06/26. Motion carried by majority.**

60. **CE#2023-01063; Burillo, William - 1262 Jasmine St**
Unfinished Business - Complaint Received 10/26/23
Board History: 1Hr. 12/04/24 Finding Comply by 01/21/25; 2Hr. 01/22/25 1Ext 03/04/25; 3Hr. 03/05/25 2Ext to 04/08/25; 4Hr. 04/09/25 3Ext to 05/27/25; 5Hr. 05/28/25 4Ext to 07/08/25; 6Hr. 07/09/25 5Ext to 08/26/25; 7Hr. 08/27/25 6Ext to 09/30/25; 8Hr. 10/01/25 7Ext to 11/11/25; 9Hr. 11/12/25 8Ext to 01/27/25; 10Hr. 01/28/26 Fine Lien \$25 per day

Fine Runs / No Board Action.

61. **CE#2024-00268; Bowsher, Jacob & Jessica - 3329 Testimony St**
Unfinished Business - Complaint Received 04/23/24
Board History: 1Hr. 07/31/24 Finding Comply by 09/03/24; 2Hr. 09/04/24 Fine & Lien \$25 per day; 3Hr. 01/22/25 Fine Runs; 4Hr. 08/27/25 Stay Fine @ \$8,950 til 10/01/25; 5Hr. 10/01/25 1Ext Stay Fine @ \$8,950 til 11/12/25; 6Hr. 11/12/25 2Ext Stay Fine @ \$8,950 til 12/10/25; 7Hr. 12/10/25 3Ext Stay Fine @ \$8,950 til 01/28/26; 8Hr. 01/28/26 4Ext Stay Fine @ \$8,950 til 03/11/26; 9Hr. 03/11/26 Reinstate Fine at \$25 per day

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$11,725.00. **The Board affirms compliance with a \$11,725.00 fine.**

62. **CE#2024-00396; The Brevard Hindu Mandir- 1517 Avenida Del Rio**
Unfinished Business - Complaint Received 06/05/24
Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; 2Hr. 06/03/26 Fine & Lien \$25 per day

Fine Runs / No Board Action.



63. **CE#2024-00631; Lawson, Cindy - 1077 Alpine Dr**
Unfinished Business - Complaint Received 08/22/24
Board History: 1Hr. 08/27/25 Finding comply 09/30/25; 2Hr. 10/01/25 1Ext to 11/11/25; 3Hr. 11/12/25 2Ext to 12/09/25; 4Hr. 12/10/25 3Ext to 01/27/26; 5Hr. 01/28/26 Fine & Lien \$25 per day
Fine Runs / No Board Action.
64. **CE#2024-00705; Burlingham, Sean C - 408 Roxy Ave**
Unfinished Business - Complaint Received 09/16/24
Board History: 1Hr. 04/09/25 Finding comply by 05/27/25; 2Hr. 05/28/25 Fine & Lien \$25 per day; 3Hr. 07/09/25 Fine Runs; 4Hr. 08/27/25 Stay Fine at \$2,300 til 10/01/25; 5Hr. 10/01/25 1Ext Stay Fine at \$2,300 til 12/10/25; 6Hr. 12/10/25 2Ext Stay Fine at \$2,300 til 03/11/26; 7Hr. 03/11/26 Reinistate Fine \$25 per day
Fine Runs / No Board Action.
65. **CE#2024-00730; Jones, Robert D - 989 Alexia St**
Unfinished Business - Complaint Received 09/20/24
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25; 2Hr. 08/27/25 Fine Lien \$25 per day; 3Hr. 01/28/26 Fine Runs
Fine Runs / No Board Action.
66. **CE#2024-00770; Dixon, Eddie - 706 W H Jackson St**
Unfinished Business - Complaint Received 10/02/24
Board History: 1Hr. 05/28/25 Finding Comply by 07/08/25; 2Hr. 07/09/25 Fine Lien \$25 per day; 3Hr. 01/28/26 Fine Runs
Fine Runs / No Board Action.
67. **CE#2024-00803; McCall, Chad T. - 2510 Riverview Dr**
Unfinished Business - Complaint Received 10/15/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; 2Hr. 12/10/25 1Ext to 01/27/26; 3Hr. 01/28/26 Fine & Lien \$25 per day
Fine Runs / No Board Action.



68. **CE#2024-00907; Paladino, Christopher M - 4493 Country Rd**
Unfinished Business - Complaint Received 11/21/24
Board History: 1Hr. 07/09/25 Finding Comply by 08/26/25; **2Hr.** 08/27/25 1Ext to 09/30/25; **3Hr.** 10/01/25 Fine Lien \$50.00 per day; **4Hr.** 11/12/25 Stay Fine at \$2,150 until 01/28/26; **5Hr.** 01/28/26 Reinstate Fine \$50 per day

The property owner(s)/representative(s) was present, Attorney Nathan Meloon, who testified. City staff updated the Board on the current case status and recommended the per day fine amount increase to \$100.00 per day starting 07/08/26 until cited violation(s) have complied. **Moved by Teele / Meisenbach that the per day fine amount increase to \$100.00 per day starting 07/08/26 until cited violation(s) have complied. Motion carried by majority.**

69. **CE#2024-00924; D'Arcy Jr., David Michael - 2513 Riverview Dr**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26; **3Hr.** 01/28/26 Fine & Lien \$25 per day

Fine Runs / No Board Action.

70. **CE#2024-00925; Molin, Arthur & Glen - 2515 Riverview Dr**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26; **3Hr.** 01/28/26 Fine & Lien \$25 per day

The property owner(s)/representative(s) was present, Glen Molin, who testified. City staff updated the Board on the current case status and recommended fine should continue to run until complied. **Fine Runs / No Board Action.**

71. **CE#2024-00926; McCall, Chad T. - Behind 2510 Riverview Dr**
Unfinished Business - Complaint Received 12/03/24
Board History: 1Hr. 10/01/25 Finding Comply by 12/09/25; **2Hr.** 12/10/25 1Ext to 01/27/26; **3Hr.** 01/28/26 Fine & Lien \$25 per day

Fine Runs / No Board Action.



72. **CE#2024-00962; Crane Creek West LLC. - 1070 Prospect Ave**
Unfinished Business - Complaint Received 12/12/24
Board History: 1Hr. 10/01/25 Admin Postponed; 2Hr. 11/12/25 Finding Comply by 01/27/26; 3Hr. 01/28/26 1Ext to 03/10/26; 4Hr. 03/11/26 Fine & Lien \$50 per day

The property owner(s)/representative(s) was present, Attorney James Henderson, who testified. City staff updated the Board on the current case status and recommended fine should continue to run until complied. **Fine Runs / No Board Action.**

73. **CE#2025-00092; Cooper, Hattie M. - 1301 Baker St**
Unfinished Business - Complaint Received 02/17/25
Board History: 1Hr. 11/14/25 Admin Postponed; 2Hr. 01/28/26 Finding Comply by 03/10/26; 3Hr. 03/11/26 Fien & Lien \$25 per day

Fine Runs / No Board Action.

74. **CE#2025-00147; Watkins, Schredt. - 3314 James St**
Unfinished Business - Complaint Received 03/13/25
Board History: 1Hr. 11/14/25 Finding Comply by 12/09/25; 2Hr. 12/10/25 1Ext to 01/27/26; 3Hr. 03/11/26 Fine & Lien \$25 per day

The property owner(s)/representative(s) was not present. City staff announced to the Board complied case status with a fine totaling \$3,850.00. **The Board affirms compliance with a \$3,850.00 fine.**

75. **CE#2025-00154; Smith, Mitchell L. - 908 Wisteria Dr**
Unfinished Business - Complaint Received 03/13/25
Board History: 1Hr. 08/27/25 (a) Finding of Recurring Comply by 09/30/25, (c & d) Finding of Repeat with Fine & Lien \$100 per day; 2Hr. 10/01/25 Increase Fine \$150 per day; 3Hr. 01/28/26 Fine Runs

Fine Runs / No Board Action.

76. **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; 2Hr. 04/22/26 Fine & Lien \$25 per day

Fine Runs / No Board Action.



77. **CE#2025-00714; Blackmon, Shemeka - 3215 Plummer Cir**
Unfinished Business - Complaint Received 09/29/25
Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; **2Hr.** 06/03/26 Fine & Liens \$25 per day

Fine Runs / No Board Action.
78. **CE#2025-00787: JTR 3 LLC - 533 Fee Ave**
Unfinished Business - Complaint Received 10/30/25
Board History: 1Hr. 01/28/26 Finding Comply by 03/10/26; **2Hr.** 03/11/25 Fine & Lien \$25 per day

Fine Runs / No Board Action.
79. **CE#2026-00088; Molin, Glenn; Estate of Molin, Arthur - 1693 N Harbor City Blvd**
Unfinished Business - Complaint Received 02/24/26
Board History: 1Hr. 04/22/26 Finding comply by 06/02/26; **2Hr.** 06/03/26 Fine & Lien \$100 per day

The property owner(s)/representative(s) was present, Glen Molin, who testified. City staff updated the Board on the current case status and recommended fine should continue to run until complied. **Fine Runs / No Board Action.**

J. Board/Staff Comments

K. ADJOURNMENT

Moved by Teele / Meisenbach to adjourn the meeting at 9:19 p.m. Motion Carried by Majority.

A handwritten signature in blue ink, reading "Mark Herold", located below the adjournment section.

Mark Herold
Code Enforcement Official
c: Case Files



CE 2024-00793
408 Rolly Ave

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS	
LAST NAME—FIRST NAME—MIDDLE NAME <i>LOOMER - TIM</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Code BOARD</i>
MAILING ADDRESS <i>709 W. BONARD CR</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY <i>MIH.</i> COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>7/08-2026</i>	MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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



APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, TIM Loomer, hereby disclose that on _____, 20 ____ :

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

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

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

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

Date Filed

7-8-26

Signature

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