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**CODE ENFORCEMENT BOARD**  
**MEETING NOTICE AND AGENDA**

**Thursday, November 8, 2018 - 4:30 p.m.**

Rockledge City Hall, 1600 Huntington Lane, Rockledge Florida 32955

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**EVERY PERSON ADDRESSING THE CODE ENFORCEMENT BOARD  
MUST COMPLETE A SPEAKER'S CARD**

The cards are located near the door of the Council Chamber.  
Completed cards are to be given to the Recording Secretary  
before the meeting convenes or prior to the introduction of a particular agenda item.

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1. CALL TO ORDER
2. APPROVAL OF MINUTES & ATTENDANCE RECORD
3. UNFINISHED BUSINESS
  - A. Cheryl Miles – 1860 Bridgeport Cir – Dilapidated fence/required subdivision barrier wall
    1. Finding of Fact, Conclusion of Law and Order (August 10, 2018)
    2. Request to file Order, Non-compliance (September 13, 2018)
    3. Property in Compliance (October 31, 2018)
  - B. 18-014 – Jean F Reme – 1240 Three Meadows Dr – Vacant lot, not being maintained and sidewalks obstructed by overgrowth
    1. Finding of Fact, Conclusion of Law and Order (October 11, 2018)
    2. Request to file Order, Non compliance
  - C. 18-015 – Jean Fritzner Reme – 1727 Baldwin St – Vacant lot, not being maintained
    1. Finding of Fact, Conclusion of Law and Order (October 11, 2018)
    2. Request to file Order, Non compliance
4. NEW BUSINESS
  - A. 18-009 - Hector Lopez-Acevedo - 1247 Sleepy Hollow Ln – Exterior violation, Rotting wood, missing fascia, soffit (TABLED August 8, 2018)
    1. Amended Notice of Violation sent due to scrivener's error
5. ADJOURN



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**ANY PERSON WHO DESIRES TO APPEAL ANY DECISION MADE BY THE  
ROCKLEDGE CODE ENFORCEMENT BOARD WILL NEED TO ENSURE  
THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE,  
WHICH RECORD INCLUDES TESTIMONY AND EVIDENCE  
UPON WHICH THE APPEAL IS TO BE BASED.**

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**ROCKLEDGE CODE ENFORCEMENT BOARD  
MEETING MINUTES**

**Thursday, October 11, 2018 - 4:30 p.m.**

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1. CALL TO ORDER

The Rockledge Code Enforcement Board met on October 11, 2018, at 4:30 p.m. in the City Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Paul Grossman  
Kevin Jarvis, Vice Chair  
Dianne Johnson  
Karen Kuta, Chairman  
Michael Lapinski  
Martha Rich  
David Wilkison

MEMBERS ABSENT: NONE

STAFF PRESENT: Jay Thakkar, Board Attorney  
Joseph Miniclier, City Attorney  
Maddie McDonald, Code Enforcement Officer  
Deanna Pomichter, Recording Secretary

With a quorum present, the meeting was called to order by Chairman Karen Kuta and addressed the Board as to what was expected of the Board.

2. APPROVAL OF MINUTES

- Meeting of September 13, 2018

**Motion by Kevin Jarvis to approve the Minutes and Attendance Records of the meeting on September 13, 2018; motion seconded by Paul Grossman. All in favor. Motion carries.**

3. OLD BUSINESS

- A. 18-012 – Victoria McKune – 1305 Georgia Avenue – Inoperable vehicles (one - without a current and valid motor vehicle plate and one – with expired temporary tag and flat tires) in driveway.

Code Enforcement Officer McDonald stated this property is in compliance.

4. NON AGENDA ITEMS:

- A. 17-027 – Curtis Trimble – 880 Spirea Drive – Large boat on the property that does not have current registration and is stored on the grass (COMPLIED), the exterior of the house with cracked or missing stucco, roof and rear porch in need of repair. (TABLED September 13, 2018)

**Motion by Kevin Jarvis to remove 17-027 from the table; seconded by Paul Grossman. All in favor. Motion carries.**

Code Enforcement Officer McDonald is requesting to table 17-027 until a final inspection has been done or the permit expires.

**Motion by Kevin Jarvis to table 17-027; motion seconded by Paul Grossman. All in favor. Motion carries.**

- B. 18-007 – Kevin Nazario – 1227 Sleepy Hollow Lane – Unprotected / unsanitary pool as screen enclosure is missing screen, the fence that surrounds the rear yard is dilapidated as there are missing panels and slats, and there is debris within the enclosure. (TABLED September 13, 2018)

**Motion by Kevin Jarvis to remove 18-007 from the table; seconded by Paul Grossman. All in favor. Motion carries.**

Code Enforcement Officer McDonald is requesting to table 18-007 until a final inspection has been done or the permit expires.

**Motion by Kevin Jarvis to table 18-007; motion seconded by Dianne Johnson. All in favor. Motion carries.**

- C. 18-013 – Juana Leticia Snell – 359 Tunbridge Drive – Pool enclosure is ripped and torn; therefore pool is not secured. The pool water is unsanitary.

**Motion by Kevin Jarvis to remove 18-013 from the table; motion seconded by Paul Grossman. All in favor. Motion carries.**

Code Enforcement Officer McDonald stated the property owner has filed for bankruptcy and a stay of action from the courts is currently in place. The City is requesting to table this until the bankruptcy has been finalized.

**Motion by Paul Grossman to table 18-013; motion seconded by David Wilkison. All in favor. Motion carries.**

## 5. NEW BUSINESS

City Attorney Miniclier asked the Board members if they had any Ex-Parte communications and/or investigations regarding the agenda items. No members of the Board had any communications or site visits regarding any of the cases coming in front of the Board.

- A. 18-014 – Jean F. Reme – 1240 Three Meadows Drive – Vacant lot, not being maintained and sidewalks obstructed by overgrowth.

Code Enforcement Officer McDonald explained that this is approximately 2.87 acres of vacant land that is severely overgrown. In the past, the property owner had to be called and emailed multiple times before bringing the property into compliance. Notices have been sent via email and U.S. Postal Service, and there has been no communication from the property owner regarding any of the notices.

Discussion followed:

**Motion by Kevin Jarvis that there exists at 1240 Three Meadows Drive lawn overgrowth, which is a violation of the Rockledge Land Development Regulations when the Notice of Violation was sent; motion seconded by Paul Grossman. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property at 1240 Three Meadows Drive is in violation of Section 10-17(b) and Section 59.73.B.3 of the Rockledge Land Development Regulations; seconded by Paul Grossman. All in favor. Motion carries**

**Motion by Kevin Jarvis that the property at 1240 Three Meadows Drive must be in compliance with Section 10-17(b) and Section 59.79.B.3 of the Rockledge Land Development Regulations by having the property mowed and edged within five (5) business days, or a fine of \$250.00 a day will be imposed retroactive to the date the order was signed; seconded by Paul Grossman. All in favor. Motion carries.**

B. 18-015 – Jean F. Reme – 1727 Baldwin Street – Vacant lot, not being maintained.

Code Enforcement Officer McDonald explained that this is approximately 2.02 acres of vacant land that is severely overgrown. In the past, the property owner had to be called and emailed multiple times before bringing the property into compliance. Notices have been sent via email and U.S. Postal Service, and there has been no communication from the property owner regarding any of the notices

Discussion followed:

**Motion by Kevin Jarvis that there exists at 1727 Baldwin Street lawn overgrowth, which is a violation of the Rockledge Land Development Regulations when the Notice of Violation was sent; motion seconded by Michael Lapinski. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property at 1727 Baldwin Street is in violation of Section 10-17(d) of the Rockledge Land Development Regulations; seconded by Paul Grossman. All in favor. Motion carries**

**Motion by Kevin Jarvis that the property at 1727 Baldwin Street must be in compliance with Section 10-17(d) of the Rockledge Land Development Regulations by having the property mowed and edged within five (5) business days, or a fine of \$250.00 a day will be imposed retroactive to the date the order was signed; seconded by Dianne Johnson. All in favor. Motion carries.**

6. ADJOURN

There being no further business, the meeting was adjourned at 4:50 p.m.

Submitted by:

Deanna Pomichter  
Recording Secretary

Approved by:

Karen Kuta  
Chairman

**CITY OF ROCKLEDGE  
CODE ENFORCEMENT BOARD  
ATTENDANCE RECORD - 2018**

<b>Name</b>	<b>Jan.</b>	<b>Feb.</b>	<b>Mar.</b>	<b>Apr.</b>	<b>May</b>	<b>Jun.</b>	<b>Juli.</b>	<b>Aug.</b>	<b>Sept.</b>	<b>Oct.</b>	<b>Nov.</b>	<b>Dec.</b>
GROSSMAN, Paul	N	P	N	P	P	P	N	P	P	P		
JARVIS, Kevin	N	P	N	P	P	P	N	P	P	P		
JOHNSON, Dianne	N	A	N	P	P	P	N	A	P	P		
KUTA, Karen	N	P	N	P	P	P	N	P	P	P		
LAPINSKI, Michael	N	P	N	P	A	P	N	A	P	P		
RICH, Martha	N	P	N	P	P	P	N	P	P	P		
WILKISON, David	N	A	N	P	P	P	N	P	P	P		

P = Present  
A = Absent  
N = No meeting scheduled  
R = Resigned  
X = Unexcused absence

ROCKLEDGE CODE ENFORCEMENT BOARD  
CITY OF ROCKLEDGE, FLORIDA

COMPLAINT #18-010

CITY OF ROCKLEDGE, FLORIDA,

Petitioner,

vs.

Cheryl Miles

Respondent(s) \_\_\_\_\_ /

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME, the undersigned officer, personally appeared Maddie McDonald for the City of Rockledge, Florida, who after being sworn, duly deposes and says:

I verified that on **October 31 2018** that the required subdivision fence at the rear of the real property located at 1860 Bridgeport Cir, Rockledge, FL 32955 has been replaced/repared. Therefore the cited item(s) have been corrected; and therefore the property is now in compliance with the Rockledge Land Development Regulation.

FURTHER, AFFIANT SAYETH NOT.  
DATED, this 1st day of November, 2018.

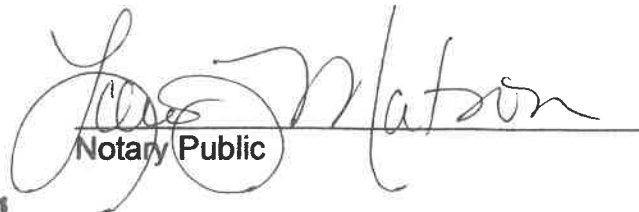
CITY OF ROCKLEDGE



Maddie McDonald  
Code Enforcement Officer #165

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, this 1st day of November, 2018, by Maddie McDonald, who is personally known, and did not take oath.



Notary Public

MY COMMISSION EXPIRES:



ROCKLEDGE CODE ENFORCEMENT BOARD  
CITY OF ROCKLEDGE, FLORIDA

COMPLAINT NO 18-014

CITY OF ROCKLEDGE,  
Petitioner

vs.

Jean F Reme  
Respondent

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME, the undersigned officer, personally appeared Maddie McDonald for the City of Rockledge, Florida, who after being sworn, duly deposes and says:

As of October 22, 2018, the 2.87 acre lot remains overgrown and the sidewalk and curbing not edged at the real property located at 1240 Three Meadows, Rockledge, FL 32955. And thus the property remains in violation of the City Codes as stated in the Finding of Fact, Conclusion of Law and Order.

FURTHER, AFFIANT SAYETH NOT.  
DATED, this 22th day of October, 2018.

CITY OF ROCKLEDGE

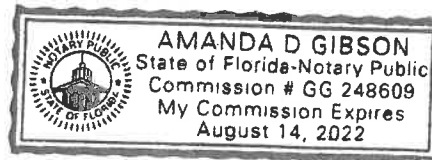
  
Maddie McDonald  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, this 22th day of October, 2018 by Maddie McDonald, who is personally known, and did not take oath.

  
Notary Public

MY COMMISSION EXPIRES:







**ROCKLEDGE POLICE DEPARTMENT**  
1776 Jack Oates Boulevard, Rockledge, Florida 32955  
Telephone 321-690-3213, ext. 3165 Fax Number 321-690-3236

Maddie McDonald, Code Enforcement ID #165  
Email: [codeenforcement@rockledgepolice.org](mailto:codeenforcement@rockledgepolice.org)

October 22, 2018

Fritz J Reme  
3013 Bellwind Cir  
Rockledge, FL 32955

RE: Code Enforcement Case No. 18-014

Dear Mr. Reme

This letter is for the purpose of providing a courtesy notice regarding the above-referenced code enforcement case.

Following a Public Hearing on October 11, 2018 and subsequent Board Order dated October 12, 2018; a fine would accrue if all the cited items were not complete by October 19, 2018, a fine of \$250.00 per day will begin retroactive of the date of the Order and continue until compliance.

The case did **not** come into compliance by October 19, 2018 and a fine is accruing at the rate of \$250.00 per day. This fine will continue to accrue until the property is brought into compliance with the city code at the real property that is 2.87 acres undeveloped lot located at 1240 Three Meadows Dr, Rockledge FL 32955 and verified by an inspection by Rockledge Code Enforcement.


Therefore, notice is hereby given that the Code Enforcement Board of the City of Rockledge is scheduled to consider an order authorizing an accruing lien and recording the same on the public records of Brevard County, Florida, regarding the above-referenced case. The order and lien shall constitute a lien against the respondent's real and personal property including but not limited to the property:

1240 Three Meadows Dr, Rockledge FL 32955  
Part Of SW 1/4 Of NE 1/4 As Desc In Orb 3091 Pg 2295 Exc Orb 4489 Pg 2379  
Parcel ID 25-36-21-00-20

The Code Enforcement Board meeting is scheduled for **November 8, 2018 at 4:30 pm**, at Rockledge City Hall Council Chambers, 1600 Huntington Lane, Rockledge, FL 32955. If you have questions, please do not hesitate to contact me.

If you have questions, please do not hesitate to contact me.

Sincerely,  
CITY OF ROCKLEDGE

  
Maddie McDonald  
Code Enforcement Officer

Cc: Joseph Miniclier, Esq (City Attorney)

ROCKLEDGE CODE ENFORCEMENT BOARD  
CITY OF ROCKLEDGE, FLORIDA

COMPLAINT NO 18-015

CITY OF ROCKLEDGE,  
Petitioner

vs.

Jean F Reme  
Respondent

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME, the undersigned officer, personally appeared Maddie McDonald for the City of Rockledge, Florida, who after being sworn, duly deposes and says:

As of October 22, 2018, the 2.02 acre lot remains overgrown at the real property located at 1727 Baldwin St, Rockledge, FL 32955. And thus the property remains in violation of the City Codes as stated in the Finding of Fact, Conclusion of Law and Order.


FURTHER, AFFIANT SAYETH NOT.  
DATED, this 22th day of October, 2018.

CITY OF ROCKLEDGE

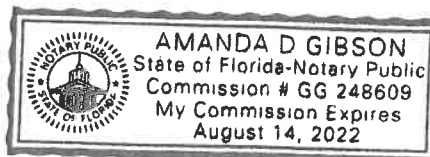
  
Maddie McDonald  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, this 22th day of October, 2018 by Maddie McDonald, who is personally known, and did not take oath.

  
Notary Public

MY COMMISSION EXPIRES:





**ROCKLEDGE POLICE DEPARTMENT**  
1776 Jack Oates Boulevard, Rockledge, Florida 32955  
Telephone 321-690-3213, ext. 3165 Fax Number 321-690-3236

Maddie McDonald, Code Enforcement ID #165  
Email: [codeenforcement@rockledgepolice.org](mailto:codeenforcement@rockledgepolice.org)

October 22, 2018

Fritz J Reme  
3013 Bellwind Cir  
Rockledge, FL 32955

RE: Code Enforcement Case No. 18-015

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This letter is for the purpose of providing a courtesy notice regarding the above-referenced code enforcement case.

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Therefore, notice is hereby given that the Code Enforcement Board of the City of Rockledge is scheduled to consider an order authorizing an accruing lien and recording the same on the public records of Brevard County, Florida, regarding the above-referenced case. The order and lien shall constitute a lien against the respondent's real and personal property including but not limited to the property:

1240 Three Meadows Dr, Rockledge FL 32955  
E 1/2 Of NE 1/4 Of Ne 1/4 Of NW 1/4 Exc Orb 3477 Pg 3341, 4678 Pg 1382 & Rd  
R/W  
Parcel ID 25-36-09-00-250

The Code Enforcement Board meeting is scheduled for **November 8, 2018 at 4:30 pm**, at Rockledge City Hall Council Chambers, 1600 Huntington Lane, Rockledge, FL 32955. If you have questions, please do not hesitate to contact me.

If you have questions, please do not hesitate to contact me.

Sincerely,  
CITY OF ROCKLEDGE

Maddie McDonald  
Code Enforcement Officer

Cc: Joseph Miniclier, Esq (City Attorney)

1247 Sleepy Hollow Ln – 18-009	
4/24/18	Complaint received regarding fascia, soffit and gutters falling off residence.
4/24/18	Inspection noted rotten wood over front window by front door and gutters falling down will reach out to the Rockledge Building Division to find out if permits have been pulled for work to be done - if not letter to be sent.
4/26/18	No permits on file or pending - sending letter
5/31/18	Deadline passed, property in same condition
6/5/18	Notice of violation sent Certified Mail with Return Receipt Requested
6/7/18	Manuel Vasquez signed return receipt for property owner
7/8/18	Deadline passed, some progress made – gutter that was hanging had been removed, the rotting wood has been trimmed up but not much more appears to have been done. Fascia and soffit are still missing. Rotted eaves not repaired.
7/10/18	Notice of Hearing/Statement of Violation sent via Certified Mail with Return Receipt Requested
7/24/18	Check tracking and US Postal service stated there is a problem with the address and it would be returned to sender.
7/30/18	Certified letter has not been returned, visit to local US Postal Service to find out why
	US Postal supervisor was unable to give me direction as to why it was marked as undeliverable yet went through normal procedures and was returned to sender same day.
7/30/18	Hand delivered Notice of Hearing/Statement of Violation and spoke with Manual Vasquez who was living at this residence.
	He lived in Puerto Rico but his home was destroyed by Hurricane Irma and has been living here since. According to Mr. Vasquez, Mr. Lopez-Acevedo has been hospitalized for over a month and that is why nothing further was done.
8/8/18	Heard before the Rockledge Code Enforcement Board and discovered a Scriveners error. Notice of Violation to be resent to correctly identify the city code
8/10/18	Amended Notice of Violation sent Certified Mail with Return Receipt Requested
8/15/18	Return Receipt signed by Hector Lopez
9/5/18	20- day Deadline for compliance
	No communication from property owner, no permit submitted
10/19/18	Notice of Hearing sent for November's Code board sent via Certified Mail, Return Receipt Requested.
11/1/18	Checked USPS website as Agenda deadline for submittal and discovered the Certified Mail shows delivered on 10/31/18 at 2:43pm.

**CODE ENFORCEMENT BOARD OF THE  
CITY OF ROCKLEDGE**

**COMPLAINT #18-009**

**CITY OF ROCKLEDGE,  
Petitioner,**

**vs.**

**Hector Lopez-Acevedo  
Respondent(s) /**

**STATEMENT OF VIOLATION  
AND  
REQUEST FOR HEARING**

Pursuant to Subsection 162.06(2), Florida Statutes and Section 24.00 of the Land Development Regulations of the City of Rockledge, Rockledge, Florida, the undersigned Code Inspector hereby gives notice to the Rockledge Code Enforcement Board of an uncorrected violation of the Rockledge Code of Ordinances/Land Development Regulations of the City of Rockledge, Rockledge, Florida, being as particularly described herein, and hereby requests a hearing before said Code Enforcement Board.

1. Identify Sections of the Rockledge Land Development Regulations which is in Violation:  
Section 59.73.(D)2
2. Location/address where Violation exists:  
1247 Sleepy Hollow Ln, Rockledge FL 32955
3. Name and address of owner/person in charge of location where Violation exists:  
Hector Lopez-Acevedo, 1247 Sleepy Hollow Ln, Rockledge, FL 32955
4. Description of Violation:  
Section above the front window is rotting, missing fascia in multiple locations around the house
5. Date Violation first observed:  
April 25, 2018
6. Date owner / person in charge given Notice of Violation:  
August 15, 2018
7. Date Violation to be corrected:  
September 5, 2018
8. Date reinspection was performed:  
October 18, 2018
9. Results of reinspection:  
The aforementioned conditions in item #4 continue to exist therefore the violations continue to exist.

Based upon the foregoing, the undersigned Code Inspector hereby certifies the above described Violation continues to exist, that attempts to secure compliance with the Rockledge Code of Ordinances/Land Development Regulations of the City of Rockledge have failed as aforesaid, and that the Violation should be referred to the Rockledge Code Enforcement Board for a public hearing.

DATED, this 19 day of October, 2018.

CITY OF ROCKLEDGE  
  
Maddie McDonald  
Code Enforcement Officer



**ROCKLEDGE POLICE DEPARTMENT**  
1776 Jack Oates Boulevard, Rockledge, Florida 32955  
Telephone 321-690-3213, ext. 3165 Fax Number 321-690-3236

Maddie McDonald, Code Enforcement ID #165  
Email: [codeenforcement@rockledgepolice.org](mailto:codeenforcement@rockledgepolice.org)

Certified Mail: 7013 3020 0001 0225 9762

**VIOLATION NOTICE**  
(Amended to correctly cite codes)

August 10, 2018

Hector Lopez-Acevedo  
1247 Sleepy Hollow Ln  
Rockledge, FL 32955

Re: 1247 Sleepy Hollow Ln, Rockledge, FL 32955 / CR: 2017-00012339

Dear Mr. Lopez-Acevedo:

It has been identified that there is violation of the Rockledge Land Development Code on the above referenced property:

Section: 59.73(D)2 All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences 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 protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repaired.

Currently, the eaves on the property are missing fascia in places, gutters have become detached from the structure and are hanging down, and there is the appearance of rotting wood above a window which is a violation of City Code.

Another inspection will be performed in twenty (20) days from receipt of this Notice. If we have not heard from you with or that inspection reveals that the violation(s) herein described have not been corrected, a Request for Hearing will be submitted to the Rockledge Code Enforcement Board. The Board has the authority to levy a fine of up to \$250.00 per day, per violation. The case may be presented to the Board even if the Violation(s) have been corrected prior to the Board hearing.

Your attention to this matter is greatly appreciated.

Sincerely,  
CITY OF ROCKLEDGE

Maddie McDonald  
Code Enforcement ID#165

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing notice of violation has been furnished by certified mail to the respondent (s) dated 8/10/18

