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**ROCKLEDGE CODE ENFORCEMENT BOARD  
MEETING MINUTES**

**Thursday, September 13, 2018 - 4:30 p.m.**

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1. CALL TO ORDER

The Rockledge Code Enforcement Board met on September 13, 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.

2. APPROVAL OF MINUTES

- Meeting of August 9, 2018

**Motion by Kevin Jarvis to approve the Minutes and Attendance Records of the meeting on August 9, 2018; motion seconded by David Wilkison. All in favor. Motion carries.**

3. OLD BUSINESS

- 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 August 9, 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 stated the final inspection is scheduled for September 14, 2018, and is requesting to table 17-027 until the next meeting.

**Motion by Paul Grossman to table 17-027 until the next meeting; motion seconded by David Wilkison. 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 August 9, 2018)

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

Code Enforcement Officer McDonald explained that a permit was issued for the fence and is requesting to table 18-007 until the next meeting.

**Motion by Paul Grossman to table 18-007 until the next meeting; motion seconded by Dianne Johnson. All in favor. Motion carries.**

- C. 18-008 – Bea Zeadlis – 25 South Street – Inoperable Vehicle / Commercial Vehicle on the property – dilapidated accessory structure on property (TABLED August 9, 2018)

**Motion by Kevin Jarvis to remove 18-008 from the table; seconded by Paul Grossman. All in favor. Motion carries.**

Code Enforcement Officer McDonald stated the accessory structure has been fixed and the property has been cleaned up around the vehicle for access. The City is requesting to table 18-008 for 60 days to allow the owner time to remove or fix the vehicle.

**Motion by Dianne Johnson to table 18-008 for 60 days; motion seconded by Paul Grossman. All in favor. Motion carries.**

- D. 18-010 – Cheryl Miles – 1860 Bridgeport Circle – Dilapidated fence/required subdivision barrier wall

Code Enforcement Officer McDonald stated that this matter was heard on August 9, 2018, and the Finding of Fact was signed and set out on August 10, 2018. There has been no communication with the property owner, and the fence has not be fixed or replaced. The City is requesting to file the Order.

**Motion by Kevin Jarvis to file the Order for 18-010; motion seconded by Paul Grossman. All in favor. Motion carries.**

#### 4. 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 on any of the cases coming in front of the Board.

- A. 17-030 – Ryan Felice – 1115 Woodsmere Parkway – Reduction of Lien

Code Enforcement Officer McDonald gave a brief outline of what the City's actions were on case 17-030 and stated that there had been monthly visits to the property to verify compliance. Once it had been verified that it had come into compliance, an affidavit had been signed and the fine ceased.

The City is recommending a reduction of the lien to \$1,700.00 to cover the City's cost. It should be paid in 90 days, or the fine would revert back to the original amount of \$17,700.00.

Ryan Felice at 1115 Woodsmere Parkway, property owner stated that he lost the title to the vehicle and had to wait for the replacement to sell the vehicle. He said that he did not have the funds to pay for the lien and that he could pay \$100.00.

Discussion followed:

Code Enforcement Officer requested a recess at 4:48 p.m.

Meeting resumed at 4:50 p.m.

Code Enforcement Officer McDonald made the recommendation, based on Mr. Felice's situation, to reduce the lien amount to \$1,000.00 to be paid in 12 months and if the fine is not paid in full, the lien amount would begin to accrue interest.

Discussion followed:

Board Attorney Miniclier explained that this is a homesteaded property and that the City would not be able to foreclose on the lien and that the lien will remain on the property until such time as it is sold.

**Motion by Paul Grossman to approve the reduction of lien to \$1,000.00 without any additional penalties or interest for 12 month from the date of the meeting or will accrue interest if not paid off within the 12 months; motion seconded by Martha Rich. Motion failed 2-4. (FOR: Paul Grossman and Martha Rich. AGAINST: Kevin Jarvis, David Wilkison, Michael Lapinski and Dianne Johnson.)**

**Motion by Michael Lapinski to approve the reduction of lien to \$1,000.00 with no time limit to pay of the lien; seconded by David Wilkison. Motion failed 2-4. (FOR: Michael Lapinski and David Wilkison. AGAINST: Paul Grossman, Martha Rich, Dianne Johnson and Kevin Jarvis.)**

**Motion by David Wilkison to approve the reduction of lien to \$1,000.00 with no interest until the property is sold or refinanced; motion seconded by Paul Grossman. Motion carries 4-2. (FOR: David Wilkison, Paul Grossman, Dianne Johnson and Michael Lapinski. AGAINST: Martha Rich and Kevin Jarvis.)**

Recording Secretary requested a recess at 5:01 p.m.

Meeting resumed at 5:03 p.m.

- B. 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 explained that on a routine inspection noticed the vehicles were in violation and left notice on the door. The property at 1305 Georgia Avenue is a rental property, and the tenant and owner had been sent a courtesy notice. There has been no communication from either party. All mail sent Certified with Return Receipt Requested has been signed. Reinspection on September 13, 2018, noted that one of the vehicles had been removed (one with expired temporary tag and flat tires) and one still on the property (one without a current and valid motor vehicle plate).

Board Attorney requested a recess at 5:05 p.m.

Meeting resumed at 5:06 p.m.

Discussion followed:

**Motion by Kevin Jarvis that there exists at 1305 Georgia Avenue an inoperable vehicle, which is a violation of the Rockledge Land Development Regulations when the Notice of Violation was sent; motion seconded by David Wilkison. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property at 1305 Georgia Avenue is in violation of Section 13-14 and Section 13-15 of the Rockledge Land Development Regulations; seconded by Paul Grossman. All in favor. Motion carries**

**Motion by Kevin Jarvis that the property at 1305 Georgia Avenue must be in compliance with Section 13-14 and Section 13-15 of the Rockledge Land Development Regulations by having the vehicle registered and fixed or removing the vehicle within 10 days, or a fine of \$100.00 a day will be imposed retroactive to the date the order was signed; seconded by Paul Grossman. 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.

Code Enforcement Officer McDonald explained the property is under foreclosure and the bank is receiving proposals to temporarily secure the pool while going through the foreclosure process. There is also a scrivener's error in the Statement of Violation and Notice of Hearing that must be corrected in order to proceed with this case. The City is requesting 18-013 be tabled until the next meeting.

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

D. ADJOURN

There being no further business, the meeting was adjourned at 5:14 p.m.

Submitted by:

Deanna Pomichter  
Recording Secretary

Approved by:

Karen Kuta  
Chairman