

MAYOR  
Hal J. Rose

DEPUTY MAYOR  
Andrea Young

COUNCIL MEMBERS  
Diana Adams  
Pat Bentley  
John Dittmore  
Daniel McDow  
Stephen Phrampus



Building Department  
Tom Forbes, Building Official  
City Hall  
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West Melbourne, FL 32904  
Phone: (321) 837-7776  
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## CODE ENFORCEMENT BOARD

### AGENDA

Thursday, June 16, 2022  
5:30 pm  
City Council Chambers

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPTION OF MINUTES**

The Board is asked to approve the minutes of the May 19, 2022 hearing.

- 5. SWEARING IN OF THOSE PRESENTING TESTIMONY**
- 6. NEW BUSINESS**

- A.** Case No. 21-0128 (4355 W. New Haven Ave)  
AHIP FL MELBOURNE PROPERTIES, LLC., et al.  
Violation of Section 98-1120. – Walls separating residential zoning districts from development in commercial, institutional and industrial zoning districts; alternative landscape buffers  
Order finding violations and fines
- B.** Case No. 22-0044 (748 John Carroll Lane)  
JOSEPHINE SANTANGELO ESTATE, et al.  
Violation of Section 26-100. - Prohibited accumulations of garbage and trash  
Violation of Section 27-7. – Requirements for collection set out  
Violation of Section 18-421. - Conditions  
Violation of Section 302.1 - Sanitation  
Order finding violations and fines
- C.** Case No. 22-0048 (9075 Ellis Road)  
MADISON HOLDINGS OF BREVARD, LLC., et al.  
Violation of Section 98-936. – Site plan

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Violation of Section 74-53. – General Standards  
Order finding violations and fines

## **7. ADJOURNMENT**

**All persons wishing to be heard should appear in person at these hearings or send written comments to the City Clerk. All persons and parties are hereby advised that if they should decide to appeal any decision made by the City with respect to any matter considered at the public meeting or hearing described in this notice, they will need a record of the proceedings, and for such purpose, said person or party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286, Florida Statutes). In compliance with American with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the City's ADA coordinator at 321-837-7774 at least 48 hours before the hearing.**

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## CODE ENFORCEMENT BOARD

### MINUTES

May 19, 2022

#### 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Vice Chair Sandra Michelson called the meeting to order at 5:31 pm and led the Pledge of Allegiance.

#### 2. ROLL CALL

Present: Vice Chair Sandra Michelson, Board Members James Shipton, Linda Palardy and George Bosch.

Absent: Chair Chris Gibbs, Board Members Andrew Jones, Robert Luber and Kimberly McGibany.

Board Member Shipton moved to excuse Chair Chris Gibbs, Board Members Andrew Jones, Robert Luber and Kimberly McGibany. Seconded by Board Member Palardy motion carried 4-0.

Also present: Building Official Tom Forbes, Code Enforcement Inspectors Roy Black and Camille Moore, City Attorney Morris Richardson, Building Dept. employee Doreen Morales and other members of the public.

#### 3. ADOPTION OF THE MINUTES

Board Member Shipton moved to approve the minutes from April 21, 2022. Seconded by Board Member Bosch, motion carried 4-0.

#### 4. SWEARING IN OF THOSE PRESENTING TESTIMONY

Doreen Morales swore in those presenting testimony.

## **5. NEW BUSINESS**

### **Case No. 2022-0052**

#### **Violation of Section 98-1122. – Maintenance of walls and fences**

Code Enforcement Inspector Camille Moore presented Case No. 2022-0052 for property located at 2604 Summerwind Court and owned by Sara M. Feliciano, et al.

Inspector Moore was sworn in and testified:

- April 19, 2022 – Complainant stated there was overgrowth, fence in disrepair and an odor of dog feces
- Inspector Moore inspected the property, photographs were taken, yard work was ongoing, slight odor of dog feces w/none readily visible, fence was leaning, NOV was sent to PO for fence repair
- April 25, 2022 - Property owner advised they were getting fence quotes
- May 16, 2022 - PO advised she would email quotes once received
- May 18, 2022 – Emailed fence quote was received
- Inspector Moore recommends a 30-day extension

Inspector Moore recommends finding the violations.

Board Member Shipton moved to find the violations. Vice Chair Michelson seconded, motion carried 4-0.

Code Enforcement Inspector Moore recommends granting a 30-day extension.

Building Official Forbes stated a \$50 fine thereafter is recommended.

Board Member Bosch moved to grant a 30-day extension and Board Member Shipton recommended a \$50/a day fine thereafter. Board Member Palardy seconded, motion carried 4-0.

### **Case No. 2022-0041**

#### **Violation of Section 26-102. Removal of certain growth of grass and weeds**

#### **Violation of Section 18-421. Conditions**

Code Enforcement Inspector Camille Moore presented Case No. 2022-0041 for property located at 174 SW Irwin Avenue and owned by Salman Salman, et al.

Inspector Moore was sworn in and testified:

- April 11, 2022 - Complainant stated there was overgrowth, wild animals and homeless people at the violation site

- April 11, 2022 - Upon inspection there was overgrowth and the residence appeared abandoned, unsecured front and rear doors, no apparent squatter activity, door hanger was left
- Property owner was given three weeks to comply
- May 6, 2022 - After three weeks the property was re-inspected and it was not secured nor was overgrowth removed
- May 16, 2022 – Re-inspected; no change

Inspector Moore recommends finding the violations.

Board Member Palardy moved to find the violations. Board Member Bosch seconded, motion carried 4-0.

Inspector Moore recommends granting 30 days to remove the overgrowth and \$50/a day thereafter and 10 days to secure the residence and \$50/a day thereafter.

Board Member Palardy moved to grant 10 days to secure the property and \$50/a day thereafter. Board Member Shipton seconded, motion carried 4-0.

Board Member Palardy moved to grant 30 days for the overgrowth to be removed and clean up the property and \$50/a day thereafter. Vice Chair Michelson seconded, motion carried 4-0.

## **6. ADJOURNMENT**

There being no further business, hearing was adjourned.

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Vice Chair Michelson, or designee

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Doreen A. Morales  
Recording Secretary