
ROCKLEDGE CODE ENFORCEMENT BOARD
MEETING MINUTES

February 14, 2019 - 4:30 p.m.

1. CALL TO ORDER

The Rockledge Code Enforcement Board met on February 14, 2019, 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 Chairman
Karen Kuta, Chairman
Martha Rich
Michael Lapinski

MEMBERS ABSENT: David Wilkison, excused

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 Kuta.

2. APPROVAL OF MINUTES

- Meeting of January 10, 2019

Motion by Kevin Jarvis to approve the Minutes and Attendance Record of the meeting on January 10, 2018. Seconded by Paul Grossman. All in favor. Motion carries.

3. UNFINISHED BUSINESS

- A. 18-018 – Shannon Piatek – 1127 Wentworth Circle – Inoperable vehicle
1. Finding of Fact, Conclusion of Law and Order (January 11, 2019)

Code Enforcement Officer McDonald stated this property is in compliance.

- B. 18-009 – Hector Lopez-Acevedo – 1247 Sleepy Hollow Lane – Exterior violation, rotting wood, missing fascia and soffit (Tabled November 13, 2018)

Motion by Kevin Jarvis to remove from the table 18-009. Seconded by Michael Lapinski. All in favor. Motion carries.

Code Enforcement Officer McDonald stated this property is in compliance.

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 regarding any of the cases coming in front of the Board.

- A. ECE18-00611 – Nancy C. Clark – 20 Knollwood Drive – Inoperable vehicle: no tag, flat tires.

Code Enforcement Officer McDonald stated this property is in compliance.

- B. ECE18-0518 – Russell Sage, Jr. – 1718 Palmer Lane - Inoperable vehicle: White car with flat tires and a dark colored van with flat rear tire.

Code Enforcement Officer McDonald explained that on a routine inspection of the area, she noticed a van with expired tags and flat tires, and a white car backed in that appears to have sunk in to the ground at 1718 Palmer Lane. The property owner stated at that time the vehicles needed work done. After notice was sent, only the registration on the van was renewed and properly displayed. An email was received from the owner's daughter-in-law, who resides at the house, stating they finally found the keys, and the battery was dead. So they need more time to move that car and then get a new tire for the van and move that one too. A seven (7) day extension was granted. That deadline passed and there has been no further communication with the property owner or the daughter-in-law, and there is no change in the status of either vehicle. In addition, the bank that holds the mortgage on this property is beginning the foreclosure procedure.

Discussion followed.

Motion by Kevin Jarvis that there exists two (2) inoperable vehicles at 1718 Palmer Lane, which is a violation of the Rockledge Code of Ordinances when the Notice of Violation was sent. Seconded by Paul Grossman. All in favor. Motion carries.

Motion by Kevin Jarvis that the property at 1718 Palmer Lane is in violation of Section 13-14 and Section 13-15 of the Rockledge Code of Ordinances by having two (2) inoperable vehicles on the property. Seconded by Paul Grossman. All in favor. Motion carries.

Motion by Kevin Jarvis that the property owner must be in compliance with Section 13-14 and Section 13-15 of the Rockledge Code of Ordinances by having the two (2) vehicles fixed or removed within 15 days, or a fine of \$100.00 per day will be imposed retroactive to the date the Order was signed. Seconded by Michael Lapinski. All in favor. Motion carries.

- C. ECE18-0754 – Helen Litras – 994 Alsup Drive – Overgrown/debris: side and rear yards not being mowed or maintained and there is a accumulation of household items and more stored in the tall grass.

Code Enforcement Officer McDonald stated on a routine inspection, she noticed at 994 Alsup Drive, the side/rear yard was over grown and not being maintained with household items within the tall grass/weeds. There was no response from the owner or tenant, and the only contact was from the tenant (property owner's son) after the Notice of Hearing for Code Board was sent. A week before the hearing, she met with the property owner's son to discuss what needs to be done then rescheduled for the day of the hearing. That inspection revealed that the property is still in violation; however, the majority of the work was done. The property owner and her son were informed they had 15 days or a fine will be imposed via a phone call while on the premises.

Discussion followed.

Motion by Kevin Jarvis that there exists overgrown grass, junk and debris at 994 Alsup Drive, which is a violation of the Rockledge Code of Ordinances when the Notice of Violation was sent. Seconded by Paul Grossman. All in favor. Motion carries.

Motion by Kevin Jarvis that the property at 994 Alsup Drive, is in violation of Section 57.43 and Section 59.73.B.4 of the Rockledge Code of Ordinances by having overgrown grass, junk and debris. Seconded by Paul Grossman. All in favor. Motion carries.

Motion by Kevin Jarvis that the property owner must be in compliance with Section 57.43 and Section 59.73.B.4 of the Rockledge Code of Ordinances by maintaining the grass/weeds and removing all junk/debris within 15 days, or a fine of \$150.00 a day will be imposed retroactive to the date the Order was signed. Seconded by Paul Grossman. All in favor. Motion carries.

- D. ECE18-0511 – Michele Gibson – 1218 Sugar Creek Lane – Occupied residence with boarded windows.

Code Enforcement Officer McDonald stated a complaint was received regarding debris, inoperable vehicles and boarded windows at 1218 Sugar Creek Lane. An inspection was done and verified the complaint and notice was sent. After a reinspection there has been no change, and a Notice of Violation was sent. Reinspection revealed that the debris had been removed and the vehicles were in compliance; however, the violation of the boarded windows remained and the property is occupied. This is a safety hazard as a means of emergency egress must be maintained. There has been no communication with the property owner.

Discussion followed.

Motion by Kevin Jarvis that there exists boarded windows at 1218 Sugar Creek Lane, which is a violation of the Rockledge Code of Ordinances when the Notice of Violation was sent. Seconded by Paul Grossman. All in favor. Motion carries.

Motion by Kevin Jarvis that the property at 1218 Sugar Creek Lane is in violation of Section 59.77.B.4 of the Rockledge Code of Ordinances by having boarded windows in an occupied property. Seconded by Paul Grossman. All in favor. Motion carries.

Motion by Kevin Jarvis that the property owner must be in compliance with Section 59.77.B.4 of the Rockledge Code of Ordinances by having boards removed from the windows within 15 days, or a fine of \$150.00 a day will be imposed retroactive to the date the Order was signed. Seconded by Paul Grossman. All in favor. Motion carries.

5. ADJOURN

There being no further business, the meeting was adjourned at 5:00 p.m.

Submitted by:

Deanna Pomichter
Recording Secretary

Approved by:

Karen Kuta
Chairman