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

**Thursday, January 10, 2019 - 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. 18-013 - Juana Leticia Snell – 359 Tunbridge Dr - Pool enclosure is ripped and torn; therefore pool is not secured. The pool water is unsanitary. (TABLED 9/13/18)
4. NEW BUSINESS
  - A. Election of Chairperson and Vice Chairperson
  - B. 18-018 – Shannon Piatek – 1127 Wentworth Cir – Inoperable vehicle
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**

**December 13, 2018 - 4:30 p.m.**

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1. CALL TO ORDER

The Rockledge Code Enforcement Board met on December 13, 2018, at 4:30 p.m. in the City Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Kevin Jarvis, Vice Chairman  
Karen Kuta, Chairman  
Martha Rich  
David Wilkison  
Michael Lapinski

MEMBERS ABSENT: Paul Grossman (excused)  
Dianne Johnson (excused)

STAFF PRESENT: Joseph Miniclier, City Attorney  
Maddie McDonald, Code Enforcement Officer  
Sherry Cazessus, CMC, Deputy City Clerk

With a quorum present, the meeting was called to order by Chairman Kuta.

2. APPROVAL OF MINUTES

- Meeting of November 8, 2018

**Motion by Kevin Jarvis to approve the Minutes and Attendance Record of the meeting on November 8, 2018. Seconded by Martha Rich. All in favor. Motion carries.**

3. OLD BUSINESS

4. NEW BUSINESS

- A. 18-016 – Charlie Perrone, Jr. Et La -1716 Fairway Lane – Accumulation of household items, metal scraps and more in the front patio, in front of the garage and along the side of the driveway.

Code Enforcement Officer McDonald stated that the property had been brought into compliance and provided an Affidavit of Compliance as well as pictures for the board members to review.

5. ADJOURN

There being no further business, the meeting was adjourned at 4:34 p.m.

Submitted by:

Sherry Cazessus, CMC  
Recording Secretary

Approved by:

Karen Kuta  
Chairman

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

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

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

**359 Tunbridge Dr – 18-013**

7/12/18	Complaint received that this foreclosed vacant residence had unprotected pool
	Inspection noted that the screen enclosure was not secure and research indicated that the property is under foreclosure
7/12/18	Sent email /phone call to bank that is filing foreclosure and they said they would research it to find out what they could do.
	Was informed by email that this property was not in their system (Safeguard Properties) although it was registered by them through the website
	Further research done and sent that information to Safeguard.
7/24/18	Posted the property with a Notice of Violation and sent a copy of this notice to the owner of record in Virginia as well as emailed a copy to Safeguard Properties as property preservation company
8/2/18	Received an email stating that they found the address in their system, and was told that "per the current status of the loan the client previously denied Safeguard to address work on the property until post-foreclosure. An escalation was made 8/1/18 to the client relaying the violation to inquire if we are able to address."
8/21/18	No change to property, no further contact from Safeguard Properties or property owner. Visit to property went to neighbor's house to be able to view the rear of the property.
	Posted the property with Statement of Violation and Notice of Hearing.
	Courtesy copy sent to the property owner and email copy sent to Safeguard Properties as well.
9/12/18	Preservation company may be able to do more,
9/13/18	Noted scrivener's error on Notice -- tabled to allow time to renotice for next code board hearing
9/14/18	Reposted with corrected information
10/4/18	According to Safeguard, the property is in bankruptcy and can only complete work with permission from the attorney. They have also forwarded the information to their client, expressing the urgency towards compliance.
10/22/18	Safeguard sent email Re: have a work order in the field to repair the pool screens and cover the pool. Should be completed soon.
11/13/18	Certificate of Title recorded showing Branch Banking and Trust as property owner
12/5/18	Email from Isil Nevins stating that her Real Estate Company has received this property for listing. And wanting to know what violations were active.

12/6/18	Several Email correspondence with Ms. Nevins who assured me that the property will be brought into compliance.
12/27/18	Email from Ms. Nevins along with pictures: "Pool is up and running and screens enclosure should be completed by 1/3/2019"

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT  
IN AND FOR BREVARD COUNTY, FLORIDA  
CIVIL DIVISION

BRANCH BANKING AND TRUST COMPANY,  
Whose address is: 7701 Airport Ctr Drive, Floor 4B,  
Greensboro, NC 27409

Plaintiff

CASE NO.: 05-2016-CA-040721

v.

JUANA LETICIA SNELL A/K/A JUANA L. SNELL; UNKNOWN  
SPOUSE OF JUANA LETICIA SNELL A/K/A JUANA L. SNELL;  
BRADLEY M. SNELL; CHELSEA PARK AT ROCKLEDGE  
HOMEOWNERS ASSOCIATION, INC., ANY AND ALL  
UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND  
AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS  
WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER  
SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS  
SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER  
CLAIMANTS; TENANT #1; TENANT #2

SCOTT ELLIS  
2018 NOV 13 P 1:40  
FILED IN TVL  
CLERK OF CIR CT.  
BREVARD CO FL.

Defendants.

**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on **October 31, 2018**, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in BREVARD County, Florida:

LOT 3, BLOCK H, CHELSEA PARK, UNIT 7, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 48, PAGES 72 THROUGH 74, INCLUSIVE, OF THE  
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

was sold to **BRANCH BANKING AND TRUST COMPANY, 7701 Airport Ctr Drive, Floor 4B, Greensboro, NC 27409.**

WITNESS my hand and the seal of the Court on this 13 day of Nov 2018.

(SEAL)



SCOTT ELLIS  
CLERK OF THE CIRCUIT COURT

By: Keri Miller  
Deputy Clerk **KERI MILLER**

Copies to.

- Robert Copen, Esq., 10225 Ulmerton Road, Suite 5A, Largo, FL 33771, [Foreclosure@Copenlaw.net](mailto:Foreclosure@Copenlaw.net)
- Juana Leticia Snell A/K/A Juana L. Snell, 5417 Kimbermere Court, Glen Allen, VA 23060,
- Juana Leticia Snell A/K/A Juana L. Snell, 136 South Ave SE, Atlanta, GA 30315-1506,
- Bradley M. Snell, 5417 Kimbermere Court, Glen Allen, VA 23060,
- Bradley M. Snell, 4487-A Beacon Grove Cir, Fairvax, VA 22033-6039,
- John L. Soileau, Esq., 3490 N. U.S. Highway 1, P.O. Box 236007, Cocoa, FL 32923, [isoileau@brevardlawgroup.com](mailto:isoileau@brevardlawgroup.com)

bbtgnm-161

Case # 05-2016-CA-040721-XXXX-XX

Document Page # 55



\*29690037\*

1127 Wentworth Cir – 18-018

9/14/18	Written compliant received re: high grass, inoperable vehicle in front yard (not moved for over 6 months)
	Visit to location noted overgrowth and white car in beside the driveway, backed in parked on gravel. The vehicle has sunk into the gravel and the tires appear flat – door hanger left
9/25/18	Re-inspection noted grass had been mowed; however vehicle remains
10/16/18	No change to vehicle, grass remains maintained
10/16/18	Courtesy notice sent to owner re: inoperable vehicle
11/2/18	Re-inspection noted vehicle remains in same location
	Notice of Violation sent via Certified Mail with Return Receipt Requested
11/21/18	Certified Mail with Return Receipt Requested returned unclaimed
	Resent same notice with US Supreme Court notice regarding due process
12/17/18	Re-inspection noted vehicle remains in same location
12/17/18	Notice of Hearing and Statement of Violation sent out along with US Supreme Court notice





**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

November 21, 2018

Shannon Piatek  
1127 Wentworth Cir  
Rockledge, Fl 32955

Re: 1127 Wentworth Cir, Rockledge, FL 32955

Dear Ms Piatek:

Due to the certified mail being unclaimed by the owners of above address, a notice of legal delivery is being sent out along with the violation letter.

You did not accept, refused, or did not claim certified mail sent to you by the City of Rockledge Code Enforcement Department.

As a point of information the U.S. Supreme Court has ruled (Case # 00-6567) that **notice of certified mail satisfies the requirement of due process** and that "attempt to provide notice" rather than "actual notice" or "receipt of notice" is sufficient notification. The court reasoned that due process requires only that the government's efforts be reasonably calculated to apprise a party of the pendency of an action. **Thus, you have been notified of the action (s).**

In the City's effort to give you every chance to be aware of the action against you I am enclosing a copy of the notice(s).

**Please govern yourself accordingly.**

Sincerely,  
CITY OF ROCKLEDGE

Maddie McDonald  
Code Enforcement ID#165



**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

Certified Mail: 7013 3020 0001 0225 8611

**NOTICE OF VIOLATION**

November 02, 2018

Shannon Piatek  
 1127 Wentworth Cir  
 Rockledge, FL 32955

RE: Code Violation – 1127 Wentworth Cir, Rockledge FL 32955

Dear Resident and/or Property Owner:

It has been identified that there is a violation of the Rockledge Code of Ordinance/Land Development Regulations on the above property:

**NOTED VIOLATION:**

Section 13-15 prohibits wrecked, inoperable, or dismantled motor vehicles to remain on any lot, parcel or tract of land in the City, (except within an enclosed covered building) for a period exceeding seven (7) days. (An expired / missing tag is also an inoperable vehicle). An Inoperative motor vehicle means a motor vehicle that is not capable of operating under its own power, or a motor vehicle with one or more flat tires, or a motor vehicle off the ground resting on blocks or other supports, or a motor vehicle not having properly displayed a valid and current motor vehicle license plate

**CORRECTIVE ACTION:** Over the past several months, there is a white vehicle stored on the property that has flat tires and has sat for so long that it has sunk into the ground which is a violation of the city code.

**REINSPECTION TERMS:** You are requested to bring the property into compliance with the city codes within ten (10) days from the receipt of this letter. Another inspection will be made after that deadline and if the inspection reveals that the Violation described has not been corrected, a Request for Hearing may be submitted to the Rockledge Code Enforcement Board. The board has the authority to levy a fine of up to \$250.00, per day, for each and every day the violation continues to exist. The case may be presented to the Board even if the violation(s) have been corrected prior to the Board hearing

Should you have any questions or require additional information please feel free to contact me.

Sincerely,  
 CITY OF ROCKLEDGE

Maddie McDonald,  
 Code Enforcement Officer 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 Respondent(s) dated November 02, 2018.



**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)

December 17, 2018

Shannon Piatek  
1127 Wentworth Cir  
Rockledge, FL 32955

RE: Code Violation/Notice of Hearing – 1127 Wentworth Cir, Rockledge FL 32955

Dear Ms. Piatek:

Due to the certified mail being unclaimed by the owners of this address, a notice of legal delivery is being sent out along with your violation letters.

You have previously not accepted, refused, or did not claim certified mail sent to you by the City of Rockledge Code Enforcement Department.

As a point of information the U.S. Supreme Court has ruled (Case # 00-6567) that notice of certified mail satisfies the requirement of due process and that “attempt to provide notice” rather than “actual notice” or “receipt of notice” is sufficient notification. The court reasoned that due process requires only that the government’s efforts be reasonably calculated to appraise a party of the pendency of an action. Thus, you have been notified of the violation (s) and the pending code enforcement action.

In the City’s effort to give you every chance to be aware of the action against you I am enclosing a copy of the notice(s).

**Please govern yourself accordingly.**

Sincerely,  
CITY OF ROCKLEDGE

Maddie McDonald  
Code Enforcement ID#165

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

**COMPLAINT #18-018**

**CITY OF ROCKLEDGE,  
Petitioner,**

**vs.**

**PIATEK, SHANNON**

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 Code of Ordinance which is in Violation:  
Section 13-15
2. Location/address where Violation exists:  
1127 Wentworth Cir, Rockledge FL 32955
3. Name and address of owner/person in charge of location where Violation exists:  
Shannon Piatek, 1127 Wentworth Cir Rockledge, FL 32955
4. Description of Violation:  
Inoperable vehicle stored on property (flat tires / sunk into ground)
5. Date Violation first observed:  
September 14, 2018
6. Date owner / person in charge given Notice of Violation:  
November 23, 2018
7. Date Violation to be corrected:  
December 14, 2018
8. Date reinspection was performed:  
December 17, 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 18 day of December, 2018.

CITY OF ROCKLEDGE

  
Maddie McDonald  
Code Enforcement Officer

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$	8112/11
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark  
Here

Total

Sent  
Street or PO  
City, State

**Shannon Piatek**  
**1127 Wentworth Cir**  
**Rockledge, FL 32955**

PS Form 3800, August 2006

See Reverse for Instructions

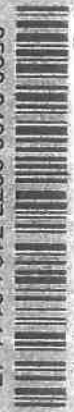
TT9R 522D T000 020E ET02

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Shannon Piatek**  
**1127 Wentworth Cir**  
**Rockledge, FL 32955**



9590 9402 3077 7124 2141 47

2. Article Number (Transfer from service label)

7013 3020 0001 0225 A611

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature   Agent  Addressed
- B. Received by (Printed Name)   Addressed
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

- Adult Signature Restricted Delivery
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

