

**ROCKLEDGE CODE ENFORCEMENT BOARD  
MEETING MINUTES**

**Thursday, June 11, 2020 - 4:30 p.m.**

1. CALL TO ORDER

The Rockledge Code Enforcement Board met on June 11, 2020, at 4:30 p.m. in the City Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Karen Kuta, Chairman  
Kevin Jarvis, Vice Chairman  
Mike Pryor  
Martha Rich

MEMBERS ABSENT: None

STAFF PRESENT: Dr. Brenda Fettrow, City Manager  
Joseph Miniclier, City Attorney  
Brian Simmons, Officer/Fire Marshal  
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 May 7, 2020

**Motion by Martha Rich to approve the meeting Minutes and Attendance Record from May 7, 2020. Seconded by Mike Pryor. All in favor. Motion carries.**

3. UNFINISHED BUSINESS

A. ECE19-0747 – Robert Wayne Carroll – 1024 Medallion Drive – There is a vehicle in the open carport that is (inoperable) missing a side window, has flat tires, expired tag/plate and the yard is overgrown.

**Motion by Kevin Jarvis to remove from the table ECE19-0747. Seconded by Mike Pryor. All in favor. Motion carries.**

Code Enforcement Officer McDonald stated that this property has been brought into compliance.

B. ECE19-0390 – James Black, Beth Rene Black, Catherine Ann Cote – 1920 Murrell Road – Commercial property with porch addition and electrical without a permit.

**Motion by Kevin Jarvis to remove from the table ECE19-0390. Seconded by Mike Pryor. All in favor. Motion carries.**

Code Enforcement Officer McDonald gave a brief review of the case and that the permit is still not issued and the Rockledge Building Department sent plan review comments to the property owner in March. There has been no further communication from the property owner. Staff is requesting 20 days and a fine of \$100 a day.

Discussion followed.

**Motion by Kevin Jarvis that there was work done without a permit at 1920 Murrell Road, which is a violation of the Rockledge Land Development Regulations when the Notice of Violation was sent. Seconded by Martha Rich. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property, at 1920 Murrell Road, is in violation of Sections 30.30 and 30.35(C) of the Rockledge Land Development Regulations, by doing work without a permit. Seconded by Martha Rich. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property at 1920 Murrell Road must be in compliance with Sections 30.30 and 30.35(C) of the Rockledge Land Development Regulations by obtaining a building permit within 15 days, or a fine of \$150.00 a day will be imposed retroactive to the date the order is signed. Seconded by Martha Rich. All in favor. Motion carries.**

#### 4. NEW BUSINESS

- A. ECE18-0376 – REDI, LLC – 2273 Rockledge Boulevard – Unsecured/ Dilapidated vacant buildings.

Code Enforcement Officer McDonald explained the building has been slowly deteriorating over the years. It has had code action after each named storm in 2016 and 2017 and each time the property owner met the minimum to bring the property into compliance. In 2018, staff began code action regarding this property in conjunction with Rockledge Fire Marshal/Officer Brian Simmons with the intent to bring this property into full compliance as it is becoming a public nuisance with multiple responses by both fire and police, in addition to the multiple calls regarding the state of the property.

Kona Construction was hired to demolish the building in October 2018, however they took multiple months to obtain a permit. Non-structural items were removed to ready for demolition of the building and the small house to the north. The permit was submitted in June of 2019 and issued in September of 2019 with no further action was taken after the permit was issued. The permit expired and the contractor appears to have abandoned the job with no contact to the City or property owner.

The property owner called and based on the conversation a new contractor is being hired to finish the job.

The Notice of Hearing was sent (May 21) and it was discovered there was a scrivener's error. So an amended Notice of Hearing was sent the moment it was discovered (May 26). The very next day, the return receipt was returned to the city unsigned and torn. In checking with the US Postal Service, the certified mail that was sent was never scanned and could not be verified that it was delivered. So an additional Amended Notice of Hearing was sent (May 27)

The property owner sent an email requesting an extension due to the pandemic and being in Texas.

Fire Marshal/Officer Brian Simmons stated after multiple calls for the Police Department and the Fire Department the property is deemed unsafe, the building's flooring is caving in and falling apart, the roof is open and metal roofing pieces have blown onto Rockledge Boulevard and the railroad track. As it is Hurricane Season (as of June 1) there is a potential risk to the safety of the neighboring properties and to the community. In addition, this building is a potential life safety issue should the Fire Department /Rescue or Police Department need to respond.

City Attorney Miniclier stated this is a corporation and with the pandemic they can request other ways to be a part of the meeting.

Discussion followed.

**Motion by Kevin Jarvis that there exists an unsafe structure at 2273 Rockledge Boulevard, which is a violation of the Rockledge Land Development Regulations when the Notice of Violation was sent. Seconded by Martha Rich. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property, at 2273 Rockledge Boulevard, is in violation of Section 59.73.D of the Rockledge Land Development Regulations, as the building is unsafe and unsecured. Seconded by Martha Rich. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property at 2273 Rockledge Boulevard must be in compliance with section 59.73.D of the Rockledge Land Development Regulations by obtaining a Rockledge Building Permit for demolition and have the property demolished within 30 days, or a fine of \$250.00 a day will be imposed retroactive to the date the order is signed. Seconded by Mike Pryor. All in favor. Motion carries.**

- B. ECE20-0157 – Ryan Michael Felice – 1115 Woodsmere Parkway – Inoperable vehicle in the driveway without displaying a valid or current motor vehicle license plate.

Code Enforcement Officer McDonald stated that a different vehicle as brought to the Board previously. This vehicle does not have a current tag and does not run.

Discussion followed.

**Motion by Kevin Jarvis that there exists an inoperable vehicle at 1115 Woodsmere Parkway, which is a violation of the Rockledge Code of Ordinances when the Notice of Violation was sent. Seconded by Martha Rich. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property, at 1115 Woodsmere Parkway, is in violation of Sections 13-14 and 13-15 of the Rockledge Code of Ordinances, by having an inoperable vehicle. Seconded by Martha Rich. All in favor. Motion carries.**

**Motion by Kevin Jarvis that the property at 1115 Woodsmere Parkway must be in compliance with Section 13-14 and 13-15 of the Rockledge Code of Ordinances by removing the car or having proper tags within ten (10) days, or a fine of \$100.00 a day will be imposed retroactive to the date the order is signed. Seconded by Mike Prior. All in favor. Motion carries.**

- C. ECE20-0175 – Maggie Taylor Brown – 828 Kentucky Avenue – Multiple inoperable vehicles on the property.

Code Enforcement Officer McDonald stated on a routine inspection she noted multiple vehicles without tags and several with flat tires. Staff followed up with a letter as there were two motorcycles and four cars in question. The property is a homesteaded property.

Alvin J. Brown, 828 Kentucky Avenue, son of the property owner, stated all the vehicles are his and understands he is in violation and is requesting a 60 day extension to sell some of the vehicles and fix the others to bring them into compliance.

Discussion followed.

**Motion by Kevin Jarvis to table ECE20-0175 for 60 day. Seconded by Martha Rich. All in favor. Motion carries.**

## 5. ADJOURN

There being no further business, the meeting was adjourned at 5:24 p.m.

Submitted by:

Deanna Pomichter  
Recording Secretary

Approved by:

Karen Kuta  
Chairman