

CODE ENFORCEMENT BOARD

A meeting of the Indian River County (IRC) Code Enforcement Board (the Board) was held in the Commission Chambers at the County Administration Building, 1801 27th Street, Building "A," Vero Beach, Florida, on Monday, November 17, 2025 at 1:30 pm.

Present were Chairman **Mr. Terence Schlitt**, Engineer Appointee; Vice Chairman **Mr. Pete Clements**; General Contractor Appointee; **Mr. Trey Vetromile**, Architect Appointee; and **Mr. James Kordiak**, Member-at-Large.

Mr. Joseph Petrulak, Subcontractor Appointee; **Mr. Karl Zimmermann**, Realtor Appointee; and **Mr. David Myers II**, Businessman Appointee were absent.

Also in attendance were Attorney Dana McNally, associate of Jennifer D. Peshke, Advising Attorney for the Board; IRC staff: Deputy County Attorney, Susan Prado; Chief of Long Range Planning, Patrick Murphy; Kelly Buck, Code Enforcement Supervisor; Rick Dunkerley, IRC Construction Licensing Investigator; Daphne Driskell, Senior Code Enforcement Officer; IRC Code Enforcement Officers: Michael Folger, Brandon Vazquez, and Jonathan Rivera; and Recording Secretary, Lisa Plesnarski, Planning Assistant.

Call to Order

The secretary called the roll, establishing that a quorum was present. Chairman Terence Schlitt called the meeting to order and led all in the Pledge of Allegiance.

Approval of Minutes

October 27, 2025 Code Enforcement Board meeting.

ON MOTION BY Pete Clements, SECONDED BY Jim Kordiak, the Board voted unanimously (4-0) to approve the meeting minutes of October 27, 2025 as presented.

Attorney's Overview of Board Purpose and Procedures

Attorney Dana McNally, associate of Jennifer D. Peshke, Advising Attorney for the Board, read a brief overview of the Code Enforcement Board's procedures and purpose.

Agenda Additions or Deletions, Consent Items

IRC Code Enforcement Supervisor, Kelly Buck reported the following cases had either come into compliance, been rescheduled, or were recommended by staff for an extension on the Consent Agenda. The following cases were given a 60-day extension until January 23, 2026: Case # 2025060053, Case # 2025030120, Case # 2025070136, Case # 2025070114, Case # 2025050148, Case # 2024070127, Case # 2024030049, Case # 2025080006, Case # 2025040130, Case # 2025070117, Case # 2024100103, and Case # 2024120018. The following case was rescheduled: Case #2025090046. The following cases were brought into compliance: Case #2025070123, Case # 2025030091, Case # 2025090035, Case # 2025100028, 2025100006, Case # 2025090026, and Case # 2025090013.

ON MOTION BY Jim Kordiak, SECONDED BY Pete Clements, the Board voted unanimously (4-0) to accept the Agenda Additions, Deletions and Consent Items as presented.

Swearing in of Those Who Will Testify

The secretary proceeded to administer the testimonial oath to everyone present who would be testifying.

LIEN REDUCTION REQUEST

Case #2024020015 Barnard Fencing Solutions, LLC

IRC Construction Licensing Investigator Rick Dunkerley spoke regarding a cited willful and deliberate disregard and violation of the ordinances of the County violation by Barnard Fencing Solutions, LLC at property at 145 13th Avenue. Mr. Dunkerly explained the Respondent had multiple expired fence permits with no final inspections. Mr. Dunkerly said the Respondent created a new business in order to reopen the expired permits and came into compliance on October 24, 2025. Mr. Dunkerly noted the Respondent's diligence in remedying the violation.

The Respondent, Austin Barnard, was present. Mr. Barnard said he has been working toward compliance but time spent away during his course of work as an over-the-road truck driver has caused some delays. Mr. Dunkerley said a fine in the amount of \$100.00 per day was imposed and came into compliance on October 24, 2025. Mr. Dunkerley said there were a total of 524 days out of compliance with a fine imposed in the amount of \$100.00 per day totaling fines in the amount of \$52,400.00. Mr. Dunkerley gave staff's recommendation to impose a fine in the amount of \$1,700.00 which represents the costs to prosecute.

ON MOTION BY Trey Vetromile, SECONDED BY Jim Kordiak, the Board voted unanimously (4-0) to accept staff's recommendation to impose a fine in the amount of \$1,700.00.

Note for the record that the Respondent Austin Barnard **was** present for this hearing.

EVIDENTIARY HEARINGS

Case #2025090023 2230 and 5385, LLC

IRC Senior Code Enforcement Officer Daphne Driskell spoke regarding property at 5385 45th Street. Service was obtained via posting November 4, 2025 after attempts at regular and certified mail were unsuccessful. Ms. Driskell showed an aerial map of the property and explained there was unpermitted storage and parking on the property and an unpermitted sign. Ms. Driskell showed a Letter of Administrative Approval dated October 21, 2025 that states onsite parking is not permitted.

The Respondent, Rene Reyes, was present. Mr. Reyes said he has applied for site plan approval for storage containers and for storage of materials. Mr. Reyes said he has directed staff to remove the sign.

Ms. Driskell gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by removing all contents and stored materials and ceasing use of the property for storage. There was brief discussion about what is needed to bring the property into compliance. Ms. Driskell gave staff's recommendation, that the Respondent cease and desist all use of the property, and remove all contents and vehicles from the property until site plan approval and certificate of occupancy are obtained. IRC Chief of Long Range Planning, Mr. Patrick Murphy, stated that a pre-application meeting for the site plan was held with the Respondent on December 13, 2024, but an application and plan for review have not been received.

ON MOTION BY Pete Clements, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept staff's recommendation for the Respondent to cease and desist all use of the property and remove all contents and vehicles from the property until site plan approval and certificate of occupancy are obtained, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent Rene Reyes **was** present for this hearing.

Case #2025090024 Yorker, Rosetta

IRC Senior Code Enforcement Officer Daphne Driskell spoke regarding property at 4815 32nd Avenue. Service was obtained via posting November 4, 2025 after attempts at regular and certified mail were unsuccessful. Ms. Driskell reviewed the cited violations and showed photos to demonstrate. Ms. Driskell said the cited junk, trash, and debris, and junk vehicle violations were brought into compliance. Ms. Driskell said the boat/trailer and vehicle parking/storage violations pertain to trailers and vehicles parked in the yard. Ms. Driskell gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by ceasing parking of boats, trailers, and vehicles on the yard, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Pete Clements, SECONDED BY Jim Kordiak, the Board voted unanimously (4-0) to accept staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by ceasing parking of boats, trailers, and vehicles on the yard, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025090010 Zaras, Paul L.

IRC Senior Code Enforcement Officer Daphne Driskell spoke regarding property at 1300 13th Avenue. Service was obtained via posting November 4, 2025 after attempts at regular and

certified mail were unsuccessful. Ms. Driskell reviewed the cited violations and showed photos to demonstrate. Ms. Driskell said the cited junk, trash, and debris, boat/trailer storage, recreational vehicle illegal use, and overgrown weeds violations were brought into compliance. Ms. Driskell showed photos and reviewed the no building permit violation pertaining to an unpermitted storage container and junk vehicle violations and said they remain out of compliance.

Ms. Sandra Enman was present and explained she is a neighbor acting as Power of Attorney on behalf of the Respondent. Ms. Enman explained that Mr. Zaras is an elderly disabled veteran and he is currently residing in an assisted living facility. Ms. Enman explained the house needs to be torn down and described efforts underway to clean up the remainder of the stored items and debris. Ms. Driskell gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by removing the untagged and inoperable vehicle(s) or cease outdoor storage of the vehicle(s), obtain a permit and final inspection for the unpermitted storage container, or remove the container from the property, or be subject to a fine imposed in an amount up to \$250.00 per day. Ms. Enman said she could provide a copy of the Power of Attorney document. Mr. Murphy thanked Ms. Enman for assisting her neighbor. Mr. Murphy clarified that the storage container is considered an accessory structure and cannot exist without a primary structure on the site if the principal structure is demolished.

ON MOTION BY Pete Clements, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by removing the untagged and inoperable vehicle(s) or cease outdoor storage of the vehicle(s), obtain a permit and final inspection for the unpermitted storage container, or remove the container from the property, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent's representative Sandra Enman was present for this hearing.

Case #2025090028 Eyre, William & Ruth & Jenkins, Jeffrey D.

IRC Senior Code Enforcement Officer Daphne Driskell spoke regarding property at 2056 56th Avenue. Service was obtained via posting November 4, 2025 after attempts at regular and certified mail were unsuccessful. Ms. Driskell reviewed the cited violations and showed photos to demonstrate. Ms. Driskell said the cited recreational vehicle illegal use violation was brought into compliance. Ms. Driskell showed photos and reviewed the no building permit violation pertaining to an unpermitted shed, boat/trailer storage, and junk, trash, and debris violations and said they remain out of compliance. Ms. Driskell said that one of the unpermitted sheds was removed and the Respondent is working on removing the remaining shed.

The property tenant, Jessica Libertore, was present. Ms. Libertore said she is making progress and Ms. Driskell has explained what is needed to bring the property into compliance. Ms. Driskell gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by obtaining a building permit and final inspection for the unpermitted sheds, or remove the sheds from the property, cease the storage of more than one boat/trailer in an unenclosed area and park on a designated and stabilized driveway, remove all junk, trash, debris, appliances and accumulations of wood from the property and any adjacent properties

and dispose of at an approved disposal facility, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Trey Vetromile, SECONDED BY Jim Kordiak, the Board voted unanimously (4-0) to accept staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by obtaining a building permit and final inspection for the unpermitted sheds, or remove the sheds from the property, cease the storage of more than one boat/trailer in an unenclosed area and park on a designated and stabilized driveway, remove all junk, trash, debris, appliances and accumulations of wood from the property and any adjacent properties and dispose of at an approved disposal facility, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent's representative Jessica Libertore was present for this hearing.

COMPLIANCE HEARINGS

Case #2025020113 Capital Money Consultants, LLC

IRC Senior Code Enforcement Officer Daphne Driskell spoke regarding property at 4256 25th Avenue. Ms. Driskell explained that the evidentiary hearing was held on April 28, 2025 and there have been 5 extensions of time granted. Ms. Driskell reviewed the cited no building permit violation pertaining to an unpermitted accessory building. The Respondent, Cesar Delarosa, was present. Mr. Delarosa explained there have been some engineering and cost issues causing a delay in receiving a permit. Ms. Buck gave a brief update and said the only departments that still have to sign off on the permit application are utilities and engineering. Ms. Driskell gave staff's recommendation to impose a fine in the amount of \$100.00, beginning November 15, 2025, until the property is brought into compliance. Mr. Clements asked if granting another extension was possible. Mr. Murphy explained a fine is being recommended because the structure was placed on the property without approval, the case has been open since February 2025 and the structure is still unpermitted.

ON MOTION BY Jim Kordiak, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept staff's recommendation to impose a fine in the amount of \$100.00, beginning November 15, 2025, until the property is brought into compliance.

Note for the record that the Respondent Cesar Delarosa was present for this hearing.

Case #2025070050 Bennett, Allen S. & Lupinski, Linda J.

IRC Senior Code Enforcement Officer Daphne Driskell spoke regarding property at 4012 57th Terrace. Ms. Driskell explained the evidentiary hearing was held October 27, 2025 and there

have been no extension of time granted. Ms. Driskell reviewed the junk, trash, and debris violation pertaining to an accumulation of wood, boxes, tires, plastic containers, and miscellaneous debris and showed photos to demonstrate. Ms. Driskell said the cited property maintenance violation pertaining to a broken window has been brought into compliance. Ms. Driskell said she has had no contact from the Respondent and the junk, trash, and debris violation remains unchanged.

Ms. Driskell gave staff's recommendation to impose a fine in the amount of \$100.00, beginning November 15, 2025, until the property is brought into compliance.

ON MOTION BY Pete Clements, SECONDED BY Jim Kordiak, the Board voted unanimously (4-0) to accept staff's recommendation to impose a fine in the amount of \$100.00, beginning November 15, 2025, until the property is brought into compliance.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025100122 Buckner, Althea (LE)

IRC Senior Code Enforcement Officer Daphne Driskell spoke about a cited repeat violation for encroachment/obstruction in R.O.W. or easement regarding property at 4285 48th Street. Ms. Driskell explained the evidentiary hearing was held October 28, 2024 and at the compliance hearing held November 25, 2024 a fine in the amount of \$250.00 per day was imposed beginning November 23, 2024. Ms. Driskell explained the property was out of compliance from November 23, 2024 to December 2, 2024 and the accrued fine in the amount of \$900.00 was paid in full. Ms. Driskell explained that the encroachment/obstruction in R.O.W. or easement violation is considered a repeat violation because the same violation has been cited within the last five years. Ms. Driskell described the cited encroachment/obstruction in R.O.W. or easement violation and showed photos to demonstrate including photos taken by the IRC Road & Bridge Department on October 29, 2025. Ms. Driskell said she visited the site the next day on October 30, 2025 and showed photos taken on that day and also on the compliance date of November 7, 2025. Ms. Driskell noted the property remains in compliance. Ms. Driskell said IRC Road & Bridge staff are present to respond to any questions. Ms. Prado read FL 162.06(3) to clarify the definition and requirements pertaining to a repeat violation. In response to a question from Chairman Schlitt, Ms. Driskell explained the property was recently out of compliance from October 29, 2025 to November 7, 2025.

The Respondent, Althea Buckner, was present. Ms. Buckner explained she received a delivery of bricks which were mistakenly placed in the R.O.W. as seen in the photos and that it took some time to get the necessary equipment to move them from the right-of-way. There was some discussion about the chronology of events and Ms. Buck explained the complaint was received from the IRC Road & Bridge Department regarding damage caused by repeated parking in the right-of-way. Ms. Prado asked Ms. Buckner about a tractor on a trailer seen in the photos. Ms. Buckner said the machine was going to be used to move the bricks but it would not start. Ms. Buck asked Ms. Buckner about her sons landscaping business and if it is a common practice for materials to be deposited onto the R.O.W. Ms. Buckner responded that materials are not normally delivered to the home. In response to a question from Ms. Prado, Ms. Buck gave a brief review of the previously cited violations and clarified the location as along 43rd Avenue and 48th Street. Ms. Buckner said she recently spoke to the Road & Bridge dept. and discussed concern about illegal parking in the R.O.W. during special events taking place at the Gifford Park. Ms. Driskell said this issue has been discussed

and noted the times there have been vehicles, commercial vehicles, and/or trailers which remain parked in the R.O.W.

IRC acting Assistant Public Works Director Danny Ooley was present. In response to a question from Chairman Schlitt, Mr. Ooley said he has observed obstruction of the R.O.W. several times over the last year. Ms. Buck showed some photos from the time span of October 3, 2024 to present which demonstrate multiple instances of obstruction of the R.O.W.

Ms. Driskell gave staff's recommendation to impose a fine in the amount of \$250.00 for a repeat violation, beginning October 29, 2025, until the compliance date of November 7, 2025 for a total of nine days out of compliance totaling \$1,750.00. Mr. Kordiak made a motion to accept staff's recommendation. The motion failed for lack of a second. Mr. Kordiak made a motion to amend staff's recommendation, to impose a fine in the amount of \$150.00 per day, beginning October 29, 2025, until the compliance date of November 7, 2025 for a total of nine days out of compliance totaling \$1,350.00.

**ON MOTION BY Jim Kordiak, SECONDED BY
Trey Vetromile, the Board voted unanimously (4-0) to
accept staff's amended recommendation to impose a fine in
the amount of \$150.00 per day, beginning October 29, 2025
until the compliance date of November 7, 2025, for a total
of nine days out of compliance totaling \$1,350.00.**

Note for the record that the Respondent Althea Buckner **was** present for this hearing.

A ten-minute break was taken at this time 3:19pm.

EVIDENTIARY HEARINGS

Case #2025070061 Raya, Heriberto

Ms. Prado recused herself from this case due to a conflict. IRC Code Enforcement Officer Michael Folger spoke regarding property at 976 19th St. SW. Service was obtained November 3, 2025 via posting on the property. Mr. Folger reviewed the cited encroachment/obstruction in R.O.W. or easement violation pertaining to unpermitted items in the easement and showed photos to demonstrate. Mr. Folger said the previous Code Enforcement Officer initiated the case when a complaint was received regarding a fenced enclosure and sun shade at the back of the property. The Respondent Heriberto Raya was present. Mr. Raya said he contacted the Code Enforcement Officer and met him at the property and discussed what was needed to bring the property into compliance. Mr. Raya said a chicken coop at the corner of the property was removed.

Ms. Buck briefly described the parameters of the rear and side easements. Chairman Schlitt suggested the Respondent obtain a survey to get clarity about the boundaries. Mr. Folger gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by removing the items from the easement and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

**ON MOTION BY Pete Clements, SECONDED BY Trey
Vetromile, the Board voted unanimously (4-0) to accept
staff's recommendation for the Respondent to bring the
property into compliance within 60 days, or by January 23,**

2026, by removing the items from the easement and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent Heriberto Raya **was** present for this hearing.

Case #2025030082 Guthrie, Debbie S. & Anderson

IRC Code Enforcement Officer Michael Folger spoke regarding property at 2308 2nd Avenue SE. Mr. Folger said the cited property maintenance violation pertaining to boarded windows was brought into compliance. Mr. Folger reviewed the cited boat/trailer storage and junk, trash, and debris violations and showed photos to demonstrate. Mr. Folger said there is a history of accumulated junk, trash, and debris and trailers throughout the yard and upon his site inspection this morning the property remains out of compliance. Mr. Folger gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by ceasing the storage of trailers in the yard and maintain compliance by parking trailers on a designated, stabilized driveway in the future; remove the accumulation of junk, trash, and debris and dispose of at an approved disposal facility and maintain compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Pete Clements, SECONDED BY Jim Kordiak, the Board voted unanimously (4-0) to accept staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by ceasing the storage of trailers in the yard and maintain compliance by parking trailers on a designated, stabilized driveway in the future; remove the accumulation of junk, trash, and debris and dispose of at an approved disposal facility and maintain compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025090034 NRH Homes, LLC

IRC Code Enforcement Officer Michael Folger spoke regarding property at 165 47th Avenue. Service was obtained November 3, 2025 via posting on the property. Mr. Folger reviewed the cited overgrown weeds violation and showed photos to demonstrate. Mr. Folger said the complaint was received from an adjacent property owner and showed photos of foliage growing over into the neighboring air conditioning unit. Mr. Folger noted the entire lot is overgrown with weeds. Mr. Folger said he has had no contact from the property owner and at his property inspection this morning he observed the property remains out of compliance. Mr. Folger gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by trimming the overgrown grass and weeds to a height not exceeding 12 inches and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Pete Clements, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by trimming the overgrown grass and weeds to a height not exceeding 12 inches and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025080065 Iadonisi, Scott

IRC Code Enforcement Officer Michael Folger spoke regarding property at 7715 104th Ct. Service was obtained November 3, 2025 via posting on the property. Mr. Folger reviewed the cited overgrown weeds violation and showed photos to demonstrate. Mr. Folger said the complaint was received from a neighbor. Mr. Folger said at his property inspection this morning he observed the property remains out of compliance. Mr. Folger gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by trimming the overgrown grass and weeds to a height not exceeding 12 inches and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Trey Vetromile, SECONDED BY Pete Clements, the Board voted unanimously (4-0) to accept staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by trimming the overgrown grass and weeds to a height not exceeding 12 inches and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025100039 Ogonoski, James

IRC Code Enforcement Officer Michael Folger spoke regarding property at 218 17th St. SW. Service was obtained November 3, 2025 via posting on the property. Mr. Folger reviewed the cited overgrown weeds violation and showed photos to demonstrate. Mr. Folger noted the lot appears to be vacant and there has been no change since the time he cited the property in August. Mr. Folger said this violation was cited previously on this property and it was brought into compliance. Mr. Folger said at his most recent property inspection he observed the property remains out of compliance. Mr. Folger gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by trimming the overgrown grass and weeds to a height not exceeding 12 inches and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Pete Clements, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept

staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by trimming the overgrown grass and weeds to a height not exceeding 12 inches and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025100029 Alonso, Javier Fernandez & Ivonne Garcia

IRC Code Enforcement Officer Michael Folger spoke regarding property at 2334 3rd St. SW. Service was obtained November 3, 2025 via posting on the property. Mr. Folger reviewed the cited corner visibility requirement violation and showed photos to demonstrate including photos taken at his property visit this morning. Mr. Folger said there are trees and hedges blocking visibility at the corner of 2nd Pl. SW and 3rd St. SW. Mr. Folger said this complaint was received from neighbors regarding poor visibility at the stop sign on the corner and while at the property this morning he observed the property remains out of compliance. The Respondent, Javier Fernandez, was present. Mr. Fernandez said he had someone trim the overgrown vegetation recently and showed a photo to demonstrate. There was some discussion about the location of vegetation impeding visibility and need for routine maintenance. Mr. Murphy advised that the property is zoned single family residential and that a land clearing and tree removal permits are not required. Mr. Folger gave staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by trimming the overgrown grass and weeds to a height not exceeding 12 inches and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Trey Vetromile, SECONDED BY Pete Clements, the Board voted unanimously (4-0) to accept staff's recommendation for the Respondent to bring the property into compliance within 60 days, or by January 23, 2026, by trimming the overgrown grass and weeds to a height not exceeding 12 inches and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent Javier Fernandez **was** present for this hearing.

COMPLIANCE HEARINGS

Case #2024040051 Magana, Francisco & Olga

IRC Code Enforcement Officer Michael Folger spoke regarding property at 8565 99th Ave. Mr. Folger reviewed the cited no building permit violation pertaining to unpermitted structures on the property. Mr. Folger explained the case was initiated in February 2024. Mr. Folger said the Respondent applied for permits but to date has not responded to staff comments and there have been none issued. Mr. Folger said the case was initiated in April 2024 and there have been 6 extensions

of time granted. Mr. Folger gave staff's recommendation to impose a fine in the amount of \$100.00 per day, beginning November 15, 2025, until the property is brought into compliance.

ON MOTION BY Jim Kordiak, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept staff's recommendation to impose a fine in the amount of \$100.00, beginning November 15, 2025 until the property is brought into compliance.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025060117 Wilson-King, Vicky & Larry Sr.

IRC Code Enforcement Officer Michael Folger spoke regarding property at 1025 10th Ct. SW. Mr. Folger reviewed the cited zoning district use violation pertaining to unpermitted storage on a vacant lot and showed photos to demonstrate. The Respondent, Vicky King, was present. Ms. King said there is a truck and trailer on the property that she is trying to have removed and spoke about hardship caused by a neighbor dumping items on another adjacent property. Mr. Kordiak noted there is no designated stabilized driveway and that all vehicles seen in the photos need to be removed. Mr. Folger gave staff's recommendation to impose a fine in the amount of \$100.00, beginning November 15, 2025, until the property is brought into compliance. Upon further discussion, Mr. Folger gave an amended recommendation for an extension of 60 days, or until January 23, 2026 for the Respondent to bring the property into compliance, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Pete Clements, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept staff's amended recommendation for an extension of 60 days, or until January 23, 2026, for the Respondent to bring the property into compliance, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent Vicky King **was** present for this hearing.

Case #2025060107 Broom, Jennie Lue & Abram James S.

IRC Code Enforcement Officer Michael Folger spoke regarding property at 926 10th Ct. SW. Mr. Folger reviewed the cited illegal parking in R.O.W., vehicle parking/storage, junk vehicle, and junk, trash, and debris violations and showed photos to demonstrate. Mr. Folger said he spoke to the Respondent earlier today and was shown some photos taken by the Respondent of some clean up done after his site inspection this morning. Mr. Folger said he believes the Respondent has made progress and that he needs time to visit the property and re-inspect. Mr. Folger gave an amended recommendation for an extension of 60 days, or until January 23, 2026 for the Respondent to bring the property into compliance, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Pete Clements, SECONDED BY Jim Kordiak, the Board voted unanimously (4-0) to accept staff's amended recommendation for an extension of 60

days, or until January 23, 2026, for the Respondent to bring the property into compliance, or be subject to a fine imposed in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

EVIDENTIARY HEARINGS

Case #2024100057 Tucker, Rickey

IRC Code Enforcement Officer Brandon Vazquez spoke regarding a property located at 1815 4th Place. Service was obtained November 1, 2025 via posting. Mr. Vazquez reviewed the cited no building permit violation pertaining to an unpermitted fence and unpermitted structural additions. Mr. Vazquez showed some photos taken by the previous Code Enforcement Officer and also photos taken more recently by himself to demonstrate the violations. Mr. Vazquez showed aerial photos of the property taken in 2021 before the unpermitted fence and additions were added and also an aerial photo taken more recently which show the unpermitted improvements. Mr. Vazquez said he met with the Respondent last Friday to discuss permit requirements and he received an email advising him they could not attend today's hearing.

Mr. Vazquez gave staff's recommendation for an extension of 60 days, or until January 23, 2026, for the Respondent to bring the property into compliance by obtaining an after-the-fact permit and final inspection for the unpermitted fence and structures and modify structures in accordance with approved permits, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Jim Kordiak, SECONDED BY Pete Clements, the Board voted unanimously (4-0) to accept staff's recommendation for an extension of 60 days, or until January 23, 2026, for the Respondent to bring the property into compliance by obtaining an after-the-fact permit and final inspection for the unpermitted fence and structures and modify structures in accordance with approved permits, or be subject to a fine in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025090058 Meager, Christopher W. & William A.

IRC Code Enforcement Officer Jonathan Rivera spoke regarding a property located at 7844 129th Street, Sebastian, FL. Service was obtained November 4, 2025 via posting after attempts at regular and certified mail were unsuccessful. Mr. Rivera reviewed the cited zoning district use violation pertaining to storage of vehicles, boats, and trailers on a vacant lot and showed photos to demonstrate. Mr. Rivera said the violations remain unchanged. Mr. Rivera gave staff's recommendation for an extension of 60 days, or until January 23, 2026, for the Respondent to bring the property into compliance by ceasing the storage of vehicles, boats, trailers, sheds, and miscellaneous items on the vacant property and maintaining compliance in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Pete Clements, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept staff's recommendation for an extension of 60 days, or until January 23, 2026, for the Respondent to bring the property into compliance by ceasing the storage of vehicles, boats, trailers, sheds, and miscellaneous items on the vacant property and maintaining compliance in the future, or be subject to a fine in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

Case #2025090047 Sebastian Investment 770, LLC

IRC Code Enforcement Officer Jonathan Rivera spoke regarding a property located at 14415 US Highway 1, Sebastian, FL. Service was obtained November 4, 2025 via posting after attempts at regular and certified mail were unsuccessful. Mr. Rivera reviewed the junk vehicle(s), overgrown weeds, and junk, trash, and debris violations and showed photos to demonstrate. Mr. Rivera said there are multiple junk vehicles, boats, and trailers stored on the property as well as an accumulation of household trash, miscellaneous items, and overgrown grass and weeds. Mr. Rivera showed photos taken at his property inspection this morning and said some of the junk, trash, and debris was removed and the amount of junk vehicles appeared to have increased. Mr. Rivera gave staff's recommendation for an extension of 60 days, or until January 23, 2026, for the Respondent to bring the property into compliance by obtaining current registration for the junk vehicles and demonstrating their roadworthy condition, or cease outdoor storage of the vehicles, remove the accumulation of junk, trash, and debris and dispose of at an approve disposal facility, mow the overgrown grass and weeds and maintain at a height of 12 inches or less in the future, or be subject to a fine imposed in an amount up to \$250.00 per day.

ON MOTION BY Pete Clements, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to accept staff's recommendation for an extension of 60 days, or until January 23, 2026, for the Respondent to bring the property into compliance by obtaining current registration for the junk vehicles and demonstrating their roadworthy condition, or cease outdoor storage of the vehicles, remove the accumulation of junk, trash, and debris and dispose of at an approve disposal facility, mow the overgrown grass and weeds and maintain at a height of 12 inches or less in the future, or be subject to a fine in an amount up to \$250.00 per day.

Note for the record that the Respondent **was not** present for this hearing.

Authorization For Notices to Appear

ON MOTION BY Pete Clements, SECONDED BY Trey Vetromile, the Board voted unanimously (4-0) to authorize Notices to Appear.

Adjournment

There being no further business, the meeting was adjourned at 4:30pm.