CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

OCTOBER 1, 2025

12:30 pm

INDIAN RIVER COUNTY

COMMISSION CHAMBERS

Table of Contents
Construction Board of Adjustments and Appeals
July 23, 2025

_____Agenda

_____Construction Board of Adjustments & Appeals: February 4, 2025 minutes

_____Table of Contents

_____Hearing notices & service for Familyfirst Roofing Group LLC

_____Hearing notices & service for Designer Pools & Enclosures, LLC

_____ Hearing notices & service for Streamline Pools & Spas, LLC

_____Legal descriptions of all properties being presented

_____Contractor state licensure

_____ ~~25-03 Case presentation / Statement of facts / Administrative complaint~~
(Case closed - Resolved)
~~5835 59th Ct Vero Beach, Florida~~
~~Owner: Stewart, Anthony Gregory~~
~~Contractor: Familyfirst Roofing Group LLC~~

_____ 25-04 Case presentation / Statement of facts / Administrative complaint
4257 27th Ave Vero Beach, Florida
Owner: Wynn, Jean & Mary
Contractor: Familyfirst Roofing Group LLC

_____25-05 Case presentation / Statement of facts / Administrative complaint
170 11th Ave Vero Beach, Florida
Owner: Staubach, Thomas J & Standley, Diane Lee
Contractor: Familyfirst Roofing Group LLC

_____~~25-06 Case presentation / Statement of facts / Administrative complaint~~
(Case closed - Resolved)
~~685 11th St Vero Beach, Florida~~
~~Owner: Long, Heidi Scott~~
~~Contractor: Familyfirst Roofing Group LLC~~

_____ ~~25-07 Case presentation / Statement of facts / Administrative complaint~~
(Case closed - Resolved)
~~4255 Amelia Plantation Ct Vero Beach, Florida~~
~~Owner: Pepe, Vito T & Debra A~~
~~Contractor: Familyfirst Roofing Group LLC~~

_____ 25-08 Case presentation / Statement of facts / Administrative complaint
7815 130th Ave Fellsmere, Florida
Owner: Dennie, Robert T & Billie J
Contractor: Designer Pools & Enclosures LLC

_____ 25-09 Case presentation / Statement of facts / Administrative complaint
5740 1st Road Vero Beach, Florida
Owner: Kaufmann, Josef Peter & Jeanette Adele
Contractor: Streamline Pools & Spas, Inc

_____ 25-10 Case presentation / Statement of facts / Administrative complaint
8800 20th St Vero Beach, Florida
Owner: Jay Mahakali 1 LLC (IHOP)
Contractor: Familyfirst Roofing Group LLC

_____ 25-11 Case Presentation / Statement of facts / Administrative complaint
4875 47th PL Vero Beach, Florida
Owner: Wallace Taylor
Contractor: Familyfirst Roofing Group LLC

_____ 25-12 Case Presentation / Statement of facts / Administrative complaint
405 16th St SW Vero Beach, Florida
Owner: Michael Ryan Jr & Chelsea Pirie (Ryan)
Contractor: Familyfirst Roofing Group LLC

AGENDA – October 1st, 2025

CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS (CBAA)

Robert DiPietro, Sr., Electrical Contractor
William B. Schuh, Jr. Member of the General Public
Franklin Jandreau, Plumbing Contractor
Duane Millar, Engineer
Peter Robinson, Division 1 Contractor
VACANT
Michael Lue, P.E. Code or Structural Inspector
VACANT

Kathryn Casano-Radecke, Chair
David Checchi, - Contractor Licensing Investigator
Michael Collins - Contractor Licensing Investigator

The **Construction Board of Adjustment & Appeals** will meet at
12:30 PM on Wednesday October 1st, at
Indian River County Administration Complex
Building A - County Commission Chambers
1801 27th Street, Vero Beach, FL

9 members / 5 quorum

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Testimonial Oath**
4. **Approval of Minutes** February 4th, 2024 - ***Action required***
5. **Case Presentations**

a. **File 25-03**
Job Location: 5835 59th Ct Vero Beach
Complaint: **Case closed** – contractor offered reimbursement - Project abandonment
No Action required

b. **File 25-04**
Job Location: 4257 27th Ave Vero Beach
Complaint: Project mismanagement / negligence / Project abandonment
Action required

c. **File 25-05**
Job Location: 170 11th Ave Vero Beach
Complaint: Project mismanagement / negligence / Project abandonment
Action required

d. **File 25-06**:
Job location: 685 11th St Vero Beach, FL
Complaint: **Case Closed** -Project mismanagement / negligence / Project abandonment
No Action required

e. **File 25-07**:
Job location: 4255 Amelia Plantation Ct. Beach, FL
Complaint: **Case closed** – contractor offered reimbursement - Project abandonment
No action required

Citations pending: Karla Guevara – Qualifier, Familyfirst Roofing Group LLC
$500 Citation #0719 issued 4/23/25: Failure to commence work in 90 days. Failure to resolve complaint at 5835 59th Ct Vero Beach. **(Paid)**
$1000 Citation #0602 Hiring unlicensed contractors & Acts/Omissions issued 5/29/25 at 110 Cache Cay Dr Vero Beach. **(paid)**
No Action required

f. **File 25-08**: David Hlewicki – Qualifier Designer Pools & Enclosures, LLC
Job location: 7815 130TH Ave Fellsmere
Complaint: Negligence / Mismanagement - Action required
Action required

g. **File 25-09**: Qualifier Streamline Pools & Spas, LLC
Job location: 5740 1st Rd Vero Beach
Complaint: Negligence / Mismanagement - Action required
Action required

h. **File 25-10:** Familyfirst Roofing Group LLC
Job Location: 8800 20th St Vero Beach, Florida
Complaint: Project mismanagement / negligence / Project abandonment
Action Required

i. **File 25-11:** Family First Roofing Company LLC
Job Location: 4875 47th PL. Vero Beach, Florida
Complaint: Project mismanagement / negligence / Project abandonment
Action Required

j. **File 25-12:** FamilyFirst Roofing LLC
Job Location: 405 16th St Sw Vero Beach, Florida
Complaint: Project mismanagement / negligence / Project abandonment
Action Required

6. Adjournment

Except for those matters specifically exempted under State Statute and Local Ordinance, the Committee shall provide an opportunity for public comment prior to the undertaking by the Committee of any action on the agenda. Public comment shall also be heard on any proposition on which the Committee is to take action which was either not on the agenda or distributed to the public prior to the commencement of the meeting. Anyone who may wish to appeal any decision which may be made at this meeting will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is based.

February 4, 2025 MINUTES

PLACE HOLDER

Indian River County Property Appraiser | PROPERTY APPRAISAL INFORMATION 2025 | 2025-0-45904-178045

PROPERTY 45904 R RES 10/20/2015

Legal Description
KINGS MUSIC LANDS PBI 6-17 BLK 4 LOTS 6-7

OWNER ID: 178045
STEWART ANTHONY GREGORY
5835 59TH CT
VERO BEACH, FL 32967

TAX AREA: 7
45904
ACRES: 0.3400
APPR VAL METHOD: Cost
SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE		305,131
LAND MARKET	+	43,778
TOTAL MARKET VALUE	=	348,909
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	177,818
EXEMPTION VALUE	=	177,818
TAXABLE VALUE	=	0

3239170000200400006.0
SITUS 5835 59TH CT VERO BEACH, FL 32967

DBA:

GENERAL

UTILITIES		LAST APPR.	AB
TOPOGRAGPHY		LAST APPR. YR	2013
ROAD ACCESS		LAST INSP. DATE	05/20/2025
ZONING	RS-3	NEXT INSP. DATE	
PRIMARY USE	0100	# OF IMPRV	1
NEXT REASON			
REMARKS			

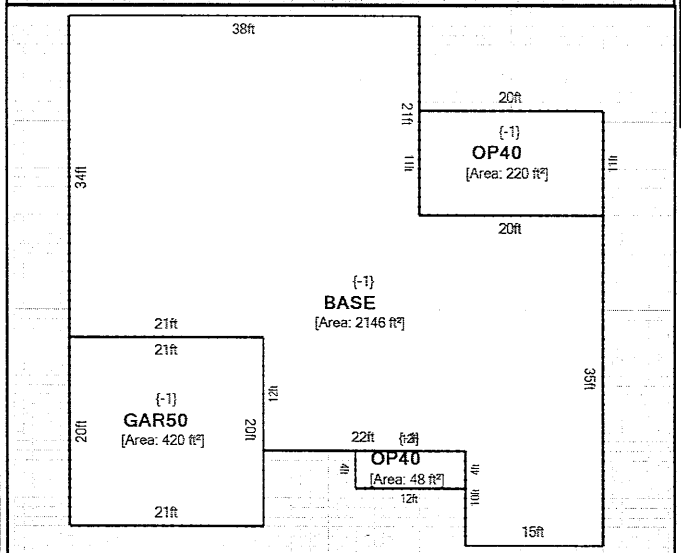
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
01/28/2025	ROOF		A	25,750
06/21/2006	MISC		I	4,800

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
01/01/2002	100	*STEWART, MARIA	OI / 1457 / 1968

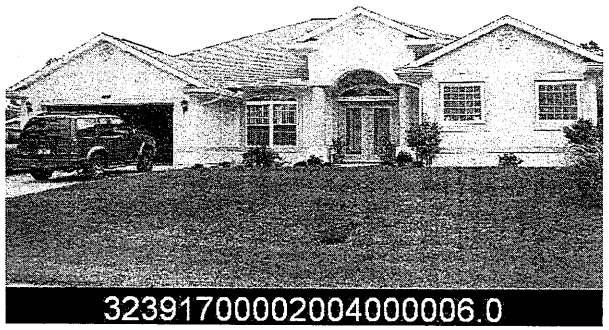
SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

EX-DVT	Exemption for certain permanently and totally disabled veterans for :
HEX	Exemption of Homesteads Reporting requirement on tax roll accordi
HEX-A	Additional 25,000 Homestead Exemption

PICTURE



REGION: SUBD: 3239170002 (100 NBHD 010047.00 (100% SUBSET: IMPROVEMENT VALUATION LIVING AREA: 2,146 APPR/SQFT: 162.59 SALE/SQFT: 0.05 B-USE: 0100

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* BASE	2	RES	R7÷/WLCC		100	0.00	0.00	2,146.0	127.21	1	2005	2005		282,593	90.00%					0.90	254,334
2	OP40	2	RES	R7÷/WLCC		100	0.00	0.00	220.0	50.88	1	2005	2005		11,194	90.00%					0.90	10,075
3	GAR5	2	RES	R7÷/WLCC		100	0.00	0.00	420.0	63.61	1	2005	2005		26,716	90.00%					0.90	24,044
4	SE2	2	MISC	R7÷/WLCC		100	0.00	0.00	588.0	4.34	1	2005	2005		2,552	90.00%					0.90	2,297
5	UT4	2	MISC	R7÷/WLCC		100	12.00	11.00	132.0	22.12	1	2006	2006		2,920	90.00%					0.90	2,628
6	DRBR	2	MISC	R7÷/WLCC		100	44.00	21.00	924.0	11.49	1	2005	2005		10,617	90.00%					0.90	9,555
7	OP40	2	RES	R7÷/WLCC		100	0.00	0.00	48.0	50.88	1	2005	2005		2,442	90.00%					0.90	2,198
1	Residence								Living Area: 4,478.0	(E2005)	Homesite: (100)				339,034					Living Area: 2,146		305,131

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Bath Finish	0.00	Averge Quality
Bath Fixtures	8.00	Bath Fixtures
Bathrooms	2.00	Bathrooms
Bedrooms	3.00	Bedrooms
Exterior Wall	0.00	Stucco on Conc
Flr St/Cv	0.00	Concrete;Tile,c
HVAC	0.00	Forced Hot Air,
Interior Wall	0.00	Drywall
Roof Data	0.00	Gbl/Jst-Trs/Dim
Shape Code	0.00	Rectangle
Substructure Code	0.00	Slab on Ground
Total Rooms	6.00	Total Rooms

DESCRIPTION	UNITS	CODE

REGION: SUBD: 3239170002 (100 NBHD: 010047.00 (85%) SUBSET: LAND VALUATION IRR Wells: Capacity: IRR Acres: Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Front Feet	RS-3	01C			SPECIAL	Y	FF-W	74.00X100.00	400.00	29,600	0.87	0.85	A	21,889
2	Front Feet	RS-3	00C			SPECIAL	Y	FF-W	74.00X100.00	400.00	29,600	0.87	0.85	A	21,889
	Land Total : 43,778								14800.0000						43,778

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
N				0.00	0
					0

Indian River County Property Appraiser | PROPERTY APPRAISAL INFORMATION 2025 | 2025-0-50303-221607

PROPERTY 50303 R RES 10/20/2015

Legal Description
SPRUCE PARK SUB BLK 11 LOTS 3 & 4 PBI 1-80

OWNER ID: 221607
WYNN JEAN & MARY
4257 27TH AVE
VERO BEACH, FL 32967

TAX AREA: 7G
50303
ACRES: 0.2300
APPR VAL METHOD: Cost
SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE		172,141
LAND MARKET	+	23,609
TOTAL MARKET VALUE	=	195,750
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	66,968
EXEMPTION VALUE	=	66,968
TAXABLE VALUE	=	0

3239260000501100003.0

SITUS 4257 27TH AVE VERO BEACH, FL 32967

DBA:

GENERAL

UTILITIES		LAST APPR.	DTR
TOPOGRAGPHY		LAST APPR. YR	2014
ROAD ACCESS		LAST INSP. DATE	03/16/2021
ZONING	RM-10	NEXT INSP. DATE	
PRIMARY USE	0100	# OF IMPRV	1
NEXT REASON			
REMARKS			

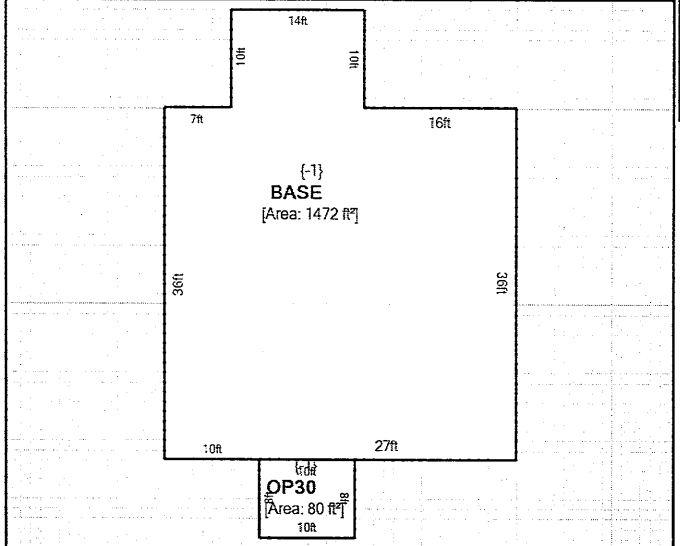
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
01/27/2025	ROOF		A	21,950
02/04/2013	CLF		I	700

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
01/01/2007	100	WYNN WADES L	QC / 2124 / 2105
01/01/2006	100	*WYNN WADES L BY MQC	/ 1981 / 79
03/01/1984	10,000	SOUTH UNIT OF JEHO	WD / 681 / 1390

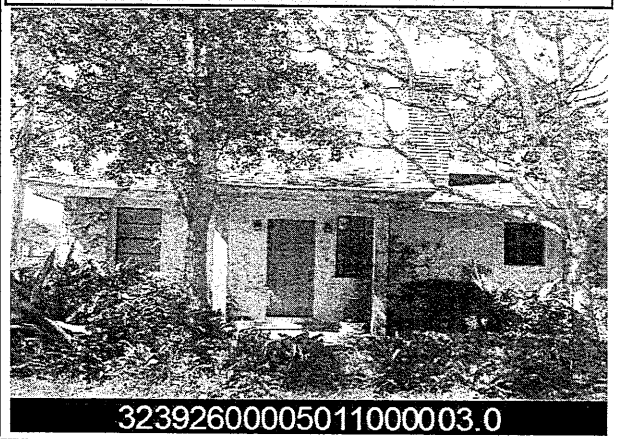
SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

DPV	Exemption for disabled ex-service member surviving spouse; evider
HEX	Exemption of Homesteads Reporting requirement on tax roll accordi
HEX-A	Additional 25,000 Homestead Exemption

PICTURE



REGION: SUBD: 3239260005 (100 NBHD 010050.54 (100% SUBSET: IMPROVEMENT VALUATION LIVING AREA: 1,472 APPR/SQFT: 132.98 SALE/SQFT: 0.07 B-USE: 0100

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* BASE	2	RES	R5/WLCOI		100	0.00	0.00	1,472.0	145.64	1	1990	1990		223,007	76.00%					0.76	169,485
2	OP30	2	RES	R5/WLCOI		100	0.00	0.00	80.0	43.69	1	1990	1990		3,495	76.00%					0.76	2,656
1	Residence								Living Area: 1,552.0 (E1990) Homesite: (100)						226,502					Living Area: 1,472		172,141

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Bath Fixtures	6.00	Bath Fixtures
Bathrooms	2.00	Bathrooms
Bedrooms	3.00	Bedrooms
Exterior Wall	0.00	Stucco on Conc
Flr St/Cv	0.00	Concrete; Carp
Frpl Code	1.00	1 Story
HVAC	0.00	Forced Hot Air,
Interior Wall	0.00	Drywall
Roof Data	0.00	Gabl,WTruss,A
Shape Code	0.00	Rectangle
Substructure Code	0.00	Continuous Wa
Total Rooms	5.00	Total Rooms

DESCRIPTION	UNITS	CODE

REGION: SUBD: 3239260005 (100 NBHD: 010050.54 (85%) SUBSET: LAND VALUATION IRR Wells: Capacity: IRR Acres: Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Front Feet	RM-1001E				SPECIAL	Y	FF-W	101.00X100.00	275.00	27,775	1.00	0.85	A	23,609
	Land Total : 23,609								10100.0000						23,609

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

Effective Date of Appraisal: January Date Printed: 06/13/2025 11:30:46PM by PacsCommand WebID-50303

Indian River County Property Appraiser | PROPERTY APPRAISAL INFORMATION 2025 | 2025-0-76841-178181

PROPERTY 76841 R RES 10/20/2015 **OWNER ID:** 178181 STAUBACH THOMAS J

Legal Description
INDIAN RIVER HEIGHTS UNIT 8 BLK H LOT 25 PBI 7-31

170 11TH AVE
VERO BEACH, FL 32962

TAX AREA: 7
76841
ACRES: 0.2000
APPR VAL METHOD: Cost
SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE		262,870
LAND MARKET	+	33,660
TOTAL MARKET VALUE	=	296,530
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	100,283
EXEMPTION VALUE	=	50,722
TAXABLE VALUE	=	49,561

3339130000700080025.0

DBA:

SITUS 170 11TH AVE VERO BEACH, FL 32962

GENERAL

UTILITIES		LAST APPR.	DTR
TOPOGRAGPHY		LAST APPR. YR	2015
ROAD ACCESS		LAST INSP. DATE	03/16/2021
ZONING	RS-6	NEXT INSP. DATE	
PRIMARY USE	0100	# OF IMPRV	1
NEXT REASON			
REMARKS			

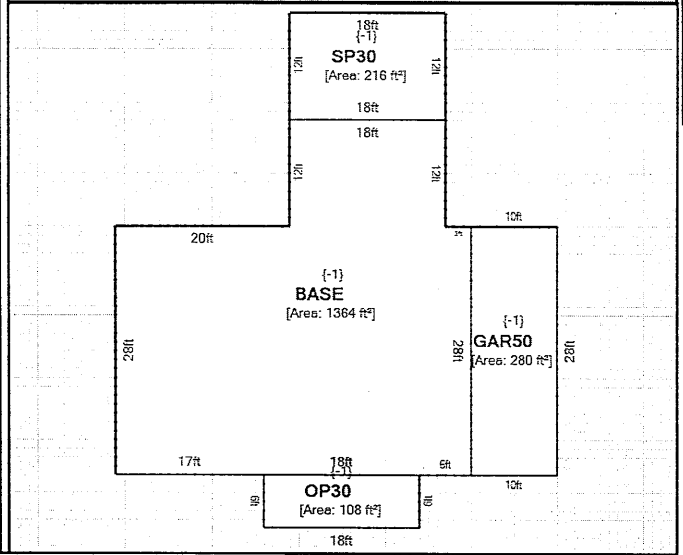
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
	RES		I	0
	ADDN		I	0

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
02/01/2001	100	STANDLEY DIANE LEE	WD / 1382 / 1510
11/01/1998	103,000	STOCKS JEANETTE E	WD / 1242 / 2995
07/01/1990	87,000	VAN STEINBURGH ROB	WD / 870 / 2621

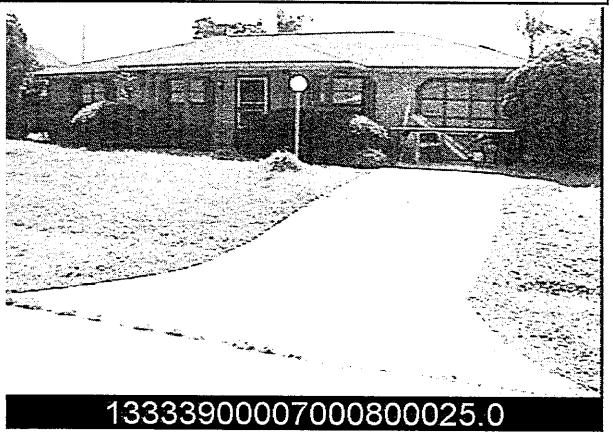
SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

HEX	Exemption of Homesteads Reporting requirement on tax roll accordi
HEX-A	Additional 25,000 Homestead Exemption

PICTURE



3333900007000800025.0

REGION: | SUBD: 3339130007 (100 | NBHD 010070.54 (100% | SUBSET: | IMPROVEMENT VALUATION | LIVING AREA: 1,364 | APPR/SQFT: 217.40 | SALE/SQFT: | 0.07 B-USE: 0100

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* BASE	2	RES	R5+/WLCC		100	0.00	0.00	1,364.0	171.73	1	1979	1989		239,640	75.00%					0.75	179,730
2	SP30	2	RES	R5+/WLCC		100	0.00	0.00	216.0	51.52	1	1979	1989		11,128	75.00%					0.75	8,346
3	OP30	2	RES	R5+/WLCC		100	0.00	0.00	108.0	51.52	1	1979	1989		5,564	75.00%					0.75	4,173
4	GAR5	2	RES	R5+/WLCC		100	0.00	0.00	280.0	85.87	1	1979	1989		24,044	75.00%					0.75	18,033
5	FCWL	2	MISC	R5+/WLCC		100	0.00	0.00	1,344.0	4.53	1	1983	1983		6,088	71.00%					0.71	4,322
6	SPAP	2	MISC	R5+/WLCC		100	0.00	0.00	1.0	11,676.02	1	1983	1983		11,676	71.00%					0.71	8,290
7	SPCN	2	MISC	R5+/WLCC		100	0.00	0.00	510.0	94.11	1	1983	1983		47,996	71.00%					0.71	34,077
8	CONC	2	MISC	R5+/WLCC		100	0.00	0.00	200.0	8.71	1	1979	1979		1,742	68.00%					0.68	1,185

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Bath Fixtures	6.00	Bath Fixtures
Bathrooms	0.00	Bathrooms
Bedrooms	0.00	Bedrooms
Exterior Wall	0.00	Siding no sheat
Flr St/Cv	0.00	Concrete; Carp
HVAC	0.00	Forced Hot Air,
Interior Wall	0.00	Drywall
Roof Data	0.00	Hip,WdTruss,A
Shape Code	0.00	Rectangle
Substructure Code	0.00	Continuous Wa
Total Rooms	0.00	Total Rooms

DESCRIPTION	UNITS	CODE

REGION: | SUBD: 3339130007 (100 | NBHD: 010070.54 (85%) | SUBSET: | LAND VALUATION | IRR Wells: | Capacity: | IRR Acres: | Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Front Feet	RS-6	01C			SPECIAL	Y	FF-W	72.00X120.00	550.00	39,600	1.00	0.85	A	33,660
	Land Total : 33,660								8640.0000						33,660

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

Indian River County Property Appraiser | PROPERTY APPRAISAL INFORMATION 2025 | 2025-0-75615-278273

PROPERTY 75615 R RES 10/20/2015

Legal Description
PLAT OF VERO LAND COMPANYS SUBDIVISION PBS 3 19
BEING MORE PART DESC AS FOLL W 110 FT OF E 220 FT
OF W 1/2 OF N 1/2 OF E 5 AC OF LOT 3 & THE 10 FT OF W
111.5 FT OF W 1/2 OF N 1/2 OF E 1/2 OF LOT 3. LESS N 35

3339120001500000003.3

SITUS 685 11TH ST VERO BEACH, FL 32960

OWNER ID: 278273
LONG HEIDI SCOTT
685 11TH ST
VERO BEACH, FL 32960

DBA:

TAX AREA: 7
75615

ACRES: 0.3600

APPR VAL METHOD: Cost

SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE		322,983
LAND MARKET	+	59,670
TOTAL MARKET VALUE	=	382,653
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	189,870
EXEMPTION VALUE	=	50,722
TAXABLE VALUE	=	139,148

GENERAL

UTILITIES		LAST APPR.	
TOPOGRAGPHY		LAST APPR. YR	2015
ROAD ACCESS		LAST INSP. DATE	05/15/2015
ZONING	RM-10	NEXT INSP. DATE	
PRIMARY USE	0100	# OF IMPRV	1
NEXT REASON			
REMARKS			

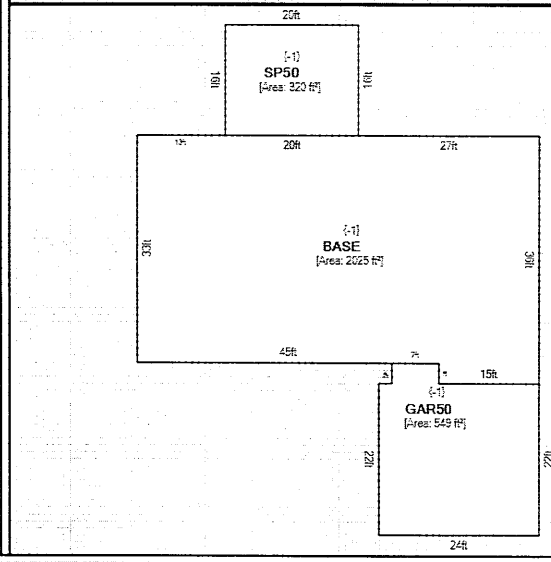
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
04/30/2025	ROOF		A	29,350
12/04/2000	MISC		I	600

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
03/31/2016	165,900	MURRAY BARBARA	WD / 2923 / 1325
02/01/2001	100	*KAUS RAYMOND M SLW9 / 1384 / 866	
12/01/2000	100	*KAUS RAYMOND M	Q9 / 1367 / 1270

SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

HEX	Exemption of Homesteads Reporting requirement on tax roll accordi
HEX-A	Additional 25,000 Homestead Exemption

PICTURE

REGION: | SUBD: 3339120015 (100 | NBHD 010066.54 (100% | SUBSET: | IMPROVEMENT VALUATION | LIVING AREA: 2,025 | APPR/SQFT: 188.96 | SALE/SQFT: 81.93 | B-USE: 0100

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* BASE	2	RES	R5-/WLCO		100	0.00	0.00	2,025.0	184.79	1	1980	1980		382,825	69.00%					0.69	264,149
2	SP50	2	RES	R5-/WLCO		100	0.00	0.00	320.0	92.40	1	1980	1980		29,568	69.00%					0.69	20,402
3	GAR5	2	RES	R5-/WLCO		100	0.00	0.00	549.0	92.40	1	1980	1980		50,728	69.00%					0.69	35,002
4	FCWL	2	MISC	R5-/WLCO		100	120.00	6.00	720.0	5.81	1	1996	1996		4,183	82.00%					0.82	3,439
1	Residence								3,614.0	(E1980)	Homesite:	(100)			467,304				Living Area:	2,025		322,983

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Bath Fixtures	6.00	Bath Fixtures
Bathrooms	2.00	Bathrooms
Bedrooms	2.00	Bedrooms
Exterior Wall	0.00	Stucco on Conc
Flr Sf/Cv	0.00	Concrete; Carp
Frpl Code	1.00	1 Story
HVAC	0.00	Forced Hot Air,
Interior Wall	0.00	Drywall
Roof Data	0.00	Hip,WdTruss,A
Shape Code	0.00	Rectangle
Substructure Code	0.00	Continuous Wa
Total Rooms	4.00	Total Rooms

DESCRIPTION	UNITS	CODE

REGION: | SUBD: 3339120015 (100 | NBHD: 010066.54 (85%) | SUBSET: | LAND VALUATION | IRR Wells: | Capacity: | IRR Acres: | Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Square Feet	RM-1001E				SPECIAL	Y	SQ	15600.00 SQ	4.50	70,200	1.00	0.85	A	59,670
	Land Total : 59,670								15600.0000						59,670

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

Effective Date of Appraisal: January

Date Printed: 06/14/2025 3:47:24AM

by PacsCommand

WebID-75615

PROPERTY 87075 R RES 10/20/2015

Legal Description
PINEY OAKS SUBDIVISION LOT 4 PBI 12-15

OWNER ID: 314476
RYAN MICHAEL JR
405 16TH ST SW
VERO BEACH, FL 32962

TAX AREA: 7
87075

ACRES: 0.3500

APPR VAL METHOD: Cost

SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE		258,866
LAND MARKET	+	48,552
TOTAL MARKET VALUE	=	307,418
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	205,146
EXEMPTION VALUE	=	50,722
TAXABLE VALUE	=	154,424

3339250001000000004.0

DBA:

SITUS 405 16TH ST SW VERO BEACH, FL 32962

GENERAL

UTILITIES		LAST APPR.	DTR
TOPOGRAGPHY		LAST APPR. YR	2019
ROAD ACCESS		LAST INSP. DATE	05/27/2021
ZONING	RS-6	NEXT INSP. DATE	
PRIMARY USE	0100	# OF IMPRV	1
NEXT REASON			
REMARKS			

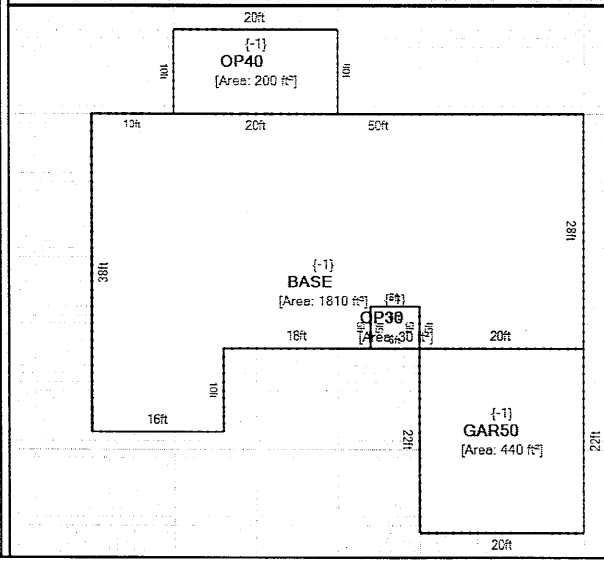
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
12/12/2018	ROOF		I	8,000
07/24/1990	CLF		I	645

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
12/31/2018	173,500	RODRIGUEZ JEREMIAS	WD / 3174 / 903
07/01/2012	100	RODRIGUEZ JEREMIAS	QC / 2601 / 1802
04/01/2012	100	*RODRIGUEZ JEREMIAO	I / 2589 / 521

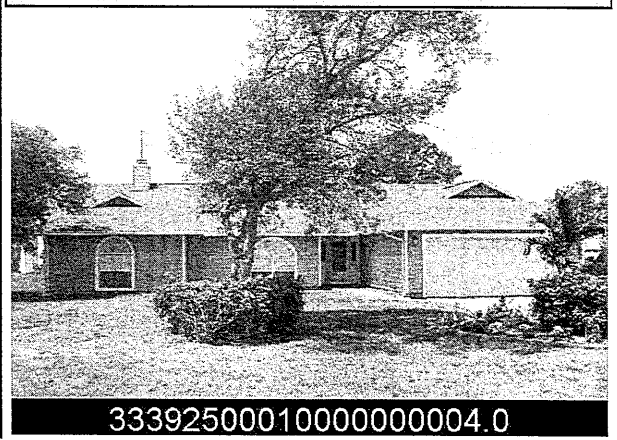
SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

HEX	Exemption of Homesteads Reporting requirement on tax roll accordi
HEX-A	Additional 25,000 Homestead Exemption

PICTURE



REGION: | SUBD: 3339250010 (100 | NBHD 010073.00 (100% | SUBSET: | IMPROVEMENT VALUATION | LIVING AREA: 1,810 | APPR/SQFT: 169.84 | SALE/SQFT: 95.86 | B-USE: 0100

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* BASE	2	RES	R6/WLCOI		100	0.00	0.00	1,810.0	139.28	1	1990	1990		260,722	82.00%					0.82	213,792
2	OP40	2	RES	R6/WLCOI		100	0.00	0.00	200.0	55.71	1	1990	1990		11,142	82.00%					0.82	9,136
3	GAR5	2	RES	R6/WLCOI		100	0.00	0.00	440.0	69.64	1	1990	1990		30,642	82.00%					0.82	25,126
4	OP30	2	RES	R6/WLCOI		100	0.00	0.00	30.0	41.78	1	1990	1990		1,253	82.00%					0.82	1,027
5	FCWI	2	MISC	R6/WLCOI		100	0.00	0.00	168.0	3.54	1	1990	1990		595	82.00%					0.82	488
6	CONC	2	MISC	R6/WLCOI		100	0.00	0.00	255.0	6.80	1	1990	1990		1,734	82.00%					0.82	1,422
7	DRCN	2	MISC	R6/WLCOI		100	0.00	0.00	928.0	6.80	1	1990	1990		6,310	82.00%					0.82	5,174
8	PTCN	2	MISC	R6/WLCOI		100	12.00	10.00	120.0	6.80	1	2000	2000		816	87.00%					0.87	710

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Bath Fixtures	6.00	Bath Fixtures
Bathrooms	2.00	Bathrooms
Bedrooms	3.00	Bedrooms
Exterior Wall	0.00	Sd Wood/Hrdi F
Flr St/Cv	0.00	Concrete; Carp
Frpl Code	1.00	1 Story
HVAC	0.00	Forced Hot Air,
Interior Wall	0.00	Drywall
Roof Data	0.00	Gbl/Jst-Trs/Dim
Shape Code	0.00	Rectangle
Substructure Code	0.00	Slab on Ground
Total Rooms	6.00	Total Rooms

DESCRIPTION	UNITS	CODE

REGION: | SUBD: 3339250010 (100 | NBHD: 010073.00 (85%) | SUBSET: | LAND VALUATION | IRR Wells: | Capacity: | IRR Acres: | Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Front Feet	RS-6	01C			SPECIAL	Y	FF-W	120.00X126.00	425.00	51,000	1.12	0.85	A	48,552
	Land Total : 48,552								15120.0000						48,552

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

Indian River County Property Appraiser | PROPERTY APPRAISAL INFORMATION 2025 | 2025-0-52286-383343

PROPERTY 52286 R RES 10/20/2015 **OWNER ID:** PEPE VITO T 383343
4255 AMELIA PLANTATION CT
VERO BEACH, FL 32967

Legal Description
AMELIA PLANTATION SUB LOT 15 PBI 18-18

TAX AREA: 7
52286
ACRES: 0.3700
APPR VAL METHOD: Cost
SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE		549,909
LAND MARKET	+	165,750
TOTAL MARKET VALUE	=	715,659
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	655,319
EXEMPTION VALUE	=	50,722
TAXABLE VALUE	=	604,597

3239290001200000015.0

DBA:

SITUS 4255 AMELIA PLANTATION CT VERO BEACH, FL 32967

GENERAL

UTILITIES		LAST APPR.	AB
TOPOGRAGPHY		LAST APPR. YR	2024
ROAD ACCESS		LAST INSP. DATE	05/20/2025
ZONING	RS-2	NEXT INSP. DATE	
PRIMARY USE	0100	# OF IMPRV	1
NEXT REASON			
REMARKS			

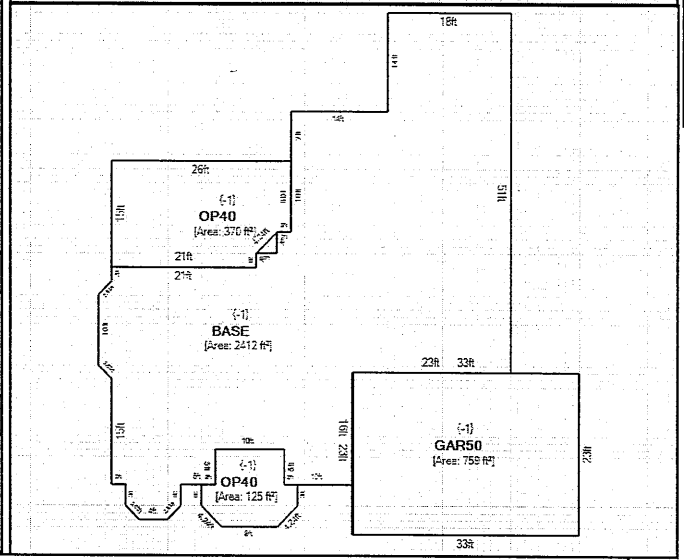
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
01/11/2023	SP		I	5,766
07/07/2005	SP		I	28,600

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
03/06/2023	745,000	POTTS EDWARD and TWD	/ 3604 / 857
10/01/2007	339,000	WRIGHT THOMAS D (PPR	/ 2212 / 950
09/01/2007	100	YOUNG DEAN M (TR) HX	/ 2207 / 224

SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

HEX	Exemption of Homesteads Reporting requirement on tax roll accordi
HEX-A	Additional 25,000 Homestead Exemption

PICTURE

REGION: SUBD: 3239290012 (100 NBHD 010047.00 (100% SUBSET: IMPROVEMENT VALUATION LIVING AREA: 2,412 APPR/SQFT: 296.71 SALE/SQFT: 308.87 B-USE: 0100

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* BASE	2	RES	R9/WLCOI		100	0.00	0.00	2,412.0	162.59	1	2006	2023		405,367	99.00%					0.99	401,313
2	OP40	2	RES	R9/WLCOI		100	0.00	0.00	495.0	65.04	1	2006	2006		32,195	99.00%					0.99	31,873
3	GAR5	2	RES	R9/WLCOI		100	0.00	0.00	759.0	81.30	1	2006	2006		61,707	99.00%					0.99	61,090
4	SE3	2	MISC	R9/WLCOI		100	0.00	0.00	1,878.0	5.42	1	2006	2006		10,179	90.00%					0.90	9,161
5	PPCK	2	MISC	R9/WLCOI		100	0.00	0.00	662.0	8.67	1	2006	2006		5,740	90.00%					0.90	5,166
6	DRBR	2	MISC	R9/WLCOI		100	43.00	30.00	1,290.0	11.06	1	2006	2006		14,267	90.00%					0.90	12,840
7	SPCN	2	MISC	R9/WLCOI		100	20.00	14.00	280.0	81.02	1	2006	2006		22,686	90.00%					0.90	20,417
8	OP40	2	RES	R9/WLCOI		100	0.00	0.00	125.0	65.04	1	2006	2006		8,130	99.00%					0.99	8,049
1	Residence						Living Area:		7,901.0	(E2006)	Homesite:	(100)			560,271				Living Area:	2,412		549,909

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Bath Finish	0.00	Averge Quality
Bath Fixtures	11.00	Bath Fixtures
Bathrooms	2.00	Bathrooms
Bedrooms	4.00	Bedrooms
Exterior Wall	0.00	Stucco on Conc
Flr Stf/Cv	0.00	Concrete;Tile,c
HVAC	0.00	Forced Hot Air,
Interior Wall	0.00	Drywall
Roof Data	0.00	Hip/Jst-Trs/Met
Shape Code	0.00	Rectangle
Substructure Code	0.00	Slab on Ground
Total Rooms	6.00	Total Rooms

DESCRIPTION	UNITS	CODE

REGION: SUBD: 3239290012 (100 NBHD: 010047.00 (85%) SUBSET: LAND VALUATION IRR Wells: Capacity: IRR Acres: Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Unit Lot Tract	RS-2	01C			SPECIAL	Y	LOT	1.00 L	195,000.00	195,000	1.00	0.85	A	165,750
	Land Total : 165,750								1.0000						165,750

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

Effective Date of Appraisal: January Date Printed: 06/13/2025 11:47:18PM by PacsCommand

WebID-52286

PROPERTY 62115 R COMM 10/20/2015

Legal Description
VERO BEACH RESORT OR 2195/2317 COM AT THE NE COR OF LOT 1 BLK D OF PARADISE PARK PBI 6-54 UNIT 4 TH S00-03-50E FOR A DIS OF 992.4 FT TO THE POB TH S00-03-50E FOR A DIS OF 202.65 FT TH S89-50-10W AL

33380200010000000001.0

SITUS 8800 20TH ST VERO BEACH, FL 32966

OWNER ID: 365768
JAY MAHAKALI 1 LLC
1316 STONEHAVEN ESTATES DR
WEST PALM BEACH, FL 33411

DBA:

TAX AREA: 7
62115
ACRES: 1.4400
APPR VAL METHOD: Cost
SOH %: 0.00
NSOH 54 %: 0.00
NSOH 55 %: 100.00

IMPROVEMENT VALUE		448,940
LAND MARKET	+	213,282
TOTAL MARKET VALUE	=	662,222
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	662,222
EXEMPTION VALUE	=	
TAXABLE VALUE	=	662,222

GENERAL

UTILITIES		LAST APPR.	BA
TOPOGRAGPHY		LAST APPR. YR	2025
ROAD ACCESS		LAST INSP. DATE	05/05/2025
ZONING	CL	NEXT INSP. DATE	
PRIMARY USE	2100	# OF IMPRV	1
NEXT REASON			
REMARKS			

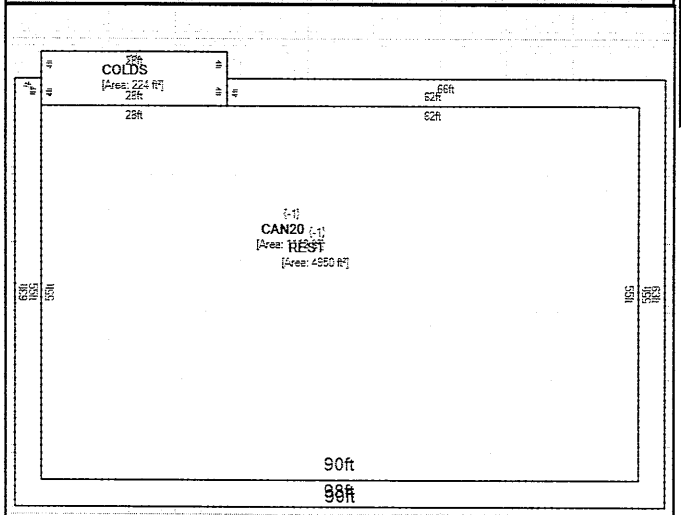
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
10/11/2023	ALTS		I	2,450
12/09/2005	COMM		I	75,000

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
12/23/2021	800,000	ANAND PATEL NO 1 LLWD	/ 3496 / 222

SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

PICTURE

33380200010000000001.0

REGION: SUBD: 3338020010 (100 NBHD 700060.00 (100% SUBSET: IMPROVEMENT VALUATION LIVING AREA: 5,174 APPR/SQFT: 127.99 SALE/SQFT: 154.62 B-USE: REST

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	*REST		OMM	C/	AV	100	0.00	0.00	4,950.0	92.77	1	1975	1994	AV	459,212	74.00%					0.74	339,817
2	COLD		OMM	C/	AV	100	0.00	0.00	224.0	92.77	1	1975	1994	AV	20,780	74.00%					0.74	15,377
3	CAN2		OMM	C/	AV	100	0.00	0.00	1,112.0	18.55	1	1975	1994	AV	20,628	74.00%					0.74	15,265
4	AAPV		MISC	C/	AV	100	0.00	0.00	52,500.0	2.37	1	1985	1985	AV	124,425	56.00%					0.56	69,678
1	Restaurant						Living Area:		58,786.0	(E1994)	Homesite: N				625,045				Living Area:	5,174		440,137
																					1.02	448,940

IHOP RESTAURANT

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Ceiling	0.00	Acoustical Tile
Depreciation Table	0.00	Commercial Blc
Exterior	70.00	Brick
Exterior	30.00	Metal & Glass
Floor Cov	0.00	Tile, hard
FloorType	0.00	Concrete Slab
Frame	0.00	Masonry
Group ID	0.00	Commercial Gr
HC&V	100.00	Package
Plumbing	2.00	Plumbing
Roof Type	0.00	Gable
Roofing	100.00	Fibergalss/Plas

DESCRIPTION	UNITS	CODE
Special Rate	0.00	Special Rate
Units Type	4950.00	Square feet
Ceiling	0.00	Acoustical Ti
Depreciation Table	0.00	Commercial
Exterior	70.00	Brick
Exterior	30.00	Metal & Glas
Floor Cov	0.00	Tile, hard
FloorType	0.00	Concrete Sla
Frame	0.00	Masonry
Group ID	0.00	Commercial
HC&V	100.00	Package
HC&V	0.00	Heat Pump S

REGION: SUBD: 3338020010 (100 NBHD: 700060.00 (85%) SUBSET: LAND VALUATION IRR Wells: Capacity: IRR Acres: Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Irregular or Combination of Any	CL	21C			SPECIAL	N	SQ	62730.00 SQ	4.00	250,920	1.00	0.85	A	213,282
	Land Total : 213,282								62730.0000						213,282

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

PROPERTY 13708 R RES 10/20/2015

Legal Description
FELLSMERE FARMS CO SUB E 1/2 OF TRACT 2438 PBS 2-1

OWNER ID: 341159
DENNIE ROBERT T
7815 130TH AVE
FELLSMERE, FL 32948

TAX AREA: 1
13708
ACRES: 5.0000
APPR VAL METHOD: Cost
SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE		331,991
LAND MARKET	+	161,500
TOTAL MARKET VALUE	=	493,491
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	471,026
EXEMPTION VALUE	=	50,722
TAXABLE VALUE	=	420,304

3137000000 1243800001.0

DBA:

SITUS 7815 130TH AVE FELLSMERE, FL 32948

GENERAL

UTILITIES		LAST APPR.	KK
TOPOGRAGPHY		LAST APPR. YR	2025
ROAD ACCESS		LAST INSP. DATE	02/03/2025
ZONING	A-1	NEXT INSP. DATE	
PRIMARY USE	0100	# OF IMPRV	1
NEXT REASON			
REMARKS			

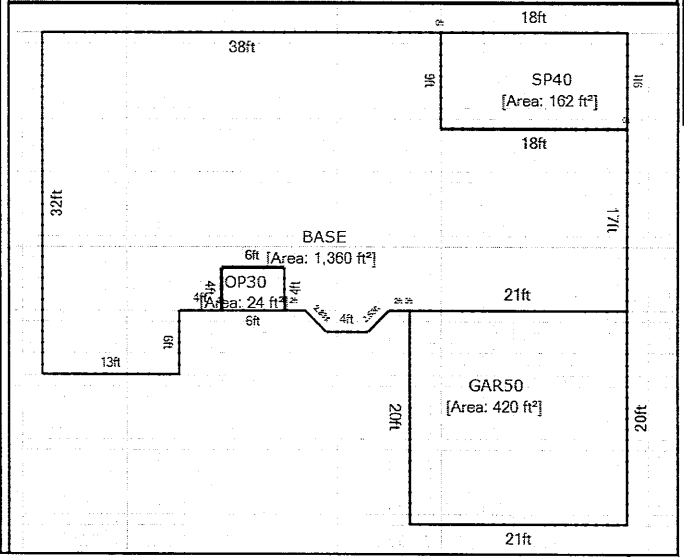
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
10/16/2024	SP		I	80,000
07/12/2024	SE		I	41,000

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
10/01/2020	320,000	WILSON ERNEST L	WD / 3345 / 2060
09/19/2018	191,100	THE BANK OF NEW YO	WD / 3152 / 69
07/27/2018	85,400	GARCIA OFELIA ZENDI	CT / 3139 / 979

SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

HEX	Exemption of Homesteads Reporting requirement on tax roll accordi
HEX-A	Additional 25,000 Homestead Exemption

PICTURE

REGION: SUBD: 3137000001 (100 NBHD 010106.54 (100% SUBSET: IMPROVEMENT VALUATION LIVING AREA: 1,360 APPR/SQFT: 362.86 SALE/SQFT: 235.29 B-USE: 0100

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* BASE	2	RES	R5+/WLCC		100	0.00	0.00	1,360.0	155.65	1	1993	1993		217,084	79.00%					0.79	171,496
2	OP30	2	RES	R5+/WLCC		100	0.00	0.00	24.0	46.70	1	1993	1993		1,121	79.00%					0.79	886
3	GAR5	2	RES	R5+/WLCC		100	0.00	0.00	420.0	77.83	1	1993	1993		32,689	79.00%					0.79	25,824
4	SP40	2	RES	R5+/WLCC		100	0.00	0.00	162.0	62.26	1	1993	1993		10,086	79.00%					0.79	7,968
5	DRCN	2	MISC	R5+/WLCC		100	0.00	0.00	510.0	7.88	1	1993	1993		4,019	79.00%					0.79	3,175
6	PTCN	2	MISC	R5+/WLCC		100	0.00	0.00	72.0	7.88	1	1993	1993		567	79.00%					0.79	448
7	SPCN		MISC	*/*			0.00	0.00	778.0	74.12	1	1993	1993		57,665	84.00%					0.84	48,439
8	SPAP		MISC	*/*		100	0.00	0.00	1.0	10,574.51	1	1993	1993		10,575	84.00%					0.84	8,883

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Bath Fixtures	6.00	Bath Fixtures
Bathrooms	2.00	Bathrooms
Bedrooms	2.00	Bedrooms
Exterior Wall	0.00	Stucco on Conc
Flr Sf/Cv	0.00	Concrete; Carp
HVAC	0.00	Forced Hot Air,
Interior Wall	0.00	Drywall
Roof Data	0.00	Hip,WdTruss,As
Shape Code	0.00	Rectangle
Substructure Code	0.00	Slab on Ground
Total Rooms	4.00	Total Rooms

DESCRIPTION	UNITS	CODE

REGION: SUBD: 3137000001 (100 NBHD: 010106.54 (85%) SUBSET: LAND VALUATION IRR Wells: Capacity: IRR Acres: Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Acre	A-1	01G			SPECIAL	Y	A	5.0000 AC	38,000.00	190,000	1.00	0.85	A	161,500
	Land Total : 161,500								5.0000						161,500

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

PROPERTY 135375 R 05/24/2019 **OWNER ID:** 361427 KAUFMANN JOSEF PETER
5740 1ST RD
VERO BEACH, FL 32968

TAX AREA: 7
135375
ACRES: 0.2600
APPR VAL METHOD: Cost
SOH %: 100.00
NSOH 54 %: 0.00
NSOH 55 %: 0.00

IMPROVEMENT VALUE		496,675
LAND MARKET	+	42,500
TOTAL MARKET VALUE	=	539,175
AG VALUE	=	0
PRODUCTIVITY LOSS	=	0
ASSESSED VALUE	=	458,771
EXEMPTION VALUE	=	50,722
TAXABLE VALUE	=	408,049

Legal Description
ORCHARD PARK PD RESIDENTIAL SUBDIVISION LOT 40 PBI 30-59

3339160001400000040.0

DBA:

SITUS 5740 1ST RD VERO BEACH, FL 32968

GENERAL

UTILITIES		LAST APPR.	JV
TOPOGRAGPHY		LAST APPR. YR	2024
ROAD ACCESS		LAST INSP. DATE	04/15/2024
ZONING	RS-3	NEXT INSP. DATE	
PRIMARY USE	0100	# OF IMPRV	1
NEXT REASON			
REMARKS			

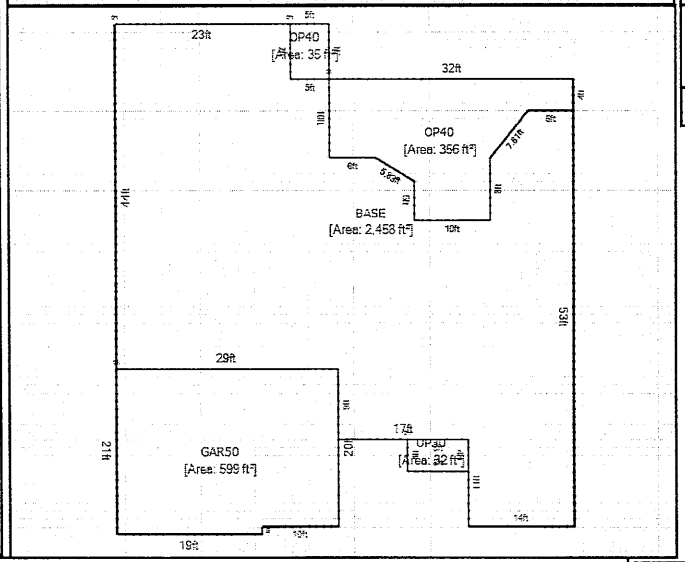
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
02/08/2023	SE		I	9,700
04/05/2022	SP		I	50,000

SALES INFORMATION

SALE DT	PRICE	GRANTOR	DEED INFO
10/29/2021	413,600	DR HORTON INC	WD / 3480 / 663
02/16/2021	1,393,000	SHOWCASE DESIGNER	WD / 3393 / 1976

SKETCH FOR IMPROVEMENT #1



EXEMPTIONS

HEX	Exemption of Homesteads Reporting requirement on tax roll accordi
HEX-A	Additional 25,000 Homestead Exemption

PICTURE

REGION: SUBD: 3339160014 (100 NBHD 010070.07 (100% SUBSET: IMPROVEMENT VALUATION LIVING AREA: 2,458 APPR/SQFT: 219.40 SALE/SQFT: 168.30 B-USE: 0100

I#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* BASE	4	RES	R7+/WLCC			0.00	0.00	2,457.5	145.23	1	2021	2021		370,103	98.00%					0.98	362,701
2	GAR5	4	RES	R7+/WLCC			0.00	0.00	599.0	72.62	1	2021	2021		43,499	98.00%					0.98	42,629
3	OP30	2	RES	R7+/WLCC			0.00	0.00	32.0	43.57	1	2021	2021		1,394	98.00%					0.98	1,366
4	OP40	3	RES	R7+/WLCC			0.00	0.00	35.0	58.09	1	2021	2021		2,033	98.00%					0.98	1,992
5	OP40	3	RES	R7+/WLCC			0.00	0.00	356.5	58.09	1	2021	2021		20,709	98.00%					0.98	20,295
6	DRBR	3	MISC	*/WLCODE			0.00	0.00	740.0	11.73	1	2021	2021		8,680	98.00%					0.98	8,506
7	DRCN	2	MISC	*/WLCODE			0.00	0.00	214.0	5.75	1	2021	2021		1,231	98.00%					0.98	1,206
8	SPCN		MISC	*/WLCODE			0.00	0.00	666.0	56.74	1	2023	2023		37,789	99.00%					0.99	37,411

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE
Bath Fixtures	11.00	Bath Fixtures
Bathrooms	3.00	Bathrooms
Bedrooms	4.00	Bedrooms
Exterior Wall	0.00	Cnc Blk W/Stuc
Floor Cov	1.00	Tile, hard
FloorType	1.00	Concrete Slab
Frpl Code	0.00	1 Story
HVAC	1.00	Forced Hot Air,
Interior Wall	0.00	Drywall
Roof Type	1.00	Hip
Roofing	100.00	Composition, Sl
Substructure Code	0.00	Slab on Ground

DESCRIPTION	UNITS	CODE
Total Rooms	10.00	Total Rooms

REGION: SUBD: 3339160014 (100 NBHD: 010070.07 (85%) SUBSET: LAND VALUATION IRR Wells: Capacity: IRR Acres: Oil Wells:

L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL
1	Unit Lot Tract	RS-3	01C			SPECIAL	Y	LOT	1.00 L	50,000.00	50,000	1.00	0.85	A	42,500
	Land Total : 42,500								1.0000						42,500

PRODUCTIVITY VALUATION

AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

2:43:37 PM 9/3/2025

Licensee Information

Name:	**GUEVARA, KARLA (Primary Name)**
Main Address:	**1080 SE LETHA CIR APT 2 STUART Florida 34994**
County:	**MARTIN**

License Information

License Type:	**Certified Roofing Contractor**
Rank:	**Cert Roofing**
License Number:	**CCC1335427**
Status:	**Current,Inactive**
Licensure Date:	**03/04/2024**
Expires:	**08/31/2026**

Special Qualifications	Qualification Effective

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. **Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

4:32:50 PM 8/8/2025

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	**FAMILYFIRST ROOFING GROUP LLC (Primary Name)**
Main Address:	**8083 WESTFIELD CIR UNIT 101 VERO BEACH Florida 32966**
County:	**INDIAN RIVER**
License Location:	**615 SW ST LUCIE CRESCENT STUART FL 34994**
County:	**MARTIN**

License Information

License Type:	**Construction Business Information**
Rank:	**Business Info**
License Number:	
Licensure Date:	**12/28/2023**
Expires:	

Special Qualifications	Qualification Effective

NO LONGER QUALIFIER

Alternate Names

View Related License Information
View License Complaint

The State of Florida is an AA/EEO employer. Copyright ©2023 Department of Business and Professional Regulation - State of Florida. **Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

Florida dbpr Department of Business & Professional Regulation

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

2:46:01 PM 9/3/2025

Licensee Information

Name: **HLEWICKI, DAVID MICHAEL (Primary Name)**

Main Address: **1030 GALLOP DRIVE LOXAHATCHEE Florida 33470**

County: **PALM BEACH**

View Types of Work Licensee Can Perform

License Information

License Type:	**Certified Pool/Spa Contractor**
Rank:	**Cert Pool**
License Number:	**CPC1460056**
Status:	**Current,Inactive**
Licensure Date:	**10/25/2022**
Expires:	**08/31/2026**

Special Qualifications	Qualification Effective
Residential Pool/Spa Contractor	

Types of Work Licensee Can Perform

Residential Pool/Spa Contractor

This contractor can build residential swimming pools and repair both residential and public swimming pools or spas. This contractor's scope of work includes the installation and repair of equipment, work on interior finishes, the installation of package pool heaters, the installation of perimeter and filter piping, and the construction of equipment rooms or housing for pool/spa equipment. This contractor cannot build public pools or make direct connections to water or sewer lines.

Water treatment and cleaning that does not require the installation, construction, replacement, or modification of equipment does not require a license. Filters may be changed without a license.

Alternate Names

View Related License Information
View License Complaint

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

4:01:04 PM 9/5/2025

Licensee Information

Name: **HLEWICKI, DAVID MICHAEL (Primary Name)**

Main Address: **1030 GALLOP DRIVE LOXAHATCHEE Florida 33470**

County: **PALM BEACH**

View Types of Work Licensee Can Perform

License Information

License Type:	**Certified Pool/Spa Contractor**
Rank:	**Cert Pool**
License Number:	**CPC1460056**
Status:	**Current,Inactive**
Licensure Date:	**10/25/2022**
Expires:	**08/31/2026**

Special Qualifications	Qualification Effective
Residential Pool/Spa Contractor	

Types of Work Licensee Can Perform

Residential Pool/Spa Contractor

This contractor can build residential swimming pools and repair both residential and public swimming pools or spas. This contractor's scope of work includes the installation and repair of equipment, work on interior finishes, the installation of package pool heaters, the installation of perimeter and filter piping, and the construction of equipment rooms or housing for pool/spa equipment. This contractor cannot build public pools or make direct connections to water or sewer lines.

Water treatment and cleaning that does not require the installation, construction, replacement, or modification of equipment does not require a license. Filters may be changed without a license.

Alternate Names

View Related License Information
View License Complaint

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

4:01:56 PM 9/5/2025

Licensee Information

Name: **HLEWICKI, DAVID MICHAEL (Primary Name)**
BROWARD PALM BEACH POOL BUILDER, LLC (DBA Name)

View Types of Work Licensee Can Perform

Main Address: **1030 GALLOP DRIVE LOXAHATCHEE Florida 33470**

County: **PALM BEACH**

License Location: **1055 NW 114TH AVENUE CORAL SPRINGS FL 33071**

County: **BROWARD**

License Information

License Type:	**Certified Pool/Spa Contractor**
Rank:	**Cert Pool**
License Number:	**CPC1458528**
Status:	**Current,Active**
Licensure Date:	**04/30/2014**
Expires:	**08/31/2026**

Special Qualifications	Qualification Effective
Residential Pool/Spa Contractor	**04/30/2014**
Construction Business	**06/06/2014**

Types of Work Licensee Can Perform

Residential Pool/Spa Contractor
This contractor can build residential swimming pools and repair both residential and public swimming pools or spas. This contractor's scope of work includes the installation and repair of equipment, work on interior finishes, the installation of package pool heaters, the installation of perimeter and filter piping, and the construction of equipment rooms or housing for pool/spa equipment. This contractor cannot build public pools or make direct connections to water or sewer lines.
Water treatment and cleaning that does not require the installation, construction, replacement, or modification of equipment does not require a license. Filters may be changed without a license.

THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA

1801 27TH ST VERO BEACH, FLORIDA 32960

IN THE MATTER OF:

FAMILYFIRST ROOFING GROUP LLC 8083 WESTFIELD CIR VERO BEACH, FL 32966

FAMILYFIRST ROOFING GROUP LLC 584 NW UNIVERSITY BLVD UNIT 100 PORT ST LUCIE, FL 32986

NOTICE OF HEARING

YOU ARE NOTIFIED that the CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS OF INDIAN RIVER COUNTY intends to hold a meeting on **Wednesday October 1, 2025 at 12:30 pm** in the County Commission Chambers, County Administration Building 1801 27th St, Vero Beach, Florida 32960. The following topic(s) will be discussed:

Case no. 25-03

Location: 5835 59th Ct Vero Beach, FL 32967

Owner: Stewart Anthony Gregory

Parcel ID: 32391700002004000006.0
Legal Description:-KINGS MUSIC LANDS PBI 6-17 BLK 4 LOTS 6-7

- **CASE CLOSED – CONTRACTOR OFFERED REIMBURSEMENT**

Case no. 25-04

Location: 4257 27th Ave Vero Beach FL 32967

Owner: Wynn, Jean & Mary

Parce ID: 32392600005011000003.0
Legal Description: Lots 3 and 4, Block 11, SPRUCE PARK SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 80, Public Records of Indian River County, Florida.

IRC Sec. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

IRC Sec. 400.7 (3)
Abandonment of any contract without legal excuses;

FS 489.129(2)
The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned;

Case Overview:
Contractor received deposit of $13,300 on 1/27/25, but the contractor has failed to commence work. Contractor has worked on fourteen (14) newer permits, completing three of them. Permit applied for 1/22/25 and issued four days later.

Case no. 25-05

Location: 170 11TH AVE VERO BEACH, FL 32962

Owner: Staubach, Thomas J, & Standley, Diane Lee

Parcel ID: 33391300007000800025.0
Legal Description: Lot 25, Block H, Indian River Heights, Unit 8, according to the plat thereof, recorded in Plat Book 7, page 31, of the Public Records of Indian River County, Florida.

IRC Sec. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

IRC Sec. 400.7 (3)
Abandonment of any contract without legal excuses;
(cont.)

FS 489.129(2)
The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned;

Case overview:

- Contractor received deposit of $10,000 on January 22, 2025 but has failed to commence work. Contractor has worked on twelve (12)) newer permits since deposit completing three of them. As of June 11, 2025 no permit application has been submitted.

Case no. 25-06

Location: 685 11TH ST VERO BEACH, FL 32960

Owner: Long, Heidi Scott

Parcel ID: 33391200015000000003.3
Legal description: The West 110 feet of the East 220 feet of the West one-half of the North one-half of the East 5 acres of Lot 3, VERO LAND COMPANY'S SUBDIVISION, as per the Plat thereof in Plat Book 3, page 19, St. Lucie County, Florida, Public Records, now in Indian River County, Florida. and The East 10 feet of the following described property: The West 111.5 feet of the West one-half of the North one-half of the East 5 acres of Lot 3, VERO LAND COMPANY'S SUBDIVISION, as per the Plat thereof in Plat Book 3, page 19, St. Lucie County, Florida, Public Records, now in Indian River County, Florida.

- **CASE CLOSED – REIMBURSEMENT OFFERED**

Case no. 25-07

Location: 4255 AMELIA PLANTATION CT

Owner: Pepe, Vito T, & Pepe, Debra A

Parcel ID: 32392900012000000015.0
Legal description: Lot 15, Amelia Plantation, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 18 through 20, inclusive, ofthe Public Records of Indian River County, Florida.

- **CASE CLOSED – CONTRACTOR OFFERED REIMBURSEMENT**

Case no. 25-10

Location: 8800 20th St

Owner: Jay Mahakali 1 LLC (IHOP)

Parcel ID: 33380200010000000001.0
Legal description: VERO BEACH RESORT OR 2195/2317 COM AT THE NE COR OF LOT 1 BLK D OF PARADISE PARK PBI 6-54 UNIT 4 TH S00-03-50E FOR A DIS OF 992.4 FT TO THE POB TH S00-03-50E FOR A DIS OF 202.65 FT TH S89-50-10W AL

IRC Sec. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

IRC Sec. 400.7 (3)
Abandonment of any contract without legal excuses;

FS 489.129(2)
The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned;

Case overview:

- Contractor received deposit of $10,000 on March 5 2025 but has failed to obtain a permit or commence work. Contractor has worked on five (5) newer permits since deposit completing three of them. Contractor has since relinquished their license and filed for bankruptcy.

Case no. 25-11

Location: 4875 47TH PL

Owner: Wallace Taylor

Parcel ID: 32392100009000100012.0
Legal description: LINDSEY LANES SUB PHASE II-C BLK A LOT 12 PBI 17-70

IRC Sec. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

IRC Sec. 400.7 (3)
Abandonment of any contract without legal excuses;

FS 489.129(2)
The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned;

Case overview:

- Contractor received deposit of $11,000 on March 31 2025 but has failed to obtain a permit or commence work. Contractor has since relinquished their license and filed for bankruptcy.

Case no. 25-12

Location: 405 16th St SW

Owner: Ryan Michael Jr & Pirie Chelsea M

Parcel ID: 33392500010000000004.0
Legal description: PINEY OAKS SUBDIVISION LOT 4 PBI 12-15

IRC Sec. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

IRC Sec. 400.7 (3)
Abandonment of any contract without legal excuses;

FS 489.129(2)
The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned;

Case overview:

- Contractor received deposit of $13,700 on January 9, 2025 but has failed to supply the required documentation to have permit released. Contractor has since relinquished their license and filed for bankruptcy.

Citations Pending

~~$500 Citation #0719 issued 4/23/25: Failure to commence work in 90 days. Failure to resolve complaint at 5835 59th Ct Vero Beach.~~ CITATION PAID.

~~$1000 Citation #0602 Hiring unlicensed contractors & Acts/Omissions issued 5/29/25 at 110 Cache Cay Dr Vero Beach.~~ CITATION PAID.

I HEREBY CERTIFY that a true and correct copy of the foregoing will be sent on August 14, 2025

by:

XX U.S. Certified Mail:

FAMILYFIRST ROOFING GROUP LLC 8083 WESTFIELD CIR VERO BEACH, FL 32966

FAMILYFIRST ROOFING GROUP LLC 584 NW UNIVERSITY BLVD UNIT 100 PORT ST LUCIE, FL 32986

___ by Certified Process Server to: N/A

and, by email to:
karla@thefamilyfirstroofing.com, karlag8227@gmail.com, stephanie@sebaglegal.com, jessica@sebaglegal.com, rey@thefamilyfirstroofing.com, jill@jgweisslaw.com on (date to be determined)

Scott P. McAdam CBO, MCP.
Building Official, Indian River County

Anyone who needs a special accommodation for this meeting may contact the County's Americans with Disabilities Act (ADA) Coordinator at (772) 226-1223 at least 48 hours in advance of meeting. Anyone who needs special accommodation with a hearing aid for this meeting may contact the Board of County Commission Office at 772-226-1490 at least 20 hours in advance of the meeting. Thank you,

THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA

1801 27TH ST VERO BEACH, FLORIDA 32960

IN THE MATTER OF:
DESIGNER POOLS & ENCLOSURES, LLC. DAVID HLEWICKI, QUALIFIER

1030 GALLOP DRIVE, LOXAHTCHEE FL 33470	(DBPR Main address)
2893 W NEW HAVEN AVE WEST MELBOURNE FL 32904	(IRC Physical Address)
2893 W NEW HAVEN AVE WEST MELBOURNE FL 32904	(IRC Mailing address)
2893 W NEW HAVEN AVE WEST MELBOURNE FL 32904	(Registered agent address)

NOTICE OF HEARING

YOU ARE NOTIFIED that the CONSTRUCTION BOARD OF-ADJUSTMENTS AND APPEALS OF INDIAN RIVER COUNTY intend to hold a meeting on **Wednesday October 1st, 2025 at 12:30pm** the County Commission Chambers, County Administration Building 1801 27th St, Vero Beach, Florida 32960.
The following topic(s) will be discussed:

Case no. 25-08

1. **Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489**
2. **Failure to apply for a permit to construct an inground pool**
3. **Failure to apply for necessary permits withing 30 days for receiving more than 10% deposit and failure to start work within 90 days**

Location: 7815 130th Avenue Fellsmere Florida 32948.

Owner: Robert T & Billie J Dennie
7815 130th Ave, Fellsmere FL 32948

Parcel ID: 31370000001243800001.0
Legal Description: FELLSMERE FARMS CO SUB E 1/2 OF TRACT 2438 PBS 2-1

IRC Sec. 400.2
A permit shall be obtained from the building official before doing any work or construction of any character, whether permanent or temporary, when a permit is required under any of the technical codes adopted herein.

IRC Sec. 400.07(2)
(2) Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489

FS 489.126 (2) (a)
A contractor who receives, as initial payment, money totaling more than 10 percent of the contract price for repair, restoration, improvement, or construction to residential real property must:

1. Apply for permits necessary to do work within 30 days after the date payment is made, except where the work does not require a permit under the applicable codes and ordinances, and

2. Start the work within 90 days after the date all necessary permits for work, if any, are issued, unless the contractor has just cause for failing to apply for the necessary permits, starting the work, or refunding the payment, or unless the person who made the payment agreed, in writing, to a longer period to apply for the necessary permits or start the work or to longer periods for both.

Case overview:

- Contractor negligence / mismanagement resulted in a completed pool without inspections and a final inspection resulting in an unsafe condition.
- No electrical subcontractor
- Contractor has failed to work on project(s) after being issued a permit resulting in an expired permit.
- Pool retaining wall installed without a permit Multiple failed inspections. The inspectors' report dated 7/9/24 requires modifications post-installation in order to receive a final inspection.
- Contractor required engineering certification for missed inspections. Contractor has delayed completing required inspections resulting in permit going into expired status.

Citation(s) Pending

$1500 Citation #0971 issued 1/18/2025: Acts/Omissions; Failure to apply for a permit; Negligence, incompetence, or misconduct in the practice of contracting at 7815 130th Ave Fellsmere FL 32948

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent on August 14th, 2025

by:

XX U.S. Certified Mail:

DAVID HLEWICKI 1030 GALLOP DRIVE LOXAHATCHEE FL 33470, and,

XX by Certified Process Server to: N/A

and, by email to:
todd@designerpools.biz and streamlinepools@yahoo.com (date to be determined)

Guillermo Carbonell CBO
Deputy Building Official, Indian River County

for

Scott P. McAdam CBO, MCP
Building Official, Indian River County

Anyone who needs a special accommodation for this meeting may contact the County's Americans with Disabilities Act (ADA) Coordinator at (772) 226-1223 at least 48 hours in advance of meeting. Anyone who needs special accommodation with a hearing aid for this meeting may contact the Board of County Commission Office at 772-226-1490 at least 20 hours in advance of the meeting.
Thank you.

THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA

1801 27TH ST VERO BEACH, FLORIDA 32960

IN THE MATTER OF:
STREAMLINE POOLS & SPAS INC, LLC. DAVID HLEWICKI, QUALIFIER
BROWARD PALM BEACH POOL BUILDER LLC, DAVID HLEWICKI, QUALIER

1030 GALLOP DRIVE, LOXAHTCHEE FL 33470	(DBPR Main address)
1055 NW 114TH AVENUE CORAL SPRINGS FL 33072	(IRC Physical Address)
253 SARATOGA BLVD EASH WEST PALM BEACH FL 33411	(IRC Mailing address)
1055 NW 114TH AVENUE CORAL SPRINGS FL 33072	(Registered agent address)

NOTICE OF HEARING

YOU ARE NOTIFIED that the CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS OF INDIAN RIVER COUNTY intend to hold a meeting on **Wednesday, October 1st, 2025 at 12:30 pm** in the County Commission Chambers, County Administration Building 1801 27th St, Vero Beach, Florida 32960.
The following topic(s) will be discussed:

Case no. 25-09

1. **Abandonment of a construction project in which the contractor is engaged or under contract as contractor.**
2. **Willful disregard and violation of the ordinances of the county, including, but not limited to, the building, electrical, plumbing, and zoning ordinances of the county.**

Location: 5740 1ST Rd Vero Beach FL 32968.

Owner: Josef Peter & Jeanette Adele Kaufmann
5740 1st Rd Vero Beach FL 32968

Parcel ID: 33391600014000000040.0
Legal Description: ORCHARD PARK PD RESIDENTIAL SUBDIVISION LOT 40 PBI 30-59

IRC Sec. 400.07(6)
Willful and deliberate disregard and violation of the ordinances of the county, including, but not limited to, the building, electrical, plumbing, and zoning ordinances of the county

FS 489.129 3 (j)
Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after 90 days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for 90 consecutive days.

Case overview:

- Contractor negligence / mismanagement resulted in a completed pool without inspections and a final inspection resulting in an unsafe condition.
- No electrical subcontractor
- Contractor has failed to work on project(s) after being issued a permit resulting in an expired permit.

Citation(s) Pending

$1000 Citation #3849 issued 2/26/2025: Abandoning a construction project; Willful disregard and violation of the ordinances of the county at 5740 1st RD Vero Beach FL 32968.

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent on August 14th, 2025

by:

XX **U.S. Certified Mail:**

DAVID HLEWICKI 1030 GALLOP DRIVE LOXAHATCHEE FL 33470, and,
DVAID HLEWICKI 1055 NW 114TH AVENUE CORAL SPRINGS FL 33072

XX **by Certified Process Server to:**

DAVID HLEWICKI 1030 GALLOP DRIVE LOXAHATCHEE FL 33470, and
DAVID HLEWICKI 1055 NW 114TH AVENUE CORAL SPRINGS FL 33072

and, by email to:
streamlinepools@yahoo.com (date to be determined)

Guillermo Carbonell CBO
Deputy Building Official, Indian River County

For
Scott P. McAdam CBO, MCP
Building Official, Indian River County

Anyone who needs a special accommodation for this meeting may contact the County's Americans with Disabilities Act (ADA) Coordinator at (772) 226-1223 at least 48 hours in advance of meeting. Anyone who needs special accommodation with a hearing aid for this meeting may contact the Board of County Commission Office at 772-226-1490 at least 20 hours in advance of the meeting.
Thank you,

Board of County Commissioners
Building Division
1801 27th Street
Vero Beach, Florida

INDIAN RIVER COUNTY
CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

INDIAN RIVER COUNTY
BUILDING DIVISION/CONTRACTOR LICENSING
PETITIONER,

CASE #25-03 (DC)
CASE #25-04 (DC)
CASE #25-05 (DC)
CASE #25-06 (DC)
CASE #25-07 (DC)
CASE #25-10 (DC)
CASE #25-11 (DC)
CASE #25-12 (DC)

CASE #25-08 (MC)
CASE #25-09 (MC)

vs.
Familyfirst Roofing Group, LLC,
State Certified License #CCC1335427
RESPONDENT.

ADMINISTRATIVE COMPLAINT

COMES NOW, the Petitioner, Indian River County Building Division/Contractor Licensing and Regulation Section, hereinafter referred to as Petitioner, and files this Administrative Complaint before the Indian River County Construction Board of Adjustment and Appeals, against Familyfirst Roofing Group, LLC, hereinafter referred to as Respondent, and alleges:

1. Petitioner is the county office charged with regulating the practice of construction pursuant to
(CASE #25-03) FL Statute 489.126(2) & IRC ordinance sec. 400.07
(CASE #25-04) FL Statute 489.126(2) & IRC ordinance sec. 400.07

(CASE #25-05) FL Statute 489 & IRC ordinance sec.400.02 & 400.07(3)
(CASE #25-06) FL Statute 489 & IRC ordinance sec.400.02 & 400.07(3)
(CASE #25-07) FL Statute 489 & IRC ordinance sec.400.02 & 400.07(3)

2. Respondent is, and has been material hereto, a State Registered Roofing License, having been issued on March 4, 2024

3. Respondent's last known business address is :

FAMILYFIRST ROOFING GROUP LLC 676 US-1 VERO BEACH FL 32962
FAMILYFIRST ROOFING GROUP LLC 8083 WESTFIELD CIR VERO BEACH, FL 32966

1080 SE LETHA CIR APT 2 STUART, FLORIDA 34994	(DBPR Main address)
584 NW UNIVERSITY BLVD SUITE 100 PORT SAINT LUCIE FL 34986	(DBPR License location)
615 SW ST LUCIE CRESCENT UNIT 101 STUART FL 34994	(IRC Physical Address)
676 US-1 VERO BEACH FL 32962	(IRC Mailing address)
8083 WESTFIELD CIR VERO BEACH, FL 32966	(Registered agent address)
1080 SOUTHEAST LETHA CIRCLE APT 2 STUART, FL 34994	(Qualifier Sunbiz address)
676 US HIGHWAY 1 Unit #7, VERO BEACH, FL, 32962	(Company website address)

CASE 25-03
5835 59TH CT
VERO BEACH, FL 32967
Owner: Stewart, Anthony Gregory

CASE CLOSED – RESOLVED PRIOR TO HEARING

ADMINISTRATIVE COMPLAINT
FAMILYFIRST ROOFING GROUP, LLC / QUALIFIER KARLA GUEVARA

End case # 25-03

CASE 25-04
4257 27TH AVE
VERO BEACH, FL 32967
Owner: Wynn, Jean & Mary

ADMINISTRATIVE COMPLAINT
FAMILYFIRST ROOFING GROUP, LLC / QUALIFIER KARLA GUEVARA

Alleged violation of FL Statute 489.126(2) & IRC ordinance sec. 400.07

Moneys received by contractors.—
A contractor who receives, as initial payment, money totaling more than 10 percent of the contract price for repair, restoration, improvement, or construction to residential real property must:
(a) Apply for permits necessary to do work within 30 days after the date payment is made, except where the work does not require a permit under the applicable codes and ordinances, and
(b) Start the work within 90 days after the date all necessary permits for work, if any, are issued,

Indian River County Code of Ordinance Chap. 400.02
A permit shall be obtained from the building official before doing any work or construction of any character, whether permanent or temporary, when a permit is required under any of the technical codes adopted herein. (2) Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489

Indian River County Code of Ordinance Chap. 400.07(3)
Abandonment of any contract without legal excuses;

STATEMENT OF FACT COUNT I

Contractor received deposit of $10,650 on 12/19/24
Contractor failed to apply for a permit within 30 days after 10% or more deposit.
Contractor opened fourteen (14) newer permits after this deposit. No permit applied for.
Customer told after 4/3/25 demand letter they would begin work in early June 2025.

End case # 25-04

CASE 25-05
170 11TH AVE
VERO BEACH, FL 32962
Owner: Staubach Thomas J & Standley Diane Lee

ADMINISTRATIVE COMPLAINT
FAMILYFIRST ROOFING GROUP, LLC / QUALIFIER KARLA GUEVARA

Alleged violation of FL Statute 489.126(2) & IRC ordinance sec. 400.07(3)
Moneys received by contractors.—

A contractor who receives, as initial payment, money totaling more than 10 percent of the contract price for repair, restoration, improvement, or construction to residential real property must:
(a) Apply for permits necessary to do work within 30 days after the date payment is made, except where the work does not require a permit under the applicable codes and ordinances, and
(b) Start the work within 90 days after the date all necessary permits for work, if any, are issued,

Indian River County Code of Ordinance Chap. 400.07(3)
Abandonment of any contract without legal excuses;

STATEMENT OF FACT COUNT I

Contractor received deposit of $10,000 on 1/22/25
Contractor failed to apply for a permit within 30 days after 10% or more deposit.
Contractor opened sixteen (16) newer permits after this deposit. No permit applied for.
6/11/25 contractor was sent complaint affidavit requesting response. No permit applied for.
6/20/25 Contractor responded to charges stating customer insurance and travel delays.

End case # 25-05

CASE 25-06
685 11TH ST
VERO BEACH, FL 32960
Owner: Long, Heidi Scott

ADMINISTRATIVE COMPLAINT
FAMILYFIRST ROOFING GROUP, LLC / QUALIFIER KARLA GUEVARA

CASE CLOSED – RESOLVED BY CONTRACTOR

End case # 25-06

CASE 25-07
4255 AMELIA PLANTATION COURT
VERO BEACH, FL 32960
Owner: Pepe Vito T & Debra A

ADMINISTRATIVE COMPLAINT
FAMILYFIRST ROOFING GROUP, LLC / QUALIFIER KARLA GUEVARA

CASE CLOSED – RESOLVED BY CONTRACTOR

End case # 25-07

CASE 25-10
8800 20th St
VERO BEACH, FL 32966
Owner: Jay Mahakali 1 LLC (IHOP)

ADMINISTRATIVE COMPLAINT
FAMILYFIRST ROOFING GROUP, LLC / QUALIFIER KARLA GUEVARA

IRC Sec. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

IRC Sec. 400.7 (3)
Abandonment of any contract without legal excuses;

FS 489.129(2)
The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned;

STATEMENT OF FACT COUNT I

- Contractor received deposit of $10,000 on March 5 2025 but has failed to obtain a permit or commence work. Contractor has worked on five (5) newer permits since deposit completing three of them. Contractor has since relinquished their license and filed for bankruptcy.

End case # 25-10

CASE 25-11
4875 47th PL
Vero Beach, FL 32967
Owner: Wallace Taylor

ADMINISTRATIVE COMPLAINT
FAMILYFIRST ROOFING GROUP, LLC / QUALIFIER KARLA GUEVARA

IRC Sec. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

IRC Sec. 400.7 (3)
Abandonment of any contract without legal excuses;

FS 489.129(2)
The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned;

STATEMENT OF FACT COUNT I

- Contractor received deposit of $11,000 on March 31 2025 but has failed to obtain a permit or commence work. Contractor has since relinquished their license and filed for bankruptcy.

End case # 25-11

CASE 25-12
405 16th St SW
Vero Beach, FL 32962
Owner: Michael Ryan Jr & Chelsea Pirie (Ryan)

ADMINISTRATIVE COMPLAINT
FAMILYFIRST ROOFING GROUP, LLC / QUALIFIER KARLA GUEVARA

IRC Sec. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

IRC Sec. 400.7 (3)
Abandonment of any contract without legal excuses;

FS 489.129(2)
The contractor has abandoned a customer's job and the percentage of completion is less than the percentage of the total contract price paid to the contractor as of the time of abandonment, unless the contractor is entitled to retain such funds under the terms of the contract or refunds the excess funds within 30 days after the date the job is abandoned;

STATEMENT OF FACT COUNT I

Contractor received deposit of $13,700 on January 9, 2025 but has failed to supply the required documentation to have permit released. Contractor has since relinquished their license and filed for bankruptcy.

End case # 25-12

Citations Pending (None)

~~$500 Citation #0719 issued 4/23/25: Failure to commence work in 90 days. Failure to resolve complaint at 5835 59th Ct Vero Beach~~. (paid in full 6/13/25 by Karla Guevara)

~~$1000 Citation #0602 Hiring unlicensed contractors & Acts/Omissions issued 5/29/25 at 110 Cache Cay Dr Vero Beach~~. (paid in full 6/13/25 by Karla Guevara)

End FamilyFirst Roofing Group LLC Cases

Board of County Commissioners
Building Division
1801 27th Street
Vero Beach, Florida

INDIAN RIVER COUNTY
CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

INDIAN RIVER COUNTY
BUILDING DIVISION / CONTRACTOR LICENSING
PETITIIONER,

CASE #25-08

vs.

DESIGNER POOLS & ENCLOSURES, LLC
STATE CERTIFIED LICENSE: CPC1460056
RESPONDENT.

ADMINISTRATIVE COMPLAINT

COMES NOW, the Petitioner, Indian River County Building Division/Contractor Licensing and Regulation Section, hereinafter referred to as Petitioner, and files this Administrative Complaint before the Indian River County Construction Board of Adjustment and Appeals, against Designer Pools & Enclosures LLC, hereinafter referred to as Respondent, and alleges:

1. Petitioner is the county office charged with regulating the practice of construction pursuant to (CASE #25-08) FL Statute 489.126(2) & IRC ordinance sec. 400.02 & 400.07(2)

2. Respondent is, and has been material hereto, a State Certified Residential Pool & Spa License, having been issued on October 22nd, 2022.

3. Respondent's last known business address is :

Designer Pools & Enclosures LLC, 1030 Gallop Drive Loxahatchee FL 33470

1030 GALLOP DRIVE LOXAHATCHEE FLORIDA 333470 (DBPR Main address)

Case 25-08
7815 130th Ave
Fellsmere, Florida
Owner: Robert T & Billie J Dennie

ADMINISTRATIVE COMPLAINT
DESIGNER POOLS & ENCLOSURES, LLC / QUALIFIER DAVID HLEWICKI

Alleged violation of FL Statute 489.126(2)(a) & IRC ordinance sec. 400.02 & 400.07(2)

FL Statute 489.126(2) & IRC ordinance sec. 400.07

Moneys received by contractors.—
A contractor who receives, as initial payment, money totaling more than 10 percent of the contract price for repair, restoration, improvement, or construction to residential real property must:
(a) Apply for permits necessary to do work within 30 days after the date payment is made, except where the work does not require a permit under the applicable codes and ordinances, and
(b) Start the work within 90 days after the date all necessary permits for work, if any, are issued,

Indian River County Code of Ordinance Chap. 400.02
A permit shall be obtained from the building official before doing any work or construction of any character, whether permanent or temporary, when a permit is required under any of the technical codes adopted herein. (2) Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489

Indian River County Code of Ordinance Chap. 400.07(2)
Negligence, incompetence, or misconduct in the practice of contracting within the meaning of this chapter or F.S. Ch. 489;

STATEMENT OF FACT COUNT I
Contractor received deposit of $21,600 on 3/4/2022
Contractor failed to apply for a permit within 30 days after 10% or more deposit.
Contractor failed to apply for a permit to construct an inground pool.
Notice of Violation issued 1/18/2024
Citation 0971 issued 1/18/2024 for $1500, remains unpaid.
Contractor began work and finished three (3) permits after this deposit.
Permit application submitted on 2/16/2024, issued 10/16/2024.
Permit is in expired status since 4/14/2025, Failed inspection 3/5/2025
Citation

End case # 25-08

Board of County Commissioners
Building Division
1801 27th Street
Vero Beach, Florida

INDIAN RIVER COUNTY
CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

INDIAN RIVER COUNTY
BUILDING DIVISION / CONTRACTOR LICENSING
PETITIIONER, CASE #25-09

vs.

STREAMLINE POOLS & SPAS, INC
DBA (NAME CHANGE) BROWARD PALM BEACH POOL BUILDER, LLC
STATE CERTIFIED LICENSE: CPC1458528
RESPONDENT.

ADMINISTRATIVE COMPLAINT

COMES NOW, the Petitioner, Indian River County Building Division/Contractor Licensing and Regulation Section, hereinafter referred to as Petitioner, and files this Administrative Complaint before the Indian River County Construction Board of Adjustment and Appeals, against Streamline Pools & Spas, Inc, hereinafter referred to as Respondent, and alleges:

1. Petitioner is the county office charged with regulating the practice of construction pursuant to
(CASE #25-09) FL Statute 489.129 3 (J) & IRC ordinance sec. 400.07(6)

2. Respondent is, and has been material hereto, a State Certified Residential Pool & Spa License, having been issued on April 30th, 2014.

3. Respondent's last known business address is :

Streamline Pools & Spas LLC, 1030 Gallop Drive Loxahatchee FL 33470

1030 GALLOP DRIVE LOXAHATCHEE FLORIDA 333470 (DBPR Main address)

CASE 25-09
5740 1st Road
Vero Beach, FL 32968
Owner: Josef Peter & Jeanette Adele Kaufmann

ADMINISTRATIVE COMPLAINT
STREAMLINE POOLS & SPAS, INC / QUALIFIER DAVID HLEWICKI
DBA (NAME CHANGE) BROWARD PALM BEACH POOL BUILDER, LLC

FL Statute 489.129 3 (j) & IRC ordinance sec. 400.07 (6)
Disciplinary proceedings. -
Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after 90 days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for 90 consecutive days.

Indian River County Code of Ordinance Chap. 400.07 (6)
Willful and deliberate disregard and violation of the ordinances of the county, including, but not limited to, the building, electrical, plumbing, and zoning ordinances of the county;

STATEMENT OF FACT

Alleged violation of Florida Statute 489.129 3 (j)
Abandoning a construction project in which the contractor is engaged or under contract as a contractor. A project may be presumed abandoned after 90 days if the contractor terminates the project without just cause or without proper notification to the owner, including the reason for termination, or fails to perform work without just cause for 90 consecutive days.

Indian River County Code of Ordinance Chap. 400.07 (6)
Willful and deliberate disregard and violation of the ordinances of the county, including, but not limited to, the building, electrical, plumbing, and zoning ordinances of the county;

STATEMENT OF FACT

Permit applied 1/27/2022
Permit expired 7/9/2023
Contractor failed to correct multiple failed inspections.
Cease and Desist issued 2/19/2025, no response from Contractor
Notice of Violation issued 2/19/2025, no response from Contractor
Citation 3871 issued 2/26/2025 for $1000, remains unpaid.
Contractor has not renewed the permit.
Contractor began work and finished two (2) permits during this time period.

End case # 25-09

Citations Pending

Citation 0971 issued 1/18/2024 for $1500 to David Hlewicki remains unpaid.

Citation 3871 issued 2/26/2025 for $1000 to David Hlewicki remains unpaid.

END DESIGNER POOLS & ENCLOSURES, LLC CASES

END STREAMLINE POOLS & SPAS, INC CASES