

CODE ENFORCEMENT BOARD MEETING
Wednesday, January 8, 2020 – 2:00 p.m.
City Hall, Council Chambers, Vero Beach, Florida

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIENCE

3. PRELIMINARY MATTERS

- A) Adoption of Minutes – December 11, 2019**
- B) Agenda Additions, Deletions and Adoption**

4. UNLICENSED CONTRACTORS/CITATIONS

5. EVIDENTIARY HEARINGS

A) Citation Appeals

1. CASE #19-CE-10541 / 2230M

VIOLATOR: Cheryl Sangbush

VIOLATION: Operating a guest house and transient quarters in a residential zone

VIOLATION ADDRESS: 4890 Bethel creek Drive, #4, Vero Beach, Florida 32963

B) Non-Compliance / Compliance Reports

1. Request for Board Order

a. CASE #19-CE-10496 / 2215M

VIOLATOR: Danny M. Bennett; Elizabeth R. Bowler (owners) and Karl Taylor (Realtor)

VIOLATION: Sign violation – Code Section 38.09 (f)

VIOLATION ADDRESS: 902 Tides Road, Vero Beach, Florida 32963

(Failure to comply; Failure to pay \$50 civil penalty)

b. CASE #19-CE-10509 / 2218M

VIOLATOR: Frances Cappelen

VIOLATION: Failure to obtain Code Compliance Certification or a building permit for concrete driveway and concrete wall – Code Sections 64.05 (a)(b)(9)(a); 22-106; 22-181

VIOLATION ADDRESS: 2511 Atlantic Boulevard, Vero Beach, Florida 32960

(Failure to comply)

- c. **CASE #19-CE-10511 / 2220M**
VIOLATOR: P. Scott McCracken
VIOLATION: Weeds, grass, and undergrowth at a height of more than 12 inches – Code Section 38-31 (a)(b)(1)
VIOLATION ADDRESS: 2716 Laurel Drive, Vero Beach, Florida 32960
(Failure to comply; Failure to pay \$100 civil penalty)

- d. **CASE #19-CE-10539 / 2228M**
VIOLATOR: FQSR RE II, LLC; dba KBP Foods / Rachel Blevins
VIOLATION: Oak Tree removed without a permit – Code Section 72.41
VIOLATION ADDRESS: 4040 20th Street, Vero Beach, Florida 32960
(Failure to comply; Failure to pay \$50 civil penalty)

- e. **CASE #19-CE-10413 / 2179M**
VIOLATOR: G&S Investments of Indian River County, Inc. / Charles Sullivan, Jr., Agent; Michael Miller’s Marine Service, LLC / Michael Miller, Sr., Agent
VIOLATION: Site Plan approval needed for the property and right-of-way encroachment – Code Sections 64.06 (a)(e)(8)(h); 71.06
VIOLATION ADDRESS: 1305 29th Street, Vero Beach, Florida 32960
(Failure to comply)

- 6. **OLD BUSINESS**
- 7. **ADMINISTRATIVE MATTERS**
- 8. **CLERK’S MATTERS**
- 9. **ATTORNEY’S MATTERS**
- 10. **CHAIRMAN’S MATTERS**
- 11. **MEMBER’S MATTERS**
- 12. **ADJOURNMENT**

This is a Public Meeting. Should any interested party seek to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings and that, for such purpose he may need to ensure that a record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone who needs a special accommodation for this meeting may contact the City’s Americans with Disabilities Act (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.

CODE ENFORCEMENT BOARD MINUTES
Wednesday, December 11, 2019 – 2:00 p.m.
City Hall, Council Chambers, Vero Beach, Florida

PRESENT: Chairman, Kirk Noonan; Vice Chairman, Eric Price; Members: Linda Hillman, Christopher Bryant, Frank Pizzichillo, Stephen McDonald, Alternate Member #1, Ken Daige and Alternate Member #2, Sharon Gorry **Also Present:** City Attorney, John Turner; Code Enforcement Officer, Melody Sanderson; Code Enforcement Officer, Tom Ramsey and Deputy City Clerk, Sherri Philo

Excused Absence: Richard Kennedy

1. CALL TO ORDER

Today's meeting was called to order at 2:00 p.m.

2. PLEDGE OF ALLEGIENCE

The Chairman led the Board members and the audience in the Pledge of Allegiance to the flag.

The Deputy Clerk swore in staff and all witnesses present for today's hearing en masse.

Mr. Noonan reported that technically he is no longer living in the City limits. He said that he still owns a home in the City, but is currently living on his boat at the City Marina.

3. ELECTION OF OFFICERS

A) Chairman

Mr. Bryant nominated Mr. Noonan for Chairman of the Code Enforcement Board.

Mrs. Linda Hillman nominated herself for Chairman of the Code Enforcement Board.

There were no other nominations.

Mr. John Turner, City Attorney, noted that they need a second for each of the nominations.

Mr. Noonan seconded the nomination for Mrs. Linda Hillman for Chairman of the Code Enforcement Board.

Mrs. Hillman seconded the nomination for Mr. Kirk Noonan for Chairman of the Code Enforcement Board.

Mr. Noonan called for the roll call.

Ms. Sherri Philo, Deputy City Clerk, noted that this would be for the first nominee, Mr. Noonan.

Mr. Pizzichillo asked Mr. Noonan how permanent he would be living in the City.

Mr. Noonan said that he is not going anywhere, but his living arrangements have changed.

Mr. Turner asked Mr. Noonan is there a resident address that he uses. Mr. Noonan said that he has a Post Office Box and another address that is not located in the City limits.

Mr. Turner asked where do you intend to reside. Mr. Noonan said at the Marina.

Mr. Turner asked is that where you call your residence. Mr. Noonan answered yes.

Mr. Turner asked where his Post Office Box is located. Mr. Noonan said at the main Post Office.

Mr. Turner asked is it in the City limits. Mr. Noonan answered yes.

Mr. Turner explained that the law recognizes where you intend to reside as your residence and the information that supports that evidence would be where you receive your utility bills and your mail and where you tell people you reside. He asked does your driver's license have an address in the Vero Beach City limits.

Mr. Noonan said it does for now.

Mr. Daige asked so you are not going anywhere. You are just moving to the Marina. Mr. Noonan said that is correct.

Mr. Turner said if you intend to live there and call that your residence then everything supports that.

The Deputy City Clerk explained that they would be voting on the first nominee first.

The Deputy City Clerk began the roll call for the vote for Mr. Kirk Noonan as Chairman of the Code Enforcement Board. Mr. Daige voted yes ...

Mr. Turner suggested that they have each of the candidate's votes that they would receive done individually so they would call all in favor of Mr. Kirk Noonan for Chairman and the members in favor of Mr. Noonan would raise their hand and state their name and the votes would be counted. Then they would go to the second nominee asking all in favor for Mrs. Linda Hillman for Chairman of the Code Enforcement Board and the members in favor of Mrs. Hillman would raise their hand and state their name. He said it has to be on the record so it has to be who they vote for and they can either do that by ballot or raise their hand and state their name. He would

suggest that they ask all in favor of Mr. Noonan for Chairman and the members in favor would raise their hand and state their name. The Board members agreed.

Mr. Noonan asked all in favor of him serving as Chairman of the Code Enforcement Board to raise their hand.

Mr. Bryant, Mr. Noonan, Mr. Price, and Mr. McDonald were in favor of Mr. Noonan serving as Chairman of the Code Enforcement Board.

Mr. Turner asked all in favor of Mrs. Linda Hillman for Chairman of the Code Enforcement Board to raise their hand and state their name for the record.

Mr. Daige, Mr. Pizzichillo, and Mrs. Hillman were in favor of Mrs. Linda Hillman serving as Chairman of the Code Enforcement Board.

Mr. Pizzichillo asked for the vote.

The Deputy City Clerk reported that Mr. Noonan received four (4) votes for Chairman of the Code Enforcement Board and Mrs. Linda Hillman received three (3) votes for Chairman of the Code Enforcement Board.

Mr. Kirk Noonan was appointed Chairman of the Code Enforcement Board by a vote of four 4-3.

B) Vice Chairman

Mr. Daige nominated Mrs. Linda Hillman for Vice Chairman of the Code Enforcement Board. Mr. Pizzichillo seconded the nomination.

Mr. Price nominated himself for Vice Chairman. Mr. Noonan seconded the nomination.

There were no other nominations.

Mr. Turner asked all those in favor of Mrs. Linda Hillman for Vice Chairman of the Code Enforcement Board to raise their hand and state their name.

Mr. Pizzichillo, Mrs. Hillman, Mr. McDonald, and Mr. Daige were in favor of Mrs. Linda Hillman serving as Vice Chairman of the Code Enforcement Board.

Mr. Turner asked all those in favor of Mr. Eric Price for Vice Chairman of the Code Enforcement Board to raise their hand and state their name.

Mr. Bryant, Mr. Noonan, and Mr. Price were in favor of Mr. Eric Price serving as Vice Chairman of the Code Enforcement Board.

Mr. Turner asked the Deputy City Clerk to announce the official results.

The Deputy City Clerk reported that Mrs. Hillman received four (4) votes for Vice Chairman of the Code Enforcement Board and Mr. Price received three (3) votes for Vice Chairman of the Code Enforcement Board.

Mrs. Linda Hillman was appointed Vice Chairman of the Code Enforcement Board by a vote of 4-3.

Mr. Daige referred to Mr. Noonan's residence. He asked the City Attorney if he was referring to the rules in the Code.

Mr. Turner said that he would look at the Code right now and if he has any questions or wants to raise anything, he will let the Board know prior to adjournment of today's meeting.

4. PRELIMINARY MATTERS

A) Adoption of Minutes – November 13, 2019

Mrs. Hillman made a motion to adopt the minutes of the November 13, 2019 Code Enforcement Board meeting. Mr. McDonald seconded the motion and it passed unanimously.

B) Agenda Additions, Deletions, and Adoption

Mr. Tom Ramsey, Code Enforcement Officer, pulled Case #19-CE-10389 – Michael Schlitt from today's agenda. He reported that the property is in compliance and the civil penalty has been paid. He then pulled Case #19-CE-10342 – Edward K., Jr. and Sandra L. How from today's agenda. He reported that there were some problems with service and with permitting so he is pulling the case until next month.

Mrs. Hillman asked if he is giving them 30-days to comply.

Mr. Ramsey said he hopes they will comply within 30-days.

Ms. Melody Sanderson, Code Enforcement Officer, pulled Case #19-CE-10464 – The Southland Corporation from today's agenda. She reported that the property is in compliance and the civil penalty has been paid.

Mr. Pizzichillo made a motion to adopt the agenda as amended. Mr. McDonald seconded the motion and it passed unanimously.

5. UNLICENSED CONTRACTORS/CITATIONS

None

6. EVIDENTIARY HEARINGS

- A) Citation Appeals**
- B) Non-Compliance / Compliance Reports**

1. Request for Board Order

- a. CASE #19-CE-10470 / 2212M**
VIOLATOR: T Mobile / Magenta Wireless, LLC / JLG Corp. Services, Inc., Agent
VIOLATION: Business Tax Receipt – Code Section 70.62 (a)(1)
VIOLATION ADDRESS: 524 21st Street, Vero Beach, Florida 32960
(Failure to comply; Failure to pay \$100 civil penalty)

Ms. Sanderson reported that this is a repeat violation. Service of the citation was provided by certified mail. The violation has not been corrected and the civil penalty has not been paid. She requested that the Board finds there is a violation, the violation continues, the citation has not been paid, and to issue a Board order to correct the violation within 10 days, and if not in compliance continuing civil penalties shall commence beginning on November 14, 2019.

Mr. Pizzichillo put that in the form of a motion (that the Board finds there is a violation, that the violation continues, and that the Board issues a Board order to correct the violation within 10-days (December 21, 2019) or continuing civil penalties of \$100 per day shall commence on the original compliance date of November 14, 2019 until corrected and to pay the initial civil penalty of \$100). Mr. Bryant seconded the motion and it passed unanimously.

- b. CASE #19-CE-10464 / 2207M**
VIOLATOR: The Southland Corporation
VIOLATION: Public nuisance / Garbage and trash on the property – Code Section 38-31 (a)(b)(5)
VIOLATION ADDRESS: 2032 US Highway 1, Vero Beach, Florida 32960
(Failure to pay \$100 civil penalty)

This item was pulled from today's agenda.

- c. CASE #19-CE-10417 / 2184M**
VIOLATOR: Timothy B. Young

VIOLATION: Weeds, grass, or undergrowth at a height of more than 12 inches – Sections 38-31 (a)(b)(1)

VIOLATION ADDRESS: 2512 Atlantic Boulevard, Vero Beach, Florida 32960

(Failure to comply; Failure to pay \$100 civil penalty)

Ms. Sanderson reported that the violation has not been corrected and the civil penalty has not been paid. There is a cost of enforcement in the amount of \$61.58. She requested that the Board finds there is a violation, the violation continues, the citation has not been paid and to issue a Board order to correct the violation within 10-days, and if not in compliance continuing civil penalties shall commence beginning on October 14, 2019 and enforcement costs of \$61.58.

Mr. Noonan made a motion that the Board finds there is a violation, the violation has not been corrected and that the Board issues a Board order to pay the \$100 civil penalty, to allow 10 days to come into compliance and if not in compliance then continuing penalties will commence as of October 14, 2019 and also order payment of the \$61.58 cost of enforcement (that the Board finds there is a violation, that the violation continues, and that the Board issues a Board order to correct the violation within 10-days (December 21, 2019) or continuing civil penalties of \$100 per day shall commence on the original compliance date of October 14, 2019 until corrected and to pay the initial civil penalty of \$100 and the cost of enforcement of \$61.58). Mr. McDonald seconded the motion and it passed 6-1 with Mrs. Hillman voting no.

d. CASE #19-CE-10171 / 2081M

VIOLATOR: Rodney G. Son

VIOLATION: Vehicle restrictions on private property – Code Sections 74-82 (a)(b); 61.02; 61.06

VIOLATION ADDRESS: 2020 Delmar Avenue, Vero Beach, Florida 32960

(Code Officer found in compliance on November 17, 2019. Continuing penalties from July 16, 2019 through November 16, 2019 = 124 days x \$50 per day, plus the original civil penalty of \$50 plus costs)

Ms. Sanderson reported that this case previously came before the Board because the property owner was cited for having a camper stored in a residential area and occupying a camper that was not in a mobile home park. The property came into compliance when the property was purchased by a neighbor on November 18, 2019. The civil penalty has not been paid. She asked that the Board finds the property in compliance.

Mr. Pizzichillo put those words in the form of a motion. The motion died for lack of a second.

Mrs. Hillman asked are they in compliance.

Ms. Sanderson explained that the previous owner vacated the property when Mr. Schlitt purchased it, which brought the property in compliance. She noted that Mr. Schlitt is present for today's hearing to address the Board.

Mr. Noonan said any penalties the Board would impose would be against the current owner and not the past owner. He asked is that correct.

Mr. Turner explained that it is going to be against the property and it was the previous owner's responsibility to make sure that the purchaser was aware of the Code Enforcement Board action. He said then it is the new owner's responsibility.

Ms. Sanderson reported that the new owner is present to address the Board and based on the history of the property, he will make a compelling case.

Mr. Noonan asked Ms. Sanderson what she is asking of the Board.

Ms. Sanderson replied to find the property in compliance.

Mr. Bryant questioned and no fines at all would be imposed against the new owner.

Ms. Sanderson said that she would like the new owner to speak on his behalf.

The Deputy City Clerk noted that the Board has a Board order with continuing civil penalties in their backup information.

Ms. Sanderson reported that this property was a nuisance property that had been abandoned and in disrepair for several years. The previous owner purchased the property and there was a nuisance problem that involved a lot of Police and neighbor involvement. In speaking with the neighbors, Mr. Schlitt offered to purchase the property to remedy the nuisance problem.

Mr. Paul Schlitt, property owner, said McAnsh Park is an area that has a lot of really good people and his goal was to get a bad person out of a good place. He said that he paid about \$7,000 more than the previous owner paid for the property and in his mind, the previous owner overpaid by at least \$9,000 or \$10,000 so overall it was a tough decision to make to overpay by about \$17,000, as well as incur the penalties. However, he knew that there were fees going into it. He said that he has worked with the Code Officer for about three (3) months and he was not going to let that individual (previous owner) around his family for another day.

Mr. Daige said Mr. Schlitt stated that he paid about \$7,000 more than what the previous owner did for the property. He asked Mr. Schlitt if that is correct.

Mr. Schlitt answered yes.

Mr. Daige said it is his understanding that Mr. Schlitt has been working with the Code Enforcement Officer to bring the property in compliance.

Mr. Schlitt said that is correct.

Mr. Daige said that he doesn't see where the property has to carry the fines. He said that Mr. Schlitt already paid more for the property, he gave the Board a decent explanation, and he is not hearing from the Code Enforcement Officer where the Board has to drop the hammer.

Mr. Noonan agreed.

Ms. Sanderson said that Mr. Schlitt purchasing the property was the best solution. The prior owner was a burden to the neighbors due to his nighttime activities and was a burden to the Police Department as well.

Mr. Turner said there is some duty on the new owner when they purchase property, particularly when it's in their neighborhood, of having knowledge of the condition and the status with Code Enforcement. However, it is at the Board's discretion if there is a recommendation and a motion to waive the penalties.

Mr. Pizzichillo said that he doesn't know what the previous owner owed, but if they can make the neighbors comfortable, safer, and happier then he is willing to be reasonable.

Ms. Sanderson said the house was vacant and in disrepair. The trailer was on site because the house was unable to be lived in. Mr. Schlitt will be able to tear down the house and build a new house.

Mr. Turner reported that the Deputy City Clerk indicated that this has been going on for a while and there may be a lien on the property.

The Deputy City Clerk explained that there is a Board order Finding violation, Allowing Additional Time for Compliance, to Pay and Assessing Continuing Penalties was recorded in September, 2019.

Mr. Turner said the City does have costs.

Mrs. Gorry said that lien should have shown up during the title search.

Mr. Schlitt said this was a situation where every weekend the property owner was threatening neighbors. He said that he told his attorney that he knew there were liens on the property and if they can close on the property, he didn't care what he would end up having to pay. It was his understanding that the lien would be in the ballpark of \$6,000 or \$7,000, which worst case scenario he was willing to pay.

Mrs. Gorry asked did the City receive the benefit of what accrued through filing the lien from the closing.

The Deputy City Clerk explained that a Final Board Order has not been issued. As of today, the fines are still accruing. The fines continue to accrue until the Board ceases the continuing penalties.

Mrs. Gorry asked did the amount of fines come to the City that was owed at the time of closing.

Mrs. Hillman explained that they would not know how much is owed until the Board finalizes the case.

Mr. Daige said then legally you can close on the property because there is not a said amount.

Mr. Turner said normally if there is a lien on a property it would show up during the title search. He noted that the lien may not have a specific amount owed listed.

Mrs. Gorry said that is her point, the title company should have called to find out.

Mr. Noonan thought the lien did come up in the title search, but there was not a total amount on it because the penalties are still accruing.

Mr. Price asked what does it take to remove this. He asked can the Board ask that the lien be dissolved.

Mr. Turner did not believe that the Board had the jurisdiction. He said the City Council does.

The Deputy City Clerk explained that they do not have a final Board order so the Board can waive the penalties if they choose, but the fees should be enforced.

Mr. McDonald asked what is the amount of the fees.

The Deputy City Clerk explained that there is a fee of \$18.50 for the recording of the Board Order Finding Violation, Allowing Additional Time for Compliance, to Pay, and Assessing Continuing Penalties, a fee of \$75 for the City Attorney to prepare a Release of Lien, and a fee of \$18.50 to record the Release of Lien.

Mr. McDonald made a motion that Mr. Schlitt pay \$112.

Mr. Pizzichillo asked when was the closing.

Ms. Sanderson thought the closing was on November 18, 2019 so the compliance date would be November 17, 2019.

Mr. Pizzichillo asked is the Board voting today to end the penalty phase. He asked can they make it retroactive to any date sooner.

Mr. Noonan said that is what the motion entailed so the only fees would be the recording fees and City Attorney fees.

Mr. McDonald continued with the motion that the Board waives the accumulating fines and that the new owner ...

Mr. Turner said the procedure suggested (motion) is that there be a finding that there are no continuing violations, that those matters have come into compliance, that any fines that have been assessed will be waived, but the subsequent property owner will be responsible for filing fees and costs.

Mr. Daige said Mr. Schlitt made a comment that he did pay more for the property so he is really not getting off the hook with anything. Mr. Schlitt will be paying the recording fees, etc. and he (Mr. Daige) is okay with that.

Mr. Bryant seconded the motion (that the Board finds the property in compliance, that any fines that have been assessed will be waived, and to pay the costs of \$112) and it passed unanimously.

- e. **CASE #19-CE-10389 / 2029T**
VIOLATOR: Michael Schlitt
VIOLATION: Swimming pool with stagnant water – Code Section 38-31 (b)(6,7)
VIOLATION ADDRESS: 1933 21st Avenue, Vero Beach, Florida 32960
(Failure to pay \$100 civil penalty)

This item was pulled from today's agenda.

- f. **CASE #19-CE-10342 / 2023T**
VIOLATOR: Edward K., Jr. and Sandra L. How
VIOLATION: Construction of a covered outdoor trellis area without permitting through the Indian River County Building Department or approvals from the City of Vero Beach Planning and Development Department – Code Sections 22-106 (a); Building Code 104.1; 64.02 (a)(1,2,3)
VIOLATION ADDRESS: 921 Lady Bug Lane, Vero Beach, Florida 32963
(Failure to comply; Failure to pay \$50 civil penalty)

This item was pulled from today's agenda.

7. OLD BUSINESS

None

8. ADMINISTRATIVE MATTERS

None

9. CITY CLERK'S MATTERS

A) Annual Report

Mr. Noonan made a motion to approve the Annual Report with the addition of today's cases. Mr. McDonald seconded the motion and it passed unanimously.

10. ATTORNEY'S MATTERS

Mr. Turner referred to the residency question and read from Code Section 2-279 – Code Enforcement Board, *“Board member shall be residents of the City who possess outstanding reputations for civic pride, interest, integrity, responsibility, and business or professional ability and demonstrate experience, interest, and knowledge in code enforcement matters.”*

11. CHAIRMAN'S MATTERS

None

12. MEMBER'S MATTERS

None

13. ADJOURNMENT

Today's meeting adjourned at 2:35 p.m.

/sp



BEFORE THE CODE ENFORCEMENT BOARD
 OF THE CITY OF VERO BEACH, FLORIDA
 1053 20TH PLACE
 VERO BEACH, FLORIDA 32960
 Telephone (772) 978-4640

5-A) 1

CITY OF VERO BEACH

vs.

CASE No's.: 19-CE-10541

CHERYL SANGBUSH
 Violator

Citation No.: 2230M

TO: Cheryl Sangbush
4800 Bethel Creek Drive, Unit 5 S
Vero Beach, Florida 32963

NOTICE OF HEARING

YOU ARE HERBY NOTIFIED that a hearing is scheduled before the Code Enforcement Board of the City of Vero Beach ("Board") regarding the above-styled code enforcement case as follows:

DATE and TIME: January 8th, 2020 at 2:00 P.M.

LOCATION OF HEARING: VERO BEACH CITY HALL, COUNCIL CHAMBERS, 1053 20th PLACE, VERO BEACH, FL

PURPOSE OF HEARING:

- Appeal of code enforcement citation.**
- Failure to Correct Violation(s).**
- Failure to Pay Civil Penalty and/or Costs.**
- Other (describe):** _____

YOUR HEARING RIGHTS: You have the right to be represented at the hearing by an attorney at your own expense if you so choose, however an attorney is not required. You have the right to present witnesses and other evidence on your behalf and to cross-examine witnesses against you. You have the right to testify or not testify on your own behalf.

CITATION APPEALS: Pursuant to COVB Code sec. 2-303, the Board's authority on appeal of a citation is limited to fact-finding only. If your appeal of the citation is to contest the interpretation or application of the Code provision(s) cited as being violated, such appeal must be made in writing to the designated administrative authority of the City as defined in sec. 2-303 or that

appeal is waived. If such administrative appeal is taken, it must be finally decided before the Board may hear appeal of the citation.

IF YOU FAIL TO APPEAR: If you do not appear at the hearing in person or by your attorney to defend this matter, you will be deemed to have waived your right to a hearing and the Board may rule against you in your absence and enter an order accordingly. Also take notice that such waiver of your right to a hearing will be deemed your admission of the violation(s) cited if the hearing is for appeal of the citation.

LATE CORRECTION OF VIOLATION OR LATE PAYMENT: This case may be presented to the Board even if all cited violations have been corrected and civil penalties and costs have been paid prior to the hearing.

HEARING RECORD: This hearing involves non-criminal code enforcement matters. You are responsible for insuring, at your own expense, that a verbatim record of the hearing is made by a Florida certified court reporter should you desire to appeal an adverse decision of the Board to the Circuit Court.

POSTPONEMENTS: No request for postponement of the hearing will be considered unless such request is made in writing, stating good reason for the requested postponement, and received by the board clerk at least five (5) days prior to the date set for the hearing at: City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.

PLEASE GOVERN YOURSELF ACCORDINGLY.

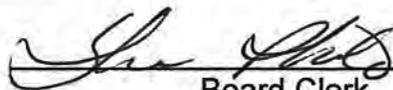
FOR THE CODE ENFORCEMENT BOARD

Date: December 26, 2019

By: 
Board Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Notice of Hearing was provided to the above-named violator by first class U.S. Mail addressed to the above-specified address this _____ 26th day of _____ December _____ 20 19.


Board Clerk

CHERYL SANGBUSH
4800 BETHEL CREEK DRIVE # 5
VERO BEACH, FL 32963
PHONE: 772-766-2100

EMAIL: VEROBEACHCHERYL@GMAIL.COM



December 16, 2019

RE: 4890 Bethel Creek Drive, Unit 4
NO. 2230M /19-CE-10541

To Whom It May Concern:

I am writing this letter to request a hearing to contest this above citation. I recently paid a violation and made a change to my Airbnb account to reflect a change in rentable days from 3-30 days on 12/10/19. See attached receipt. I paid the fine in a timely manner and did modify the website to reflect a 30-day minimum from my I phone. Please see attached Exhibit A reflecting that change. After the second citation, I realized there were several areas that needed to be changed within the Airbnb website that was only noticeable on a computer. I have immediately made that change and believe I am in full compliance.

Thank you for your consideration.

Kind regards,

Cheryl Sangbush



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2230M / 19-CE-10541

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on **December 10, 2019 at 8:40 am**

Name: **Sangbush, Cheryl**
4800 Bethel Creek Drive, Unit 5 S
 of: **Vero Beach, FL 32963**

at (violation address): **4890 Bethel Creek Drive #4** in the City of Vero Beach, Florida committed the following civil offense: **Operating a guest house and transient quarters in a residential zone.**

Violation of code provision(s): 60.11, 60.06, 61.52, 61.53

Facts constituting violation: Based on best available information subject property is being utilized for transient rentals / guest houses for compensation for periods of less than 30 days. All rental activities of this nature and the advertising of such activities must cease immediately. Future violations are subject to further Code Enforcement actions.

CIVIL PENALTY: \$500.00 **PAY BY DATE: 12/27/2019** **REPEAT VIOLATION**

✓ **CORRECTION REQUIRED BY: 12/14/2019. This is a correctable violation and must be corrected by the date specified.** Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
 Department: VBPD Code Enforcement

Date Issued: 12/12/2019
 Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation **OR** pay the reduced civil penalty specified above at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.** **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is **NOT** an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

 Signature of Individual

Date: _____

CLERK COPY - 19-001759

Certified Mail Receipt: 7018229000037010754



**BEFORE THE CODE ENFORCEMENT BOARD
OF THE CITY OF VERO BEACH, FLORIDA**

CITY OF VERO BEACH

vs. Cheryl Sangbush

CASE NUMBER: 19-CE-10541

Violator

AFFIDAVIT OF COSTS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, Melody Sanderson, being first duly sworn, upon personal knowledge and information, depose and state that I am a code enforcement or police officer for the City of Vero Beach, Florida and I have personal knowledge of and certify that the City of Vero Beach has incurred the following administrative and prosecution costs in investigation, enforcement, testing or monitoring relating to the above-styled code enforcement case against the named violator and that the City of Vero Beach is entitled to recovery of said fees and costs from the violator pursuant to the code enforcement ordinance:

<u>Officer</u>	<u>Activity</u>	<u>Date</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
MS	Total hours	12/9/19-1/2/20	\$ 2.20	\$ 33.11	\$ 72.84
MS	Complaint Intake				inc
MS	Initial Investigation				inc
MS	Initial inspection				inc
MS	Violator conference				n/a
MS	Telephone conference				n/a
MS	Hearing attendance				inc
MS	Notice of violation preparation				inc
MS	Notice of hearing preparation				inc
MS	Photo/exhibit preparation				inc
MS	Re-inspection				inc
Additional Costs and Supplies:					n/a
Postage					\$6.80
Notices (mailed and posted)					inc
Long Distance Telephone					n/a
Photographs					inc
Vehicle Mileage					n/a

Total Costs **\$ 79.64**
SANDERSON
Melody Sanderson, Affiant
Officer

Before me, the undersigned authority, personally appeared the Affiant, Melody Sanderson, who was duly sworn, and who states that he/she has read the foregoing Affidavit of Costs and that the contents are true and correct.

Sworn to and subscribed before me this 19 day of Dec 2019 by Melody Sanderson, who is personally known to me OR _____ produced _____ as identification.



NOTARY PUBLIC
Print Name:
Commission No.:
My Commission Expires:

 Jennifer De La Rosa
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG346655
Expires 6/19/2023

R-5
GENERAL RECEIPT

POLICE DEPARTMENT

CITY OF VERO BEACH

CEMENT CITATION

/ 19-CE-10512

NO. _____
\$ 500 & 00 ¹⁰⁰ CASH Date Issued 12/10/2019

H,
ist and reasonable

Received from Cheryl Sangbush

the sum of \$ 500 & 00 ¹⁰⁰ DOLLARS

This payment is for Civil Penalty # 2221M/19-CE-10512

re following civil offense:

60050

Heidi Bell

or transient rentals /
such activities must cease immediately. Future violations are subject to further Code Enforcement actions.

CIVIL PENALTY: \$500.00

PAY BY DATE: 12/10/2019

REPEAT VIOLATION

CORRECTION REQUIRED BY: 11/29/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
Department: VBPD Code Enforcement

Date Issued: 11/27/2019
Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation OR pay the reduced civil penalty specified above at: City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960. **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is NOT an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

Signature of Individual

Date: _____

PROPERTY POSTING COPY - 19-001698

Certified Mail Receipt: 7018229000037010716

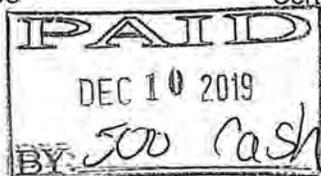




Exhibit A

< Back to editing Meet me at the Beach Bungalow- One block to Ocean!

Trip length

Minimum stay

3 nights

Customize minimum stay requirements by day of week

Maximum stay

1125 nights

How long can guests stay?

Guests can book stays of between 3 and 1125 nights.

3 nights 1125

Dec. fully book only 2 days avail. which wouldn't book anyway →

During January 1, 2020 – April 30, 2020, guests stay for minimum 30 nights. [Edit](#)



Add another requirement

Save

Cancel



VERO BEACH POLICE DEPARTMENT
 CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, Florida 32960

CODE ENFORCEMENT
 WARNING CITATION

No. 2129M

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on July 18, 2019, at 2:56 pm.

Cheryl Sangbush
 4890 Bethel Creek Drive, Unit 4
 Vero Beach, FL 32963

at 4890 Bethel Creek Drive #4 in the City of Vero Beach, Florida, committed the following civil offense: Operating a guest house and transient quarters in a residential zone.

In violation of City Of Vero Beach Code provision(s): 60.11, 60.06, 61.52, 61.53

Facts Constituting Violation: Based on best available information subject property is being utilized for transient rentals / guest houses for compensation for periods of less than 30 days, All rental activities of this nature and the advertising of such activities must cease immediately. Future violations are subject to further Code Enforcement actions.

WARNING.

This warning citation is issued to inform you of your violation of the Code provision(s) specified above and encourage future compliance with said law. No fine or civil penalty is assessed at this time for the violation cited. However, repeat of the same violation, even if the violation occurs at a different location, can result in the issuance of a code enforcement citation assessing civil penalties against you or commencement of other enforcement action.

WARNING.

-CORRECTION REQUIRED BY July 30, 2019. This warning citation is issued to inform you of your continuing violation of the Code provision(s) specified above and encourage your compliance with said law. This warning also provides you with an opportunity to correct this continuing violation and avoid further enforcement action against you. No fine or civil penalty is assessed at this time for the violation cited. However, YOU MUST CORRECT THE CONTINUING VIOLATION BY THE DATE SPECIFIED ABOVE. Failure to correct the violation by said date can result in the issuance of a code enforcement citation assessing civil penalties against you for each day the violation continues or commencement of other enforcement action. You must contact the issuing officer named below and request re-inspection once the violation is corrected or if you need additional time to correct the violation.

Issued by: Sanderson

Date Issued: July 22, 2019

Department: VBPD CODE ENFORCEMENT

Telephone: 7729784561

Your signature below acknowledges receipt of a copy of this citation and is NOT an admission of the violation. This warning citation does not impose any penalty against you and is provided to inform you of the applicable law.

 Signature of Individual

Date: _____



Share Save

Meet me at the Beach Bungalow- One block to Ocean!

Vero Beach



Cheryl

\$60 per night

Dates

Check-in

→ Checkout

Guests

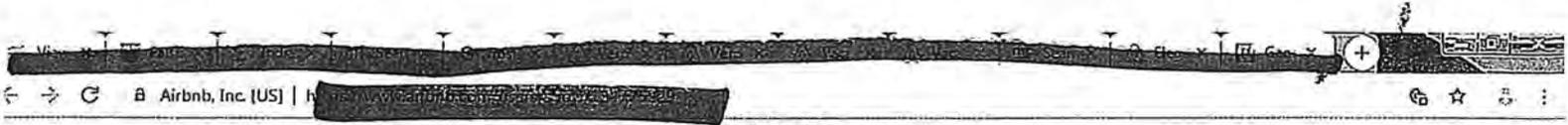
1 guest



Request to Book

You won't be charged yet

Enjoy the beach lifestyle-One block to ocean! Beautifully remodeled townhouse w/ courtyard entry. Sliding glass doors open to patio for outdoor entertaining. Open kitchen with granite countertops and kitchen aid stainless appliances. SE Village Beach Market, Yoga and



clean. Just perfect.



Lindsey, Lansing, MI
Joined in 2017 · Report

March 2019

The rental was very clean, comfortable and (Website hidden by Airbnb) is across the street from a private beach and market. Restaurants are within walking distance which adds to the ease of renting here. It was a very delightful stay.



George, Newtown, CT
Joined in 2018 · Report

November 2018

The host canceled this reservation 60 days before arrival. This is an automated posting.



Lee, Newport News, VA
Joined in 2018 · Report

November 2018

The host canceled this reservation 36 days before arrival. This is an automated posting.



Vaishali, Marlborough, MA
Joined in 2018 · Report

October 2018

The host canceled this reservation 48 days before arrival. This is an automated posting.



Steve, Dallas, TX
Joined in 2015 · Report



April 2019

The place was fantastic. Clean, neat and very well done inside. Easy and quick access to the beach. We have a 7 and 3 year old in tow and it worked out great. It really is a quick walk to a beach that we had all to ourselves. Overall great location, comfy beds, great kitchen. It was easy living while we were there.



Riley, Aspen, CO
Joined in 2015 · Report

April 2019

This place was a dream, as soon as we opened the door we felt right at home. The place was super cute and the beds were very cozy. It was hard leaving. It was super centrally locates and absolutely perfect. We will definitely be back!



Logan, Baton Rouge, LA
Joined in 2016 · Report

April 2019

Great place to stay! Steps from the beach and a great market, quiet side street, clean. Just perfect.



Lindsey, Lansing, MI
Joined in 2017 · Report

March 2019

The rental was very clean, comfortable and (Website hidden by Airbnb) is across the street from a private beach and market. Restaurants are within walking distance which adds to the ease of renting here. It was a very delightful stay.



George, Newtown, CT
Joined in 2018 · Report

November 2018

The host canceled this reservation 60 days before arrival. This is an automated

appliances, load and start the dishwasher and laundry and pay \$175 cleaning fee.



Katy, Safety Harbor, FL
Joined in 2016 · Report

May 2019

This was a fantastic Air B and B! I never know which ones to trust... this one is great! Right across the street from the beach, a nice organic market you can walk to, and sparkling clean! Very comfy stay for my family of 5. And Shannon went out of her way to help me with questions about the area as we house hunted. She even connected me with a local friend that could help me as well. Definitely would stay here again. Choose this one!!



Jennette, McKinney, TX
Joined in 2016 · Report

April 2019

The place was fantastic. Clean, neat and very well done inside. Easy and quick access to the beach. We have a 7 and 3 year old in tow and it worked out great. It really is a quick walk to a beach that we had all to ourselves. Overall great location, comfy beds, great kitchen. It was easy living while we were there.



Riley, Aspen, CO
Joined in 2015 · Report

April 2019

This place was a dream, as soon as we opened the door we felt right at home. The place was super cute and the beds were very cozy. It was hard leaving. It was super centrally locates and absolutely perfect. We will definitely be back!



Logan, Baton Rouge, LA
Joined in 2016 · Report

April 2019

Great place to stay! Steps from the beach and a great market, quiet side street, clean, just perfect.

June 2019

Great place, very close to beach and a pier we hung out under for lots of shade!
Highly recommend.



Dan, Colorado Springs, CO
Joined in 2017 · Report

May 2019

This was my first Airbnb experience and I can't be any happier with everything. Shannon is amazing her home is more than I could have imagined. The accommodations provided, from the beach chairs to every little detail like the cute book for everyone to share their experience. The walking distance to beach was better than I had expected. The place is sparkling clean and this is coming from a clean freak! Lol overall an amazing experience to visit it's like literally staying in my own place. I...Read more



Berenice, Miramar, FL
Joined in 2018 · Report

May 2019

This place is amazing! Clean comfortable and walking distance to beach and cute market! Shannon was great to work with-she responded quickly and check in was a breeze! Would definitely book again!



Lisa, Bakersfield, CA
Joined in 2017 · Report

May 2019

We enjoyed staying at Shannon's place. It was perfect for what we needed. The only down side was there was a lot to do before we left, we had to take out all the trash, strip all the beds, fold all the blankets, clean out the fridge and all appliances, load and start the dishwasher and laundry and pay \$175 cleaning fee.



Katy, Safety Harbor, FL
Joined in 2016 · Report



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2221M / 19-CE-10512

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on November 25, 2019 at 7:50 am

Name: **Sangbush, Cheryl**
4800 Bethel Creek Drive, 5S
 of: **Vero Beach, FL 32963**

at (violation address): 4890 Bethel Creek Drive #4 in the City of Vero Beach, Florida committed the following civil offense: Operating a guest house and transient quarters in a residential zone.

Violation of code provision(s): 60.11, 60.06, 61.52, 61.53

Facts constituting violation: Based on best available information subject property is being utilized for transient rentals / guest houses for compensation for periods of less than 30 days, All rental activities of this nature and the advertising of such activities must cease immediately. Future violations are subject to further Code Enforcement actions.

CIVIL PENALTY: \$500.00

PAY BY DATE: 12/10/2019

REPEAT VIOLATION

CORRECTION REQUIRED BY: 11/29/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
 Department: VBPD Code Enforcement

Date Issued: 11/27/2019
 Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation OR pay the reduced civil penalty specified above at: City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960. **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

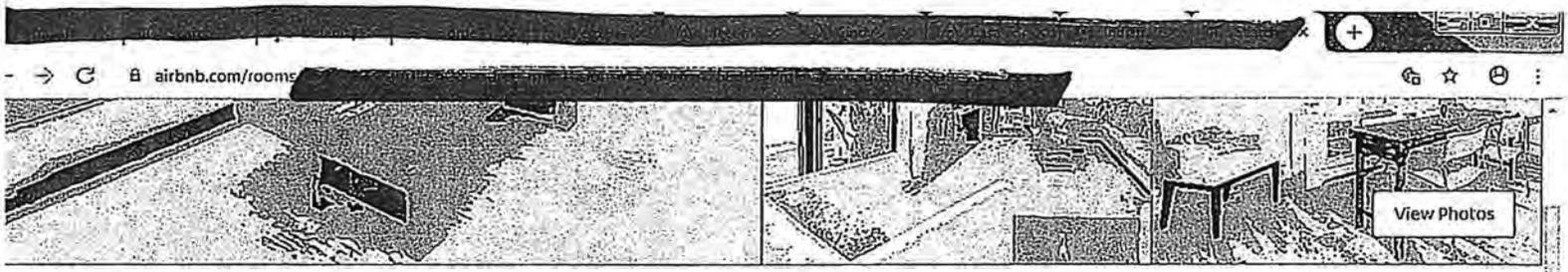
Your signature below acknowledges receipt of a copy of this citation and is NOT an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

 Signature of Individual

Date: _____

OFFICER COPY - 19-001698

Certified Mail Receipt: 7018229000037010716



Meet me at the Beach Bungalow- One block to Ocean!



Cheryl

\$89 per night
★5.0 (15 reviews)

Vero Beach

4 guests 2 bedrooms 3 beds 2.5 baths

Dates
Check-in → Checkout

- Entire home
You'll have the townhouse to yourself.
- Sparkling clean
10 recent guests said this place was sparkling clean.
- Cheryl is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.
- Great location
100% of recent guests gave the location a 5-star rating.

← December 2019 →

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Enjoy the beach lifestyle-One block to the ocean! Beautifully remodeled townhouse w/ courtyard entry. Sliding glass doors open to the patio for outdoor entertaining. Open kitchen with granite counter tops and kitchen aid stainless appliances. SE exposure. Walk to beach, Village Beach Market, Yoga and Restaurants. Dock with canal view- access for kayaking and paddleboarding coming soon! Contact owner for specific flexible dates for your stay.

[Read more about the space](#) ▾

[Contact host](#)



Overview · Reviews · The Host · Location · Policies

Share Save

Extra space around bed Well-lit path to entrance

Show all

\$89 per night
★5.0 (15 reviews)

Availability

Enter your trip dates for accurate pricing and availability

Dates

Check-in → Checkout

Guests

1 guest

Reserve

You won't be charged yet

Report this listing

November 2019							December 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

Reviews

★5.0 15 reviews

Search reviews

Accuracy	————— 5.0	Communication	————— 5.0
Location	————— 5.0	Check-in	————— 5.0
Cleanliness	————— 4.9	Value	————— 4.9

Cindy
November 2019

What a score! Such an extra special spot. The entry is gorgeous with vines, flowers and glorious gate entry into a lovely deck area. The inside is ideal with

Reviews

★ 5.0 15 reviews

Search reviews

Accuracy	5.0	Communication	5.0
Location	5.0	Check-in	5.0
Cleanliness	4.9	Value	4.9

\$89 per night
+5.0 (15 reviews)

Dates

Check-in → Checkout

Guests

1 guest

Reserve

You won't be charged yet

Report this listing

 **Cindy**
November 2019

What a score! Such an extra special spot. The entry is gorgeous with vines, flowers and glorious gate entry into a lovely deck area. The inside is ideal with open spaces, perfectly decorated with classy and cozy furniture. Everything was fully stocked and it was uber clean and fresh. The beds are supremely comfortable and firm (we have back issues so this was key). The location is idyllic as its perfectly quiet and yet you can walk to a super great local grocery store in minutes and the beach too!!

 **Haley**
November 2019

Great place and so close to the beach! Cheryl made my stay a breeze and we appreciated her super clean unit! Thank you!

 **William**
November 2019

Highly recommended, great location, very comfortable and great host!

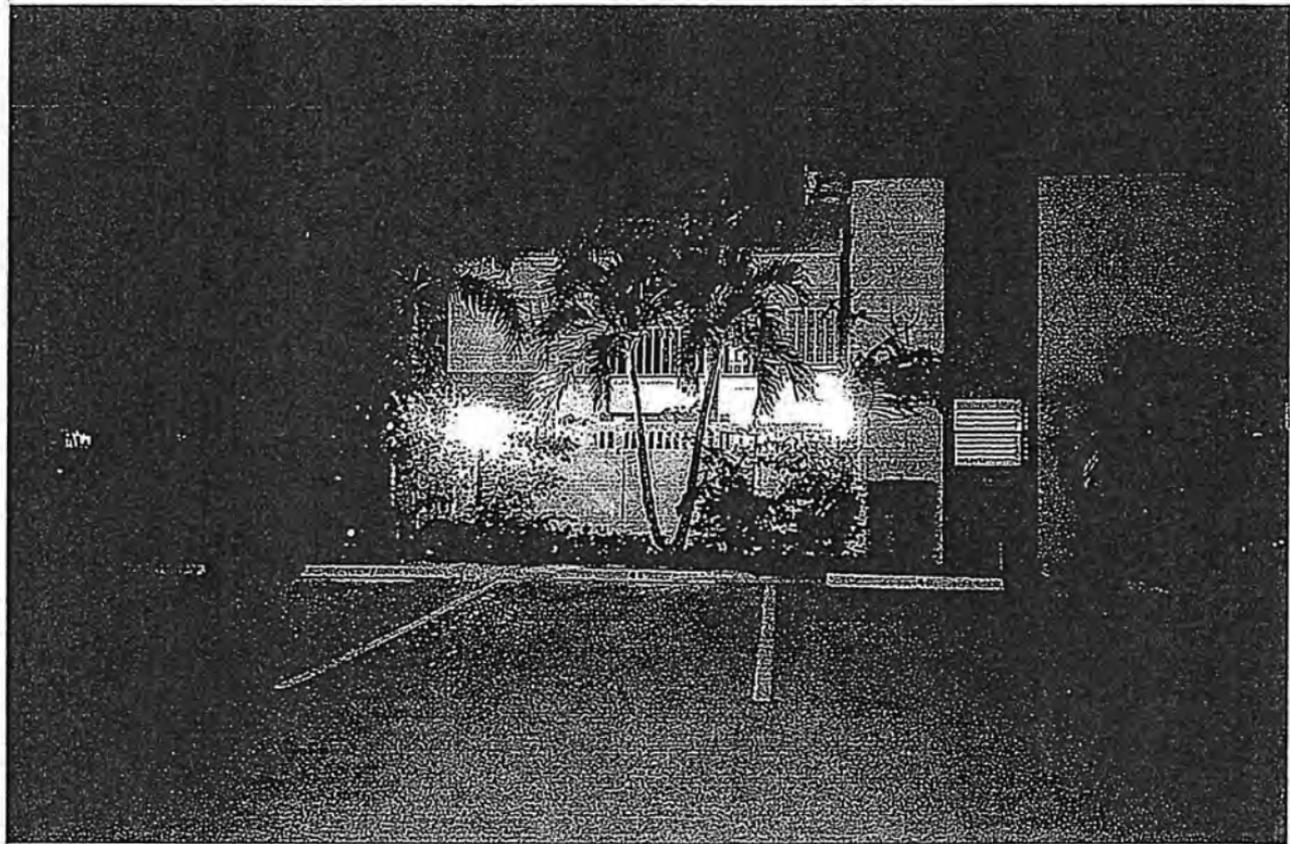
 **Anne**
October 2019



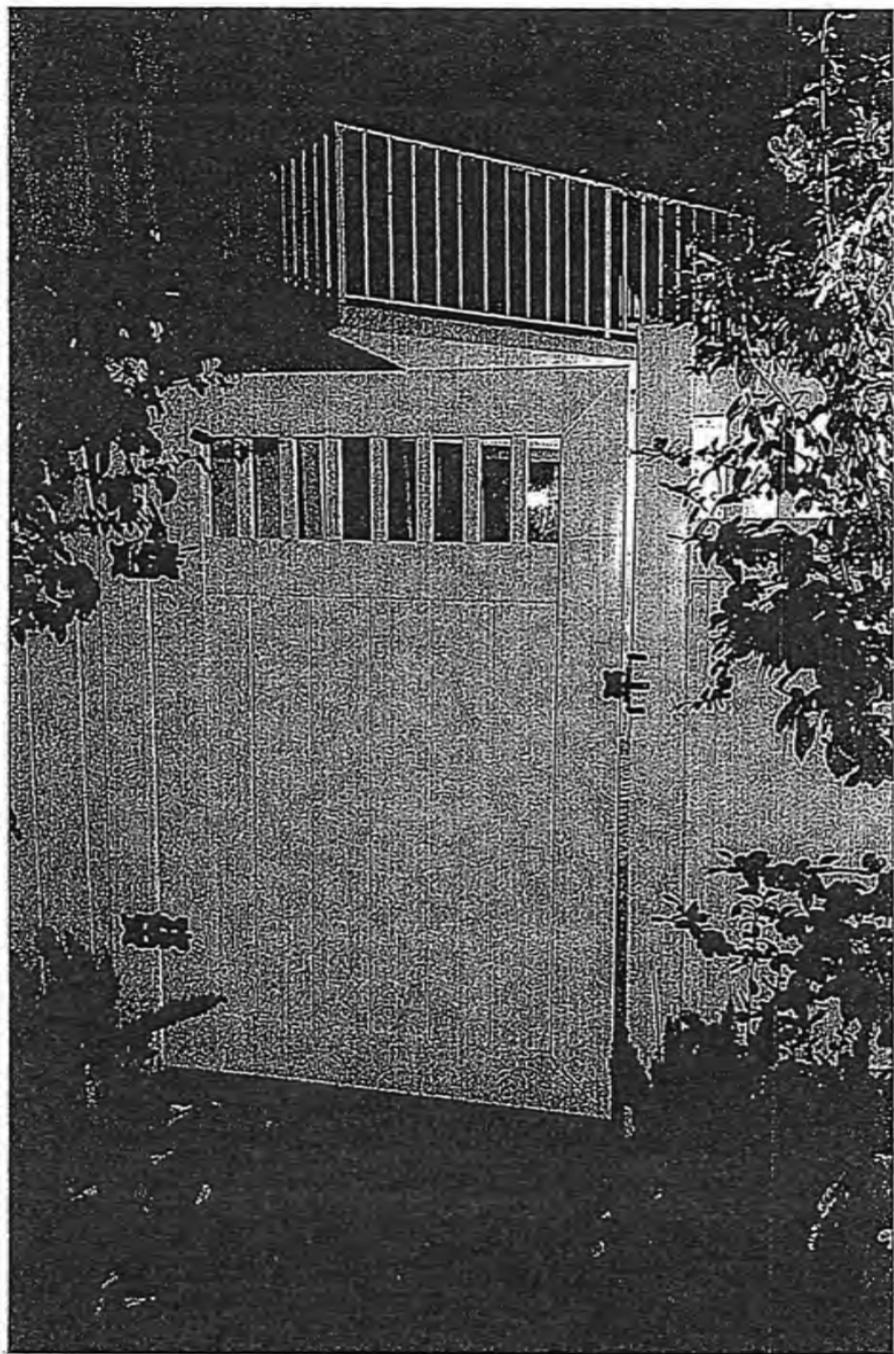


11/27/2019 09:44





11/28/19



21/28/19



12/02/2019 08:01



12/03/2019 08:16



12/04/2019 11:03



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
1055 20th Street
Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2230M / 19-CE-10541

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on December 10, 2019 at 8:40 am

Name: **Sangbush, Cheryl**
4800 Bethel Creek Drive, Unit 5 S
of: **Vero Beach, FL 32963**

at (violation address): 4890 Bethel Creek Drive #4 in the City of Vero Beach, Florida committed the following civil offense: Operating a guest house and transient quarters in a residential zone.

Violation of code provision(s): 60.11, 60.06, 61.52, 61.53

Facts constituting violation: Based on best available information subject property is being utilized for transient rentals / guest houses for compensation for periods of less than 30 days, All rental activities of this nature and the advertising of such activities must cease immediately. Future violations are subject to further Code Enforcement actions.

CIVIL PENALTY: \$500.00 **PAY BY DATE: 12/27/2019** **REPEAT VIOLATION**

CORRECTION REQUIRED BY: 12/14/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
Department: VBPB Code Enforcement

Date Issued: 12/12/2019
Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation OR pay the reduced civil penalty specified above at: City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960. **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

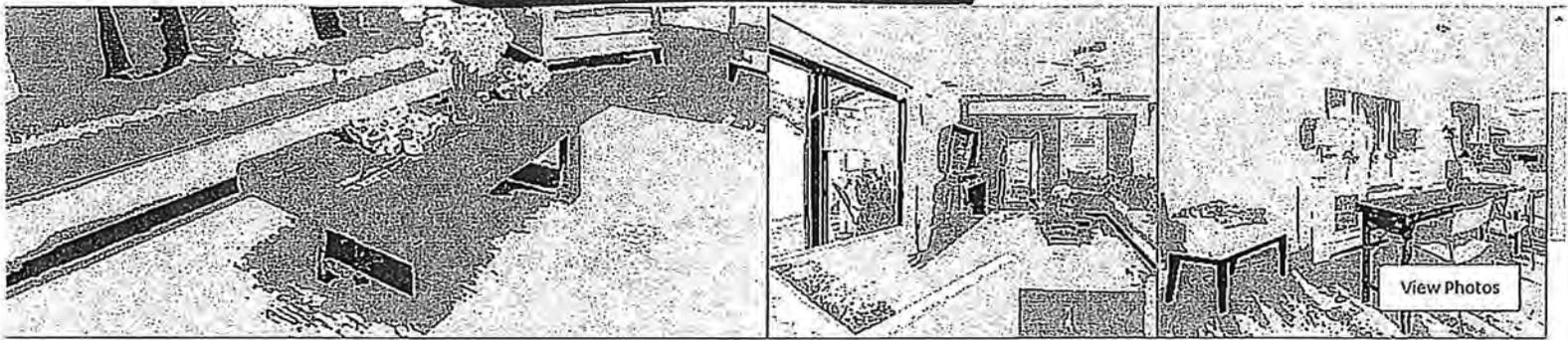
Your signature below acknowledges receipt of a copy of this citation and is NOT an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

Signature of Individual

Date: _____

OFFICER COPY - 19-001759

Certified Mail Receipt: 7018229000037010754



Meet me at the Beach Bungalow- One block to Ocean!



Cheryl

\$145 per night
★ 4.94 (16 reviews)

Vero Beach
4 guests 2 bedrooms 3 beds 2.5 baths

Dates
Check-in → Checkout

Entire home
You'll have the townhouse to yourself.

Guests
1 guest

Sparkling clean
12 recent guests said this place was sparkling clean.

Reserve

You won't be charged yet

Cheryl is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

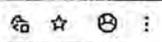
Report this listing

Great location
94% of recent guests gave the location a 5-star rating.

Enjoy the beach lifestyle-One block to the ocean! Beautifully remodeled townhouse w/ courtyard entry. Sliding glass doors open to the patio for outdoor entertaining. Open kitchen with granite counter tops and kitchen aid stainless appliances. SE exposure. Walk to beach, Village Beach Market, Yoga and Restaurants. Dock with canal view- access for kayaking and paddleboarding coming soon! Contact owner for specific flexible dates for your stay.



airbnb.com/rooms/



Overview · Reviews · The Host · Location · Policies

Share Save

December 2019							January 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31	26	27	28	29	30	31					

\$145 per night
★4.94 (16 reviews)

Dates
Check-in → Checkout

Guests
1 guest

Reserve

You won't be charged yet

Report this listing

Reviews

★4.94 16 reviews

Search reviews

Accuracy	—————	5.0	Check-in	—————	5.0
Communication	—————	4.9	Cleanliness	—————	4.9
Location	—————	4.9	Value	—————	4.9

Kenneth
December 2019

Very nice clean and comfortable TownHouse in a great location. Can easily walk to the beach and shops. A great place to stay with your family.

Cindy
November 2019

What a score! Such an extra special spot. The entry is gorgeous with vines, flowers and glorious gate entry into a lovely deck area. The inside is ideal with open spaces, perfectly decorated with classy and cozy furniture. Everything was fully stocked and it was uber clean and...Read more



enjoyed our stay:



Kenneth
December 2019

Very nice clean and comfortable TownHouse in a great location. Can easily walk to the beach and shops. A great place to stay with your family.



Cindy
November 2019

What a score! Such an extra special spot. The entry is gorgeous with vines, flowers and glorious gate entry into a lovely deck area. The inside is ideal with open spaces, perfectly decorated with classy and cozy furniture. Everything was fully stocked and it was uber clean and fresh. The beds are supremely comfortable and firm (we have back issues so this was key). The location is idyllic as its perfectly quiet and yet you can walk to a super great local grocery store in minutes and the beach too!!



Haley
November 2019

Great place and so close to the beach! Cheryl made my stay a breeze and we appreciated her super clean unit! Thank you!



William
November 2019

Highly recommended, great location, very comfortable and great host!



Anne
October 2019

Wonderful Stay! Recommend

\$275 per night
★ 4.94 (17 reviews)

Dates

Check-in → Checkout

Guests

1 guest

check availability

You won't be charged yet

Report this listing





4



New Jersey
29457

JETTA SEL

TSI
12/10/2019 09:03

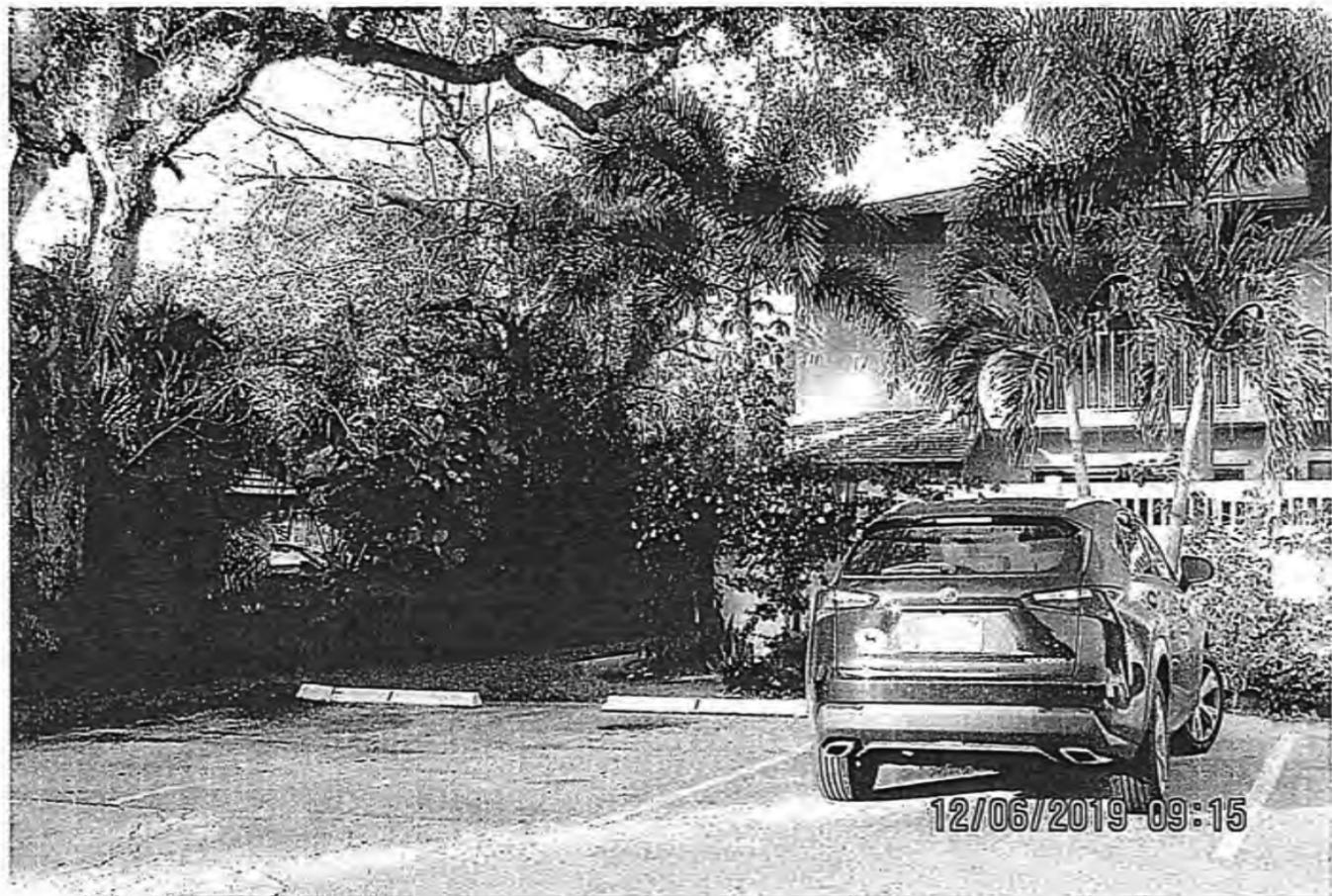


12/11/2019 08:31



12/11/2019 08:31







BEFORE THE CODE ENFORCEMENT BOARD

OF THE CITY OF VERO BEACH, FLORIDA

1053 20TH PLACE
VERO BEACH, FLORIDA 32960
Telephone (772) 978-4640

5-B)1a

CITY OF VERO BEACH

vs.

CASE No's.: 19-CE-10496

DANNY M. BENNETT; ELIZABETH R. BOWLER;
KARL TAYLOR, REALTOR

Citation No.: 2215M

Violator

TO: Danny M. Bennett; Elizabeth R. Bowler; Karl Taylor
902 Tides Road
Vero Beach, Florida 32963

NOTICE OF HEARING

YOU ARE HERBY NOTIFIED that a hearing is scheduled before the Code Enforcement Board of the City of Vero Beach ("Board") regarding the above-styled code enforcement case as follows:

DATE and TIME: January 8th, 2020 at 2:00 P.M.

LOCATION OF HEARING: VERO BEACH CITY HALL, COUNCIL CHAMBERS, 1053 20th PLACE, VERO BEACH, FL

PURPOSE OF HEARING:

- Appeal of code enforcement citation.
- Failure to Correct Violation(s).
- Failure to Pay Civil Penalty and/or Costs.
- Other (describe): _____

YOUR HEARING RIGHTS: You have the right to be represented at the hearing by an attorney at your own expense if you so choose, however an attorney is not required. You have the right to present witnesses and other evidence on your behalf and to cross-examine witnesses against you. You have the right to testify or not testify on your own behalf.

CITATION APPEALS: Pursuant to COVB Code sec. 2-303, the Board's authority on appeal of a citation is limited to fact-finding only. If your appeal of the citation is to contest the interpretation or application of the Code provision(s) cited as being violated, such appeal must be made in

writing to the designated administrative authority of the City as defined in sec. 2-303 or that appeal is waived. If such administrative appeal is taken, it must be finally decided before the Board may hear appeal of the citation.

IF YOU FAIL TO APPEAR: If you do not appear at the hearing in person or by your attorney to defend this matter, you will be deemed to have waived your right to a hearing and the Board may rule against you in your absence and enter an order accordingly. Also take notice that such waiver of your right to a hearing will be deemed your admission of the violation(s) cited if the hearing is for appeal of the citation.

LATE CORRECTION OF VIOLATION OR LATE PAYMENT: This case may be presented to the Board even if all cited violations have been corrected and civil penalties and costs have been paid prior to the hearing.

HEARING RECORD: This hearing involves non-criminal code enforcement matters. You are responsible for insuring, at your own expense, that a verbatim record of the hearing is made by a Florida certified court reporter should you desire to appeal an adverse decision of the Board to the Circuit Court.

POSTPONEMENTS: No request for postponement of the hearing will be considered unless such request is made in writing, stating good reason for the requested postponement, and received by the board clerk at least five (5) days prior to the date set for the hearing at: City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.

PLEASE GOVERN YOURSELF ACCORDINGLY.

FOR THE CODE ENFORCEMENT BOARD

Date: December 26, 2019

By: 
Board Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Notice of Hearing was provided to the above-named violator by first class U.S. Mail addressed to the above-specified address this

26th day of December 20 19.


Board Clerk



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2215M / 19-CE-10496

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on **November 14, 2019** at **8:20 am**

Name: **Bennett, Danny M & Bowler, Elizabeth R (owners) and Taylor, Karl (Realtor)**
902 Tides Road
 of: **Vero Beach, FL 32963**

at (violation address): **902 Tides Road** in the City of Vero Beach, Florida committed the following civil offense: **Sign violation: Real estate sign.**

Violation of code provision(s): 38.09 (f)

Facts constituting violation: Real estate signs in residential districts shall be a maximum of three square feet in area. (as advised in email of 10/29/19 and corrected 11/4/19). Real estate sign shall be located at least two feet from public rights-of-way and shall be at least 15 feet from rear and side property lines. Please remove the sign and replace with sign that is 3 square feet in size.

CIVIL PENALTY: \$50.00

PAY BY DATE: 12/03/2019

REPEAT VIOLATION

✶ CORRECTION REQUIRED BY: 11/22/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
 Department: VBPD Code Enforcement

Date Issued: 11/19/2019
 Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation **OR** pay the reduced civil penalty specified above at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960. WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is **NOT** an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

 Signature of Individual

Date: _____

CLERK COPY - 19-001677

Certified Mail Receipt: 7018229000037013755

ORIGINAL



BEFORE THE CODE ENFORCEMENT BOARD
 OF THE CITY OF VERO BEACH, FLORIDA
 1053 20TH PLACE
 VERO BEACH, FLORIDA 32960
 Telephone (772) 978-4640

5-B)16

CITY OF VERO BEACH

vs.

CASE No's.: 19-CE-10509

FRANCES CAPPELEN
 Violator

Citation No.: 2218M

TO: Frances Cappelen
417 Live Oak Road
Vero Beach, Florida 32963

AND

NOTICE OF HEARING

2511 Atlantic Boulevard
Vero Beach, Florida 32960

YOU ARE HERBY NOTIFIED that a hearing is scheduled before the Code Enforcement Board of the City of Vero Beach ("Board") regarding the above-styled code enforcement case as follows:

DATE and TIME: January 8th, 2020 at 2:00 P.M.

LOCATION OF HEARING: VERO BEACH CITY HALL, COUNCIL CHAMBERS, 1053 20th PLACE, VERO BEACH, FL

PURPOSE OF HEARING:

- Appeal of code enforcement citation.
- Failure to Correct Violation(s).
- Failure to Pay Civil Penalty and/or Costs.
- Other (describe): _____

YOUR HEARING RIGHTS: You have the right to be represented at the hearing by an attorney at your own expense if you so choose, however an attorney is not required. You have the right to present witnesses and other evidence on your behalf and to cross-examine witnesses against you. You have the right to testify or not testify on your own behalf.

CITATION APPEALS: Pursuant to COVB Code sec. 2-303, the Board's authority on appeal of a citation is limited to fact-finding only. If your appeal of the citation is to contest the interpretation or application of the Code provision(s) cited as being violated, such appeal must be made in writing to the designated administrative authority of the City as defined in sec. 2-303 or that

appeal is waived. If such administrative appeal is taken, it must be finally decided before the Board may hear appeal of the citation.

IF YOU FAIL TO APPEAR: If you do not appear at the hearing in person or by your attorney to defend this matter, you will be deemed to have waived your right to a hearing and the Board may rule against you in your absence and enter an order accordingly. Also take notice that such waiver of your right to a hearing will be deemed your admission of the violation(s) cited if the hearing is for appeal of the citation.

LATE CORRECTION OF VIOLATION OR LATE PAYMENT: This case may be presented to the Board even if all cited violations have been corrected and civil penalties and costs have been paid prior to the hearing.

HEARING RECORD: This hearing involves non-criminal code enforcement matters. You are responsible for insuring, at your own expense, that a verbatim record of the hearing is made by a Florida certified court reporter should you desire to appeal an adverse decision of the Board to the Circuit Court.

POSTPONEMENTS: No request for postponement of the hearing will be considered unless such request is made in writing, stating good reason for the requested postponement, and received by the board clerk at least five (5) days prior to the date set for the hearing at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

FOR THE CODE ENFORCEMENT BOARD

Date: December 26, 2019

By: 
Board Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Notice of Hearing was provided to the above-named violator by first class U.S. Mail addressed to the above-specified address this _____26th day of _____December _____, 2019.


Board Clerk



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
1055 20th Street
Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2218M / 19-CE-10509

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on **November 21, 2019 at 7:44 am**

Name: **Cappelen, Frances**
417 Live Oak Road
of: **Vero Beach, FL 32963**

at (violation address): **2511 Atlantic Boulevard** in the City of Vero Beach, Florida committed the following civil offense: **Failure to obtain Code Compliance Certification or building permit for the concrete driveway and concrete wall.**

Violation of code provision(s): 64.05 (a)(b)(9)(a), 22-106, 22-181

Facts constituting violation: After-the-fact Code Compliance Certification must be obtained from the Vero Beach Planning Department. Once that has been obtained after-the-fact building permit must be obtained from the Indian River County Building Department.

CIVIL PENALTY: \$50.00

PAY BY DATE: 12/05/2019

REPEAT VIOLATION

CORRECTION REQUIRED BY: 12/05/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
Department: VBPD Code Enforcement

Date Issued: 11/21/2019
Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation OR pay the reduced civil penalty specified above at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.** **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is NOT an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

Signature of Individual

Date: _____

CLERK COPY - 19-001692

Certified Mail Receipt: 70182290000037013779

 ORIGINAL



BEFORE THE CODE ENFORCEMENT BOARD
 OF THE CITY OF VERO BEACH, FLORIDA
 1053 20TH PLACE
 VERO BEACH, FLORIDA 32960
 Telephone (772) 978-4640

5-B)1C

CITY OF VERO BEACH

vs.

CASE No's.: 19-CE-10511

P. SCOTT MCCRACKEN
 Violator

Citation No.: 02220M

TO: P. Scott McCracken
2312 Vero Beach Avenue
Vero Beach, Florida 32960

AND

2716 Laurel Drive
Vero Beach, Florida 32960

NOTICE OF HEARING

YOU ARE HERBY NOTIFIED that a hearing is scheduled before the Code Enforcement Board of the City of Vero Beach ("Board") regarding the above-styled code enforcement case as follows:

DATE and TIME: January 8th, 2020 at 2:00 P.M.

LOCATION OF HEARING: VERO BEACH CITY HALL, COUNCIL CHAMBERS, 1053 20th PLACE, VERO BEACH, FL

PURPOSE OF HEARING:

- Appeal of code enforcement citation.
- Failure to Correct Violation(s).
- Failure to Pay Civil Penalty and/or Costs.
- Other (describe): _____

YOUR HEARING RIGHTS: You have the right to be represented at the hearing by an attorney at your own expense if you so choose, however an attorney is not required. You have the right to present witnesses and other evidence on your behalf and to cross-examine witnesses against you. You have the right to testify or not testify on your own behalf.

CITATION APPEALS: Pursuant to COVB Code sec. 2-303, the Board's authority on appeal of a citation is limited to fact-finding only. If your appeal of the citation is to contest the interpretation or application of the Code provision(s) cited as being violated, such appeal must be made in writing to the designated administrative authority of the City as defined in sec. 2-303 or that

appeal is waived. If such administrative appeal is taken, it must be finally decided before the Board may hear appeal of the citation.

IF YOU FAIL TO APPEAR: If you do not appear at the hearing in person or by your attorney to defend this matter, you will be deemed to have waived your right to a hearing and the Board may rule against you in your absence and enter an order accordingly. Also take notice that such waiver of your right to a hearing will be deemed your admission of the violation(s) cited if the hearing is for appeal of the citation.

LATE CORRECTION OF VIOLATION OR LATE PAYMENT: This case may be presented to the Board even if all cited violations have been corrected and civil penalties and costs have been paid prior to the hearing.

HEARING RECORD: This hearing involves non-criminal code enforcement matters. You are responsible for insuring, at your own expense, that a verbatim record of the hearing is made by a Florida certified court reporter should you desire to appeal an adverse decision of the Board to the Circuit Court.

POSTPONEMENTS: No request for postponement of the hearing will be considered unless such request is made in writing, stating good reason for the requested postponement, and received by the board clerk at least five (5) days prior to the date set for the hearing at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

FOR THE CODE ENFORCEMENT BOARD

Date: December 26, 2019

By: 
Board Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Notice of Hearing was provided to the above-named violator by first class U.S. Mail addressed to the above-specified address this

26th day of December 20 19.


Board Clerk



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2220M / 19-CE-10511

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on **November 25, 2019** at **11:24 am**

Name: **McCracken, P Scott**
2312 Vero Beach Avenue
 of: **Vero Beach, FL 32960**

at (violation address): **2716 Laurel Drive** in the City of Vero Beach, Florida committed the following civil offense: **Public nuisance.**

Violation of code provision(s): 38-31(a)(b)(1)

Facts constituting violation: Weeds, grass or undergrowth at a height of more than 12 inches. Please cut and maintain the property at a height of less than 12 inches.

CIVIL PENALTY: \$100.00

PAY BY DATE: 12/10/2019

REPEAT VIOLATION

CORRECTION REQUIRED BY: 12/04/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
 Department: VBPD Code Enforcement

Date Issued: 11/25/2019
 Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation OR pay the reduced civil penalty specified above at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.** **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is NOT an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

 Signature of Individual

Date: _____

CLERK COPY - 19-001697

Certified Mail Receipt: PROPERTY POSTED

 ORIGINAL



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2191M / 19-CE-10428

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on October 08, 2019 at 7:55 am

Name: **Mccracken, P Scott**
2312 Vero Beach Avenue
 of: **Vero Beach, FL 32960**

COPY

at (violation address): 2716 Laurel Drive in the City of Vero Beach, Florida committed the following civil offense: **Public nuisance.**

Violation of code provision(s): 38-31 (a)(b)(1)

Facts constituting violation: Weeds, grass or undergrowth at a height of more than 12 inches. please cut and maintain the property at a height of less than 12 inches.

CIVIL PENALTY: \$50.00

PAY BY DATE: 10/23/2019

REPEAT VIOLATION

CORRECTION REQUIRED BY: 10/16/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
 Department: VBPD Code Enforcement

Date Issued: 10/09/2019
 Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation OR pay the reduced civil penalty specified above at: City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960. **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is NOT an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

 Signature of Individual

Date: _____

OFFICER COPY - 19-001540

Certified Mail Receipt: PROPERTY POSTED

COPY



BEFORE THE CODE ENFORCEMENT BOARD
 OF THE CITY OF VERO BEACH, FLORIDA
 1053 20TH PLACE
 VERO BEACH, FLORIDA 32960
 Telephone (772) 978-4640

5-B)1d

CITY OF VERO BEACH

vs.

CASE No's.: 19-CE-10539

FQSR RE II, LLC/DBA KBP FOODS; RACHEL BLEVINS
 Violator

Citation No.: 2228M

TO: FQSR RE II, LLC/dba KBP Foods; Rachel Blevins
P.O. Box 789705
Wichita, KS 67278 AND

NOTICE OF HEARING

4040 20th Street
Vero Beach, Florida 32960

YOU ARE HERBY NOTIFIED that a hearing is scheduled before the Code Enforcement Board of the City of Vero Beach ("Board") regarding the above-styled code enforcement case as follows:

DATE and TIME: January 8th, 2020 at 2:00 P.M.

LOCATION OF HEARING: VERO BEACH CITY HALL, COUNCIL CHAMBERS, 1053 20th PLACE, VERO BEACH, FL

PURPOSE OF HEARING:

- Appeal of code enforcement citation.
- Failure to Correct Violation(s).
- Failure to Pay Civil Penalty and/or Costs.
- Other (describe): _____

YOUR HEARING RIGHTS: You have the right to be represented at the hearing by an attorney at your own expense if you so choose, however an attorney is not required. You have the right to present witnesses and other evidence on your behalf and to cross-examine witnesses against you. You have the right to testify or not testify on your own behalf.

CITATION APPEALS: Pursuant to COVB Code sec. 2-303, the Board's authority on appeal of a citation is limited to fact-finding only. If your appeal of the citation is to contest the interpretation or application of the Code provision(s) cited as being violated, such appeal must be made in writing to the designated administrative authority of the City as defined in sec. 2-303 or that

appeal is waived. If such administrative appeal is taken, it must be finally decided before the Board may hear appeal of the citation.

IF YOU FAIL TO APPEAR: If you do not appear at the hearing in person or by your attorney to defend this matter, you will be deemed to have waived your right to a hearing and the Board may rule against you in your absence and enter an order accordingly. Also take notice that such waiver of your right to a hearing will be deemed your admission of the violation(s) cited if the hearing is for appeal of the citation.

LATE CORRECTION OF VIOLATION OR LATE PAYMENT: This case may be presented to the Board even if all cited violations have been corrected and civil penalties and costs have been paid prior to the hearing.

HEARING RECORD: This hearing involves non-criminal code enforcement matters. You are responsible for insuring, at your own expense, that a verbatim record of the hearing is made by a Florida certified court reporter should you desire to appeal an adverse decision of the Board to the Circuit Court.

POSTPONEMENTS: No request for postponement of the hearing will be considered unless such request is made in writing, stating good reason for the requested postponement, and received by the board clerk at least five (5) days prior to the date set for the hearing at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.**

PLEASE GOVERN YOURSELF ACCORDINGLY.

FOR THE CODE ENFORCEMENT BOARD

Date: December 26, 2019

By: 
Board Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Notice of Hearing was provided to the above-named violator by first class U.S. Mail addressed to the above-specified address this

26th day of December 20 19.


Board Clerk



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2228M / 19-CE-10539

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on **November 27, 2019** at **10:37 am**

Name: **FQSR RE II LLC dba KBP Foods / Rachel Blevins**
PO Box 789705
 of: **Wichita, KS 67278**

at (violation address): **4040 20th Street** in the City of Vero Beach, Florida committed the following civil offense: **Oak tree removed without a permit from the Vero Beach Planning Department.**

Violation of code provision(s): 72.41

Facts constituting violation: Please obtain after-the-fact permit for the oak tree removed. Job was stopped due to no permit having been obtained prior to tree removal. If additional trees are to be removed please include them on the permit.

CIVIL PENALTY: \$50.00 PAY BY DATE: 12/26/2019 REPEAT VIOLATION

CORRECTION REQUIRED BY: 12/26/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
 Department: VBPD Code Enforcement

Date Issued: 12/11/2019
 Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation **OR** pay the reduced civil penalty specified above at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.** **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is **NOT** an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

 Signature of Individual

Date: _____

CLERK COPY - 19-001756

Certified Mail Receipt: 7018229000037010730

ORIGINAL



BEFORE THE CODE ENFORCEMENT BOARD
 OF THE CITY OF VERO BEACH, FLORIDA
 1053 20TH PLACE
 VERO BEACH, FLORIDA 32960
 Telephone (772) 978-4640

5-B)ie

CITY OF VERO BEACH

vs.

CASE No's.: 19-CE-10413

G&S INVESTMENTS OF INDIAN RIVER COUNTY, INC.
CHARLES SULLIVAN, JR., AGENT; MICHAEL MILLER'S MARINE
SERVICE LLC; MICHAEL MILLER, SR. AGENT
 Violator

Citation No.: 2179M

TO: G&S Investments of Indian River County, Inc./Charles
Sullivan Jr., Agent / Michael Miller's Marine Service,
LLC, / Michael Miller, Sr., Agent
680 Old Dixie Highway
Vero Beach, Florida 32962

AND

1305 29th Street
Vero Beach, Florida 32960

NOTICE OF HEARING

YOU ARE HERBY NOTIFIED that a hearing is scheduled before the Code Enforcement Board of the City of Vero Beach ("Board") regarding the above-styled code enforcement case as follows:

DATE and TIME: January 8th, 2020 at 2:00 P.M.

LOCATION OF HEARING: VERO BEACH CITY HALL, COUNCIL CHAMBERS, 1053 20th PLACE, VERO BEACH, FL

PURPOSE OF HEARING:

- Appeal of code enforcement citation.
- Failure to Correct Violation(s).
- Failure to Pay Civil Penalty and/or Costs.
- Other (describe): _____

YOUR HEARING RIGHTS: You have the right to be represented at the hearing by an attorney at your own expense if you so choose, however an attorney is not required. You have the right to present witnesses and other evidence on your behalf and to cross-examine witnesses against you. You have the right to testify or not testify on your own behalf.

CITATION APPEALS: Pursuant to COVB Code sec. 2-303, the Board's authority on appeal of a citation is limited to fact-finding only. If your appeal of the citation is to contest the interpretation or application of the Code provision(s) cited as being violated, such appeal must be made in writing to the designated administrative authority of the City as defined in sec. 2-303 or that appeal is waived. If such administrative appeal is taken, it must be finally decided before the Board may hear appeal of the citation.

IF YOU FAIL TO APPEAR: If you do not appear at the hearing in person or by your attorney to defend this matter, you will be deemed to have waived your right to a hearing and the Board may rule against you in your absence and enter an order accordingly. Also take notice that such waiver of your right to a hearing will be deemed your admission of the violation(s) cited if the hearing is for appeal of the citation.

LATE CORRECTION OF VIOLATION OR LATE PAYMENT: This case may be presented to the Board even if all cited violations have been corrected and civil penalties and costs have been paid prior to the hearing.

HEARING RECORD: This hearing involves non-criminal code enforcement matters. You are responsible for insuring, at your own expense, that a verbatim record of the hearing is made by a Florida certified court reporter should you desire to appeal an adverse decision of the Board to the Circuit Court.

POSTPONEMENTS: No request for postponement of the hearing will be considered unless such request is made in writing, stating good reason for the requested postponement, and received by the board clerk at least five (5) days prior to the date set for the hearing at: City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.

PLEASE GOVERN YOURSELF ACCORDINGLY.

FOR THE CODE ENFORCEMENT BOARD

Date: December 26, 2019

By: 
Board Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Notice of Hearing was provided to the above-named violator by first class U.S. Mail addressed to the above-specified address this

26th day of December 20 19.


Board Clerk



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2179M / 19-CE-10413

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on **September 26, 2019 at 7:32 am**

Name: **G&S Investments of IRC Inc/ Charles Sullivan, Jr Agent**
680 Old Dixie Highway
 of: **Vero Beach, FL 32962**

at (violation address): **1305 29th Street** in the City of Vero Beach, Florida committed the following civil offense: **Site Plan Approval needed for the property and right-of-way encroachment.**

Violation of code provision(s): **64.06 (a)(e)(8)(h), 71.03**

Facts constituting violation: **Boats and trailers stored on the right-of-way.**

CIVIL PENALTY: \$50.00

PAY BY DATE: 10/11/2019

REPEAT VIOLATION

➔ **CORRECTION REQUIRED BY: 10/11/2019. This is a correctable violation and must be corrected by the date specified.** Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
 Department: VBPD Code Enforcement

Date Issued: 09/27/2019
 Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation **OR** pay the reduced civil penalty specified above at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.** **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is **NOT** an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

 Signature of Individual

Date: _____

CLERK COPY - 19-001493

Certified Mail Receipt: 70181830000119922314

ORIGINAL



VERO BEACH POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
 1055 20th Street
 Vero Beach, FL 32960

CODE ENFORCEMENT CITATION

No. 2179M / 19-CE-10413

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH,

In the name of the City of Vero Beach, Florida: The undersigned officer certifies that he/she has just and reasonable grounds to believe, and does believe that on **September 26, 2019** at **7:32 am**

Name: **Michael Miller's Marine Service, LLC**
Michael Miller, Sr, Agent
 of: **1305 29th Street**
Vero Beach, FL 32960

at (violation address): **1305 29th Street** in the City of Vero Beach, Florida committed the following civil offense: **Site Plan Approval needed for the property and right-of-way encroachment.**

Violation of code provision(s): **64.06 (a),(e),(8),(h), 71.03**

Facts constituting violation: **Boats and trailers stored on the right-of-way.**

CIVIL PENALTY: \$50.00

PAY BY DATE: 10/11/2019

REPEAT VIOLATION

CORRECTION REQUIRED BY: 10/11/2019. This is a correctable violation and must be corrected by the date specified. Each day that the violation remains uncorrected after the date specified is a separate violation and additional civil penalties and costs may be assessed against you without issuance of additional citations. You must contact the issuing officer and request re-inspection once the violation is corrected or if you need additional time to correct the violation. If you do not correct the violation by the date specified the City may also take action to correct the violation and assess the costs of correction plus administrative fees as a lien against the property on which the violation was corrected in addition to any lien for civil penalties or costs.

Issued by: Sanderson
 Department: VBPD Code Enforcement

Date Issued: 09/27/2019
 Telephone: 7729784561

RIGHT TO HEARING OR TO PAY REDUCED PENALTY: You must either file a written request for a hearing to contest this citation **OR** pay the reduced civil penalty specified above at: **City Clerk's Office, City Hall, 1053 20th Place, Vero Beach, Florida 32960.** **WRITTEN REQUEST FOR A HEARING MUST BE RECEIVED WITHIN TEN (10) DAYS (excluding Saturdays, Sundays, and legal holidays) OR YOUR RIGHT TO A HEARING IS WAIVED AND DEEMED YOUR ADMISSION OF THE VIOLATION.** Make checks payable to "City of Vero Beach." Do not mail cash! If correction of the violation is required above, the timely filing of a request for a hearing will toll the accrual of continuing violation penalties pending outcome of the hearing. Your right to pay the reduced penalty specified above is waived if you elect to contest the citation and, if after the hearing you are found to be responsible for the violation, a civil penalty of up to \$500 (\$1,000 for contracting violations) may be assessed against you for each day of violation, plus administrative and enforcement costs.

Your signature below acknowledges receipt of a copy of this citation and is **NOT** an admission of the violation. Willful refusal to sign and accept this citation is a misdemeanor criminal offense punishable as provided by law.

 Signature of Individual

Date: _____

CLERK COPY - 19-001493

Certified Mail Receipt: POSTED

ORIGINAL

**BEFORE THE CODE ENFORCEMENT BOARD
OF THE CITY OF VERO BEACH, FLORIDA**

CITY OF VERO BEACH

vs. G&S Investments of IRC Inc / Michaels Miller's Marine Svc LLC

CASE NUMBER: 19-

CE-10413

Violator

AFFIDAVIT OF COSTS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, Melody Sanderson, being first duly sworn, upon personal knowledge and information, depose and state that I am a code enforcement or police officer for the City of Vero Beach, Florida and I have personal knowledge of and certify that the City of Vero Beach has incurred the following administrative and prosecution costs in investigation, enforcement, testing or monitoring relating to the above-styled code enforcement case against the named violator and that the City of Vero Beach is entitled to recovery of said fees and costs from the violator pursuant to the code enforcement ordinance:

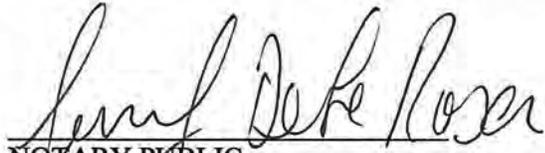
<u>Officer</u>	<u>Activity</u>	<u>Date</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
MS	Total hours	9/27/19-11/13/19	1.35	\$ 33.11	\$ 44.70
MS	Complaint Intake				inc
MS	Initial Investigation				inc
MS	Initial inspection				inc
MS	Violator conference				n/a
MS	Telephone conference				n/a
MS	Hearing attendance				inc
MS	Notice of violation preparation				inc
MS	Notice of hearing preparation				inc
MS	Photo/exhibit preparation				inc
MS	Re-inspection				inc
Additional Costs and Supplies:					n/a
Postage					\$6.80
Notices (mailed and posted)					inc
Long Distance Telephone					n/a
Photographs					inc
Vehicle Mileage					n/a

Total Costs #503 **\$ 51.50**

Melody Sanderson, Affiant
Officer

Before me, the undersigned authority, personally appeared the Affiant, Melody Sanderson, who was duly sworn, and who states that he/she has read the foregoing Affidavit of Costs and that the contents are true and correct.

Sworn to and subscribed before me this 6 day of NOV 2019 by Melody Sanderson, who is personally known to me OR _____ produced _____ as identification.


NOTARY PUBLIC
Print Name:
Commission No.:
My Commission Expires:



Jennifer De La Rosa
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG346655
Expires 6/19/2023