

**CODE ENFORCEMENT BOARD MINUTES**  
**Wednesday, May 10, 2023 – 1:30 p.m.**  
**City Hall, Council Chambers, Vero Beach, Florida**

**PRESENT:** Chairman, Eric Price; Vice Chairman, Stephen McDonald; Members: Christopher Bryant, Frank Pizzichillo and Ken Daige **Also Present:** Code Enforcement Officer, Melody Sanderson; Code Enforcement Officer, Jamila McGee; City Attorney, John Turner and Deputy City Clerk, Sherri Philo

**Excused Absences:** Linda Hillman and Eva Lauer

**1. CALL TO ORDER**

Today's meeting was called to order at 1:30 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 City Clerk swore in staff and the audience present for today's meeting en masse.

**3. PRELIMINARY MATTERS**

**A) Adoption of Minutes**

**1. April 12, 2023**

**Mr. Price made a motion to approve the minutes of the April 12, 2023 Code Enforcement Board meeting. Mr. McDonald seconded the motion and it passed unanimously.**

**B) Agenda Additions, Deletions and Adoption**

Ms. Melody Sanderson, Code Enforcement Officer, who has been sworn in, pulled Case #22-CE-12645 – Aaron R. Knapp and Victoriya V. Knapp and Case #22-CE-12958 – Jennifer Lynn Pawlowski Sullivan from today's agenda. She reported that they came into compliance after receiving the Notice of Hearing. She then pulled Case #23-CE-13009 – Anthony L. Fabri and Khatja M. Meghja from today's agenda. She reported that there was no service of the Notice of Hearing. She then pulled Case #21-CE-11441 – John Martin Monko, Jr. from today's agenda. She reported that this case was scheduled for the Board to find the property in compliance, however she looked at the wrong permit and this property is not in compliance.

Ms. Jamila McGee, Code Enforcement Officer, who has been sworn in, pulled Case #23-CE-12990 – Arthur L. Belt from today's agenda. She reported that they came into compliance after receiving the Notice of Hearing. She then pulled Case #23-CE-13038 – Susan C. Hopper from today's agenda. She reported that the citation was withdrawn.

**4. UNLICENSED CONTRACTORS/CITATIONS**

None

**5. EVIDENTIARY HEARINGS**

**A) Citation Appeals**

None

**B) Non-Compliance / Compliance Reports**

**1. Request for Board Order**

**a. CASE #22-CE-12645 / 3429M**

**VIOLATOR:** Aaron R. Knapp and Victoriya V. Knapp

**VIOLATION:** Land Development Code Violation – Soaking pool and deck installed without City approval or a building permit from the Indian River County Building Department – Code Section 60.21 (b)(1)

**VIOLATION ADDRESS:** 2431 20<sup>th</sup> Avenue, Vero Beach, Florida 32960

**(Failure to comply; Failure to pay \$50.00 civil penalty)**

This item was pulled from today's agenda.

**b. CASE #22-CE-12958 / 3253M**

**VIOLATOR:** Jennifer Lynn Pawlowski Sullivan

**VIOLATION:** Land Development Code Violation – Washer, dryer and hot water heater installed in shed without permits from the Indian River County Building Department – graywater discharge from washing machine must be properly drained – Code Sections 22-181; 22-106 (a)(b)(c); 73.45

**VIOLATION ADDRESS:** 22 Malibu Drive, Vero Beach, Florida 32960

**(Failure to comply; Failure to pay \$50.00 civil penalty)**

This item was pulled from today's agenda.

**c. CASE #22-CE-12964 / 3256M**

**VIOLATOR:** Joel Gaudreault

**VIOLATION:** Land Development Code Violation – Shed installed without City approval or building permits from the Indian River County Building Department – Code Section 60.21 (b)(1)

**VIOLATION ADDRESS:** 955 25<sup>th</sup> Street, Vero Beach, Florida 32960

**(Failure to comply)**

Ms. Sanderson reported that no request for a hearing was received so a hearing to contest the citation has been waived and the violation is deemed admitted by the violator. The citation was issued on December 14, 2022 with service of the citation being provided by certified mail with a compliance date of December 28, 2022. The civil penalty of \$50.00 has been paid. She reported that Code Compliance Certification was applied for on December 28, 2022 and was issued on February 1, 2023. A building permit has not been applied for or issued. She said that she spoke with Mr. Gaudreault yesterday and explained that the shed needed to be relocated on the property so that it is not on the setback. She said that the shed is scheduled to be moved next week and Mr. Gaudreault would be obtaining the permit from the Building Department. She reported that Mr. Gaudreault is present today to answer any questions of the Board.

Mr. Joel Gaudrealt, property owner, who has been sworn in, said that he would need a few weeks to get this taken care of.

Ms. Sanderson asked that the Board allows 60-days to come into compliance.

**Mr. Price moved that the Board finds that there is a violation, that the violation continues, and that the Board issues a Board order to correct the violation within 60-days from the date of the Board order or continuing civil penalties in the amount of \$50.00 per day shall commence on the original compliance date of December 28, 2022 until corrected and that the initial civil penalty has been paid. Mr. Daige seconded the motion and it passed unanimously.**

- d. CASE #23-CE-13009 / 3275M**  
**VIOLATOR:** Anthony L. Fabri and Khatija M. Meghja  
**VIOLATION:** Land Development Code Violation – Wood fence installed without City Planning and Zoning approval or a permit from the Indian River County Building Department – Code Sections 60.21 (b)(1); 22-181; 22-106  
**VIOLATION ADDRESS:** 2125 Buena Vista Boulevard, Vero Beach, Florida 32960  
**(Failure to comply; Failure to pay \$50.00 civil penalty)**

This item was pulled from today's agenda.

- e. CASE #23-CE-12990 / 0782J**  
**VIOLATOR:** Arthur L. Belt  
**VIOLATION:** Land Development Code Violation – Fence installed without Code Compliance Certification or a building permit – Code Section 60.21 (b)(1)  
**VIOLATION ADDRESS:** 1815 39<sup>th</sup> Avenue, Vero Beach, Florida 32960  
**(Failure to comply)**

This item was pulled from today's agenda.

- f. CASE #23-CE-13038 / 0833J**  
**VIOLATOR:** Susan C. Hopper (1e)  
**VIOLATION:** Land Development Code Violation – Converting shed into a dwelling unit without obtaining approval from the City and necessary permits – Code Section 60.21 (b)(2)  
**VIOLATION ADDRESS:** 1656 31<sup>st</sup> Avenue, Vero Beach, Florida 32960  
**(Failure to comply; Failure to pay \$50.00 civil penalty)**

This item was pulled from today's agenda.

- g. CASE #21-CE-11441 / 3172M**  
**VIOLATOR:** John Martin Monko, Jr.  
**VIOLATION:** Failure to obtain a building permit for an enclosed structural wall and A/C mini-split system installed – Code Sections 22-181; 22-106

**VIOLATION ADDRESS:** 442 Conn Way, Vero Beach, Florida 32963

**(Request of the Code Officer for the Board to find the property in compliance on February 2, 2022, to cease the continuing penalties and to pay initial civil penalty, cost of enforcement, continuing penalties, and costs and fees through and including February 1, 2022 – continuing penalty of \$50.00 per day from February 26, 2021 through and including February 1, 2022, (day prior to finding compliance) equals 341 days times \$50.00 per day equals \$17,050.00, plus initial civil penalty of \$50.00 and enforcement costs of \$44.70 for an estimated amount due of \$17,144.70 plus costs and fees)**

This item was pulled from today's agenda.

**6. OLD BUSINESS**

None

**7. NEW BUSINESS**

None

**8. ADMINISTRATIVE MATTERS**

None

**9. CLERK'S MATTERS**

None

**10. ATTORNEY'S MATTERS**

None

**11. CHAIRMAN'S MATTERS**

None

**12. MEMBER'S MATTERS**

None

**13. ADJOURNMENT**

Today's meeting adjourned at 1:36 p.m.

/sp