

**3120220066045 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL  
BK: 3582 PG: 1451, 11/8/2022 9:42 AM**

CODE ENFORCEMENT BOARD  
INDIAN RIVER COUNTY, FLORIDA

**IN THE MATTER OF:**

**CEB Case No. 2022050008**

TWLS 2035 LLC  
C/O TRACEY W. SCARBOROUGH, REGISTERED AGENT  
2046 79TH AVE  
VERO BEACH, FL 32966

TENANT  
2035 79TH AV  
VERO BEACH, FL 32966

, Respondents

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**ORDER IMPOSING FINE**

**THIS MATTER ORIGINALLY CAME BEFORE THE BOARD** for a public hearing on September 26, 2022, after due notice to the Respondents, at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of law, and an oral order which was reduced to writing and furnished to the Respondents to take corrective action by a certain time, as more specifically set forth in that order.

On October 24, 2022, this Board conducted a compliance hearing to determine whether the Board's order of September 26, 2022, as amended by Order(s) Granting Extension, had been complied with. Respondent was provided proper notice of the compliance hearing, but did not attend the hearing.

Based on the evidence and testimony presented at the hearing, this Board finds that the required corrective action has not been taken as ordered and that there does in fact exist storage of commercial vehicles, vehicles not parked in designated driveways and no permit for the lean-to shed in the RS-6 Zoning District, which constitutes the use of the property in violation of Section(s) 911.04(2)(C), 911.15(4)B, 105.1 FBC, of the Code of Laws and Ordinances of Indian River County.

The Board's previous order, as amended, set forth a compliance date of **October 20, 2022**, and a fine of \$250 for each day the violation continues beyond the referenced compliance date.

**IT IS HEREBY ORDERED THAT THE ABOVE DESCRIBED FINE IS HEREBY IMPOSED AGAINST THE RESPONDENT(S)** for each and every day the violation exists upon or adjacent to the following described property, situated in Indian River County, Florida, to wit:

Location:	2035 79TH AV VERO BEACH
Tax Parcel ID No.	33-38-01-00002-0040-00004.0
Legal Description:	LOT 4, BLOCK 4, WESTGATE COLONY SUBDIVISION IRF, PBI 4-94

beginning **October 22, 2022**. **A CERTIFIED COPY OF THIS ORDER SHALL BE RECORDED** in the Official Record Books of Indian River County forthwith **AND SHALL CONSTITUTE A LIEN AGAINST THE HEREIN DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR**, pursuant to Chapter 162 of the Florida Statutes and Indian River County Ordinance 90-20, as may be amended. Further information of this matter may be obtained by contacting the Code Enforcement Section of the Community Development Department of Indian River County, 1801 27th Street, Vero Beach, Florida 32960, (772) 226-1249.

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**DONE AND ORDERED OCTOBER 24, 2022**, at Vero Beach, Indian River County, Florida, in accordance with a ruling made by this Board in open session on said date, nunc pro tunc.

**EXECUTED** by the Chairperson of the Indian River County Code Enforcement Board, and attested and countersigned by the Recording Secretary of such Board this 3<sup>rd</sup> day of November, 2022.

CODE ENFORCEMENT BOARD OF  
INDIAN RIVER COUNTY, FLORIDA

ATTEST: Lisa Plesnarski  
Lisa Plesnarski  
Recording Secretary

By: Dana DiFrancesco  
Dana DiFrancesco, Chairperson  
Indian River County Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order Imposing Fine was provided to the above-named Respondent(s) by first class U.S. Mail addressed to the above-specified addresses this 3<sup>rd</sup> day of November, 2022.

Lisa Plesnarski  
Lisa Plesnarski, Recording Secretary

REVIEWED AS TO LEGAL FORM:

Jennifer D. Peshke  
Jennifer D. Peshke  
Board Advising Attorney

CEB Case No. 2022050008  
Code Officer: VANESSA CARTER SOLOMON

STATE OF FLORIDA  
INDIAN RIVER COUNTY

THIS IS TO CERTIFY THAT THIS IS A  
TRUE AND CORRECT COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE.

SECRETARY  
CODE ENFORCEMENT BOARD

BY: Lisa Plesnarski

DATE: 11-3-22

