



Florida Commission on Ethics
P.O. Drawer 15709, Tallahassee, Florida 32317-5709
"A Public Office is a Public Trust"

CE FORM 50
ETHICS COMPLAINT FORM AND INSTRUCTIONS

Use this form to file an ethics complaint or to file an amendment to an ethics complaint. An ethics investigation can only be initiated by a properly filed complaint, including a statement of facts alleging a possible violation of the ethics laws. Noncompliant or incomplete forms will be returned.

PLEASE NOTE: The Florida Commission on Ethics cannot intervene in your civil or criminal case, nor can we give you legal advice. We do not have jurisdiction to consider complaints against judges or to direct the actions of government agencies. We have no jurisdiction over violations of the Sunshine Law or the Open Meetings Law.

SECTION ONE—Person Bringing Complaint: The person bringing the complaint is known as "the Complainant." Please provide your name, address, and telephone number.

SECTION TWO—Person Against Whom Complaint is Brought: The person against whom the complaint is brought is known as "the Respondent." Provide the name, address, and telephone number of the Respondent, as well as that person's office or the position he or she holds or held, or for which he or she is a candidate. All complaints are confidential and considered independently, so if you are filing a complaint against more than one person, use a separate complaint form for each person.

SECTION THREE—Statement of Facts: On a separate sheet(s) of paper, please provide the following:

- Please explain fully, but as briefly as possible, what the Respondent did that you believe violated the ethics laws of the State of Florida.
- Please explain how you became aware of these facts because the Commission may only investigate complaints based on personal knowledge or information other than hearsay.
- Please limit your submission to 15 pages or fewer, and do not submit voluminous exhibits or copies of statutes; if your complaint is deemed legally sufficient, it will be investigated and at that point, the investigator will obtain any relevant materials from you.
- **Do not submit items such as oversize documents, audio or video tapes, CDs or DVDs, or flash drives.** This will result in your complaint being returned. Also, Commission staff will not visit any URLs provided in your statement of facts.
- All complaints are confidential until a certain point in the proceedings. Do not cross-reference the filing of an ethics complaint against another person in your statement of facts.

SECTION FOUR—Oath: Complaints must be sworn before a notary or other official authorized to administer oaths. Unsworn complaints will be returned.

WHERE TO FILE THE COMPLAINT: The original complaint form (original signature and notarization) must be mailed or delivered to the Commission of Ethics at the address on the complaint form. Photocopies or emailed forms cannot be accepted. The Commission address is: P. O. Box 15709, Tallahassee, Florida 32317-5709.

COMPLAINT PROCESS: For more information about the complaint process, please visit:
<https://ethics.state.fl.us/Complaints/Complaints.aspx>



Florida Commission on Ethics
P.O. Drawer 15709, Tallahassee, Florida 32317-5709
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COMPLAINT

1. PERSON BRINGING COMPLAINT:

Name: _____ Telephone: _____
Address: _____
City: _____ County: _____ State: _____ ZIP: _____

2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person against whom you are filing a complaint.

Name: _____ Telephone: _____
Address: _____
City: _____ County: _____ State: _____ ZIP: _____
Title of office or position held or sought: _____

3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law, and include a statement of how you became aware of these facts. Include relevant dates and the names and addresses of people whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CD, DVDs, flash drives, or other electronic media; such material will not be considered part of the complaint and will be returned.

4. OATH:

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

STATE OF _____
COUNTY OF _____
Sworn to (or affirmed) and subscribed before me by
means of physical presence or online notarization,
this _____ day of _____, 20_____,
by _____
(name of person making statement)

SIGNATURE OF COMPLAINANT

(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

Jurisdiction of the Commission:

The Commission on Ethics has the authority to review and investigate complaints concerning possible violations of the State's ethics laws by state and local elected or appointed public officers and public employees and others as designated by Florida law. Most of the ethics laws are contained in Article II, Section 8, Florida Constitution (the Sunshine Amendment) or Part III, Chapter 112, the Code of Ethics for Public Officers and Employees. ***The Commission does not have jurisdiction with respect to the open meetings or public records laws, residency requirements, or elections laws, and has no jurisdiction with respect to judges, federal officials, or most employees or officers of private companies or attorneys in private practice.*** The Commission's jurisdiction is limited to individual public officers or employees.

By Florida law, the Commission on Ethics cannot conduct an investigation unless someone files a sworn complaint with the Commission alleging a violation of law has occurred, or it receives a referral from the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. Without a complaint or referral, the Commission is unable to take action, even after learning of alleged misconduct through newspaper reports, letters, or phone calls. The Commission cannot accept anonymous complaints and it must disclose the identity of the complainant to the respondent. A copy of the complaint is mailed to the respondent within five (5) working days after receipt by the Commission.

Filing a Complaint:

Complaints must be on the form promulgated by the Commission. The currently used form is available on the Commission's website. Provide all the information you want the Commission to consider with the complaint; the Commission cannot consider correspondence not accompanied by a sworn complaint. In providing your statement of facts, indicate what the person did that you believe was wrong, and what facts you are aware of that give rise to that belief. Importantly, the Commission only has the authority to investigate allegations based upon personal knowledge or information other than hearsay. If you believe the official—or some other person or entity—benefitted as a result of the alleged wrongdoing, state who you believe benefitted, and how you believe they benefitted.

Please write your complaint as briefly as possible. Including lengthy or voluminous exhibits may slow the processing of your complaint. Please do not include copies of Florida Statutes. Materials such as audio and videotapes, CDs and DVDs, and thumb drives cannot be accepted and will be returned. If you believe material in a book, periodical, website, or other outside source is important, please summarize that information and include it in your complaint, as such sources will not be considered incorporated by reference.

All complaints are considered independent of one another, so if you are filing complaints against more than one person, please use a separate complaint form, and provide a separate statement of facts, for each person. Because each complaint is confidential until a certain stage is reached, if you file a complaint against someone, please do not refer to or identify other complaints you have made against others.

Pursuant to Section 112.324, Florida Statutes, no complaint or referral may be filed or disclosed with respect to a candidate for election within 30 days immediately preceding the date of the election, unless the complaint or referral is based upon personal information or information other than hearsay.



Town of Melbourne Beach

Building Department Report October 2025

- Permit issued - 23
- Construction value - \$878,630.35
- Permit fees collected - \$9413.52
- Plans reviewed – 29
- Building inspections completed - 96
- Site plan review for P&Z – 1
- Stop work order – 0
- New homes (completed) – 0
- Short-term rental inspections - 3

Monthly Permit List

OCTOBER 2025

12/17/2025

1/4

Electrical Permit

Permit #	Applicant	Address	Fee Total	Const. Value
PE25-0052	Christopher E Schultz	211 SECOND AVE	\$79.00	\$1325.00

Total Permits For Type: 1
Total Fees For Type: \$79.00
Total Const. Value For Type: \$1325.00

Fence

Permit #	Applicant	Address	Fee Total	Const. Value
PF25-0032	Carrie's Fence of Palm Bay	406 CORAL AVE	\$314.63	\$10696.00

Work Description: 288' of 6' tall wood fence with (1) 5' wide and (1) 10' wide double drive

PF25-0031	AMERICAN FENCE	406 AVENUE B	\$111.31	\$3577.00
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Work Description: supply and install 41' of 4' tall 3-rail black aluminum fence with (2) gates on west side. With 5' tall single on the east and Asymmetric double gate.

Total Permits For Type: 2
Total Fees For Type: \$425.94
Total Const. Value For Type: \$14273.00

Mechanical

Permit #	Applicant	Address	Fee Total	Const. Value
PM25-0101	ATLANTIC AIR INC	607 MANGO DR	\$418.89	\$20867.00

Work Description: Replacing HVAC unit like for like. Also replacing ductwork

PM25-0102	John T Arrigo	211 SECOND AVE	\$372.59	\$16350.00
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Work Description: HVAC exact change out

PM25-0100	WHITLOCK, GARY	503 FOURTH AVE	\$341.68	\$13335.00
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Work Description: Change Out AC with 3 ton 16.50 SEER2 Carrier system

PM25-0099	Martz, Gerald	401 ATLANTIC ST	\$261.44	\$8502.00
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Work Description: HVAC exact change out (condenser & air handler)

PM25-0089	WHITLOCK, GARY	204 ASH AVE	\$366.38	\$15745.00
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Work Description: change out AC with 4 ton 16 SEER2 Carrier system

Total Permits For Type: 5
Total Fees For Type: \$1760.98
Total Const. Value For Type: \$74799.00

Paver, Concrete, & Deck

Permit #	Applicant	Address	Fee Total	Const. Value
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PCD25-0022 ALONSO PAVER INC 504 COLONY ST \$315.60 \$10790.00
Work Description: Install a driveway extension made of pavers of 960sf a paver pad of 8'x16' (128 sf) and a paver walkway of 4'x46' (184 sf)

Total Permits For Type: 1
Total Fees For Type: \$315.60
Total Const. Value For Type: \$10790.00

Pool Enclosure

Permit #	Applicant	Address	Fee Total	Const. Value
PPE25-0006	CALDWELL'S ALUMINUM AND SCREEN WORKS, INC DAVID CALDWELL	403 POINSETTIA	\$328.93	\$12091.00
	Work Description: Erect screen pool enclosure 26 x 40 over existing pool and deck			
PPE25-0005	LAFFERTY ALUMINUM AND SCREENING LLC	602 JASMINE DR	\$354.35	\$14570.00
	Work Description: 21'x22' mansard screed enclosure on pavers with footer			

Total Permits For Type: 2
Total Fees For Type: \$683.28
Total Const. Value For Type: \$26661.00

Pool Resurface

Permit #	Applicant	Address	Fee Total	Const. Value
PPR25-0012	POOL DOCTOR OF BREVARD INC	618 HIBISCUS TRL	\$328.00	\$12000.00
	Work Description: Resurface pool, new tile			

Total Permits For Type: 1
Total Fees For Type: \$328.00
Total Const. Value For Type: \$12000.00

Reroof

Permit #	Applicant	Address	Fee Total	Const. Value
PRR25-0074	MARK MAYNARD JR AMRR LLC	441 RIVER VIEW LN	\$379.25	\$20000.00
	Work Description: Re-Roof			
PRR25-0073	Sun Coast Roofing Services, Inc	211 ELM AVE	\$406.42	\$19650.00
	Work Description: REMOVE AND REPLACE 34 SQ SHINGLE AND 6 SQ MODIFIED BITUMEN ROOF			
PRR25-0072	Sal Vitale The Roof Doctor	1417 ATLANTIC ST	\$79.00	\$2200.00
	Work Description: 2 sq mod bit repair, replacing existing skylight to impact unit			

Total Permits For Type: 3
Total Fees For Type: \$864.67
Total Const. Value For Type: \$41850.00

Res New Construction

Permit #	Applicant	Address	Fee Total	Const. Value
PRB25-0022	LOWMAN BROTHERS CONSTRUCTION LLC	411 HIBISCUS TRL	\$3664.38	\$650000.00

Work Description: New construction SFR

Total Permits For Type: 1
Total Fees For Type: \$3664.38
Total Const. Value For Type: \$650000.00

Shed

Permit #	Applicant	Address	Fee Total	Const. Value
PSH25-0008	HANKIN, PEGGY	603 MANGO DR	\$209.10	\$6800.00

Work Description: Utility shed installation. Outside dimensions of 22.5' x 7' with rooflines set 1' from south property line and 6' from west, front of garage. Vegetation will be used to block visibility from the street. We are taking down the existing fence and will replace it at a future date.

PSH25-0004 ROBBINS, DEAN D 708 ATLANTIC ST \$197.65 \$6425.35

Work Description: installation of prebuilt weather king portable building

Total Permits For Type: 2
Total Fees For Type: \$406.75
Total Const. Value For Type: \$13225.35

Tree

Permit #	Applicant	Address	Fee Total	Const. Value
PTR25-0012	ROBERT BALDWIN	446 RIVER VIEW LN	\$0.00	\$0.01

Work Description: Remove bismark palm by mailbox that was struck by lightning on 10/6/25.

Total Permits For Type: 1
Total Fees For Type: \$0.00
Total Const. Value For Type: \$0.01

Window, Door, and Shutter Permit

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-0102	Bremer Boys, LLC	205 SURF RD	\$79.00	\$600.00

Work Description: Replacement of exterior window, to bring to code.

PWS25-0103 ALTEVOGT, GEORGE E 407 ANCHOR KY \$115.00 \$3700.00

Work Description: Replacing front door and transom above

PWS25-0100 THE HOME DEPOT ARTHUR WAYNE FRANCIS 1950 ATLANTIC ST 225 \$414.17 \$20406.99

Work Description: Remove and replace 2 SGDs and 6 windows. Impact Resistant.

PWS25-0099 RENEWAL BY ANDERSON 701 HIBISCUS TRL \$276.75 \$9000.00

Work Description: Replace 1 window, size for size, no structural changes. Non-impact

Total Permits For Type: 4

Total Fees For Type:	\$884.92
Total Const. Value For Type:	\$33706.99
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Grand Total Fees:	\$9,413.52
Grand Total Permits:	23.00
Grand Total Const. Value:	\$878630.35

Barriers & Alarms	1
Blower Door	1
Column & Tie Beam	1
Dry Final	1
Dry Wall Screws	1
Dry-In	2
Drywall	1
Electrical	2
Final	4
Final Building	5
Final Electrical	3
Final Fence	5
Final Mechanical	9
Final Miscellaneous	1
Final Paver, Concrete, & Deck	3
Final Plumbing	2
Final Propane	1
Final window, Door, & Shutter	14
Fire Inspection	1
Footer	1

Inspection Totals

12/17/2025

2/3

GAS FINAL	1
Gas Line Final	1
Gas Lines - Underground	1
IN - PROGRESS	1
In Progress	5
In-Progress	6
Lath	1
Pre Pour	1
Pre Power	1
Pre Power	1
Pressure Test	1
Pressure Test	1
Roof Sheathing	1
Rough Electrical	3
Rough Plumbing	2
Sheathing	2
Sheathing (or Affidavit)	1
Slab	1
Tie Down	1
Tie-Downs	1

Truss, Bracing & Strapping**3****UNDER GROUND TANK****1**

Total # of Inspections: 96



Town of Melbourne Beach

Building Department Report November 2025

- Permit issued - 30
- Construction value - \$358,118.65
- Permit fees collected - \$7,576.32
- Plans reviewed – 30
- Building inspections completed - 64
- Site plan review for P&Z – 2
- Stop work order – 0
- New homes (completed) – 0
- Short-term rental inspections - 4

Monthly Permit List

NOVEMBER 2025

12/17/2025

1/4

Electrical Permit

Permit #	Applicant	Address	Fee Total	Const. Value
PE25-0057	Eau Gallie Electric, Inc	1700 ATLANTIC ST 6	\$79.00	\$2106.00
	Work Description: Replace interior MLO Panel			
PE25-0055	JUSTIN ARMOUR	401 SECOND AVE	\$79.00	\$65.00
	Work Description: Change out 2 wall outlets with emergency lighting w/ backup battery			
PE25-0054	Durham, Ralph	1902 NEPTUNE DR	\$226.32	\$7360.00
	Work Description: Install a dehumidification device in sunroom w/ related electrical			
PE25-0053	Ralph Durham	1902 NEPTUNE DR	\$143.59	\$4650.00
	Work Description: Replace 200 amp meter w/ meter main, ground rods, service cable, downpipe. Install new Tesla Wall Charger.			

Total Permits For Type: 4
Total Fees For Type: \$527.91
Total Const. Value For Type: \$14181.00

Fence

Permit #	Applicant	Address	Fee Total	Const. Value
PF25-0036	SIMPSON, EARL R	410 DRIFTWOOD AVE	\$88.00	\$2800.00
	Work Description: Install 79.8' of 6' vinyl fence with 1-6'x5' gate to extend existing fence. All material to be pool code compliant and gate to be self-closing with self locking latch.			
PF25-0035	JUSTIN ARMOUR	401 SECOND AVE	\$79.00	\$700.00
	Work Description: Adding 15' of fence 6' high			
PF25-0034	AAA QUALITY FENCE LLC	419 FOURTH AVE	\$157.90	\$5120.00
	Work Description: Remove/Replace approximately 123 LF of 6' high wood fence			
PF25-0033	Viking Fence & Deck Inc.	518 ANDREWS DR	\$285.23	\$9276.00
	Work Description: Install 224' of horizontal, shadowbox style wood fence with 2 shingle gates and one double gate- 6' tall			

Total Permits For Type: 4
Total Fees For Type: \$610.13
Total Const. Value For Type: \$17896.00

Generator

Permit #	Applicant	Address	Fee Total	Const. Value
PG25-0005	GROUNDED BUILDS BREVARD, LLC	526 SUNSET BLVD.	\$124.00	\$4000.00
	Work Description: Installation of Generator			

Total Permits For Type: 1
\$124.00

TOTAL FEES FOR TYPE: **\$124.00**
Total Const. Value For Type: **\$4000.00**

Mechanical

Permit #	Applicant	Address	Fee Total	Const. Value
PM25-0106	Guerra Air	608 MANGO DR	\$302.89	\$9850.00
		Work Description: Air handler & condenser change out. Check ductwork and make any needed repairs.		
PM25-0105	Campbell, Eric	1404 ATLANTIC ST	\$251.75	\$8187.00
		Work Description: Exact HVAC Replacement No Duct work		
PM25-0104	WHITLOCK, GARY	404 HIBISCUS TRL	\$242.83	\$7897.00
		Work Description: Change out AC with 2 ton 15.20 Seer Carrier System		

Total Permits For Type: **3**
Total Fees For Type: **\$797.47**
Total Const. Value For Type: **\$25934.00**

Paver, Concrete, & Deck

Permit #	Applicant	Address	Fee Total	Const. Value
PCD25-0031	MAGIC CONCRETE JUAN JIMENEZ	409 SIXTH AVE	\$369.00	\$16000.00
		Work Description: Replace existing driveway 30FLx12FW back patio concrete 10FLx18.5"x10FL Replace apron section too		
PCD25-0029	Palm Bay Aluminum Corp	203 SIXTH AVE 8	\$148.16	\$4800.00
		Work Description: Remove 5'x10'4" Back patio. Pour back 14'x13'x4" back patio, 3000 PSI fibercrete, 4" thick max. No footing, no future structure.		
PCD25-0025	GROUNDED BUILDS BREVARD, LLC	502 HIBISCUS TRL	\$461.25	\$25000.00
		Work Description: Paver Driveway		
PCD25-0026	ALONSO PAVER INC	504 COLONY ST	\$222.10	\$7222.50
		Work Description: Replace existing driveway of 814 sq ft with pavers, and front entrance of 148 sq ft replaced with pavers.		

Total Permits For Type: **4**
Total Fees For Type: **\$1200.51**
Total Const. Value For Type: **\$53022.50**

Pool Enclosure

Permit #	Applicant	Address	Fee Total	Const. Value
PPE25-0007	BREVARD SOFFIT & SIDING, INC DBA BSS EXTERIORS	406 AVENUE B	\$581.55	\$36737.00
		Work Description: INSTALL ALUMINUM POOL CAGE WITH MANSARD ROOF AND COMPOSITE PANEL ROOF ON EXISTING FOOTER/PAVERS		

Total Permits For Type: **1**
Total Fees For Type: **\$581.55**
Total Const. Value For Type: **\$36737.00**

Pool Resurface

Permit #	Applicant	Address	Fee Total	Const. Value
PPR25-0014	JD CUSTOM POOLS MARK ARAUJO	407 ANCHOR KY	\$481.75	\$27000.00

Work Description: Resurfacing of swimming pool and tile installation

Total Permits For Type: 1

Total Fees For Type: \$481.75

Total Const. Value For Type: \$27000.00

Propane

Permit #	Applicant	Address	Fee Total	Const. Value
PRO25-0008	SAMS LP GAS COMPANY INC	406 AVENUE B	\$79.00	\$1279.19

Work Description: Install a 120 gallon LP Tank

PRO25-0007	ERIC THE GAS MAN	406 AVENUE B	\$79.00	\$2180.00
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Work Description: Install 54' of gas piping from tank to tankless water heater and pool heater

Total Permits For Type: 2

Total Fees For Type: \$158.00

Total Const. Value For Type: \$3459.19

Reroof

Permit #	Applicant	Address	Fee Total	Const. Value
PRR25-0078	CK Development LLC	1509 PINE ST	\$973.75	\$75000.00

Work Description: Roof Truss and Finish

PRR25-0076	VALLEY RIDGE ROOFING LLC	410 6TH AVE	\$157.28	\$5099.67
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Work Description: Remove 4 sq ft of flat roof. Install new base sheet underlayment with new drip edge. Install new base sheet underlayment over new part of roof with new drip edge. Install new cap sheet over base sheet with new roof.

PRR25-0075	HALCO, INC	2204 ROSEWOOD DR	\$408.87	\$19890.00
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Work Description: Re-roof

Total Permits For Type: 3

Total Fees For Type: \$1539.90

Total Const. Value For Type: \$99989.67

Shed

Permit #	Applicant	Address	Fee Total	Const. Value
PSH25-0009	GARRETT, DERALL W, JR	1503 OAK ST	\$79.00	\$2500.00

Work Description: Pergola Louvered roof 10x20/ garden shed & greenhouse

Total Permits For Type: 1

Total Fees For Type: \$79.00

Total Const. Value For Type: \$2500.00

Tree

Permit #	Applicant	Address	Fee Total	Const. Value
PTR25-0013	SOBY, JOHN/DAWN	405 6TH AVE	\$0.00	\$0.01

Work Description: Remove One Tree**Total Permits For Type:** 1**Total Fees For Type:** \$0.00**Total Const. Value For Type:** \$0.01**window, Door, and Shutter Permit**

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-0109	SPACE COAST WINDOWS LLC ANTHONY SPOSARO	302 FIFTH AVE	\$79.00	\$2000.00

Work Description: Replace 1 window

PWS25-0107	PARADISE GARAGE DOOR SERVICES INC	1805 REDWOOD AVE	\$110.73	\$3557.76
	Work Description: Replace Garage Door			
PWS25-0105	EAST COAST CRAFTSMEN LLC	414 POINSETTIA RD	\$552.31	\$33884.52
	Work Description: R+R Windows and exterior doors			
PWS25-0104	CALIBER HOMES INC.	608 MANGO DR	\$304.00	\$12000.00
	Work Description: Replacing 5 existing windows			
PWS25-0101	NEWSOUTH WINDOW RAYMOND TEDRICK	200 FIFTH AVE C	\$430.06	\$21957.00
	Work Description: Replacing 11 windows and 0 doors size for size			

Total Permits For Type: 5**Total Fees For Type:** \$1476.10**Total Const. Value For Type:** \$73399.28**Grand Total Fees:** \$7,576.32**Grand Total Permits:** 30.00**Grand Total Const. Value:** \$358118.65

Inspection Totals*November*

12/17/2025

1/2

Deck	1
Dry-In	6
Drywall	1
Electrical	3
Final	4
Final Building	3
Final Electrical	1
Final Fence	2
Final Mechanical	8
Final Paver, Concrete, & Deck	1
Final Plumbing	1
Final Pool Resurface	1
Final Solar	1
Final Window, Door, & Shutter	4
Fire Inspection	1
Fire Reinspection	2
Footer	1
Gas Line Inspection	1
In Progress	1
In-Progress	4

Inspection Totals

12/17/2025

2/2

Insulation	1
Lath	1
Nail In	1
PRE POWER	1
Pressure Test	1
Rough Electrical	2
Rough Mechanical	1
Rough Plumbing	3
Sheathing (or Affidavit)	2
Steel & Ground	1
Underground Plumbing	3

Total # of Inspections: 64