Cocoa Police Department
Code Enforcement Division
1226 W King Street
Cocoa, FL 32922

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
March 16, 2023
6:00 PM

OPENING MATTERS:

Call to Order
Pledge of Allegiance
Roll Call
Swearing in Officers

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Meeting Agenda: March 16, 2023
2. Approval of Minutes for February 16, 2023
3. Submittal of Document Packet

CASES:

1. **CE-22-0541** **418 Churchill Dr** **Officer Gonzalez**

NOV Mailed: 8/18/2022 **NOH Mailed**: 3/2/2023 - Certified Mail

NOH Posting Date: 3/2/2023

Property Owner: 418 CHURCHILL DRIVE LAND TRUST

Violations Cited:

Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d

Landscape Requirements App A Art. XIII Sec 22 (a-i)

Trailers In Yard, Ch 6 Sec. 6-900 (b)(15)

Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)

In the matter Code Enforcement Board Case Number CE 22-0541, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

2. **CE-22-0584** **132 Aurora St** **Officer Gonzalez**

NOV Mailed: 8/30/2022 **NOH Mailed**: 3/2/2023 - Certified Mail

NOH Posting Date: 3/2/2023

Property Owner: MEILANDT, JEFFREY G

Violations Cited:

Accessory Structures Ch 6 Sec. 6-1001 (g)

Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d

Exterior General Condition Ch 6 Sec. 6-1003 (a)

Roofas & Drainage, Ch 6 Sec.6-1003(g)

In the matter Code Enforcement Board Case Number CE 22-0584, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

3. **CE-22-0365** **1117 W Highland Dr** **Officer Gonzalez**

NOV Mailed: 7/18/2022 **NOH Mailed**: 3/2/2023 - Certified Mail

NOH Posting Date: 3/2/2023

Property Owner: WADE, TRACY O

Violations Cited:

Accessory Structures Ch 6 Sec. 6-1001 (g)

Roofs & Drainage, Ch 6 Sec. 6-1003 (g)

In the matter Code Enforcement Board Case Number CE 22-0365, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

4. **CE-22-0622** **708 Rosa L Jones Dr** **Officer Gonzalez**

NOV Mailed: 9/7/2022 **NOH Mailed**: 3/2/2023 - Certified Mail

NOH Posting Date: 3/2/2023

Property Owner: THOMAS, TERRANCE; HAGANS, SHARA

Violations Cited:

Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d

District and Intent – RU-1-7 App. A Art XI. Sec. 3

Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)

Permit Required App A Art. XV Sec 2 (a)

In the matter Code Enforcement Board Case Number CE 22-0622, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

5. **CE-22-0820** **122 Rosa L Jones Dr** **Officer Gonzalez**

NOV Mailed: 11/17/2022 **NOH Mailed**: 3/2/2023 - Certified Mail

NOH Posting Date: 3/2/2023

Property Owner: BOYD, ROBERT

Violations Cited:

Permit Required App A Art. XV Sec 2 (a)

In the matter Code Enforcement Board Case Number CE 22-0820, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

6. **CE-22-0620** **1205 Purdue Way** **Officer Buonocore**

NOV Mailed: 9/2/2022 **NOH Mailed**: 2/15/2023 - Certified Mail

NOH Posting Date: 2/15/2023

Property Owner: EATON, DEBRA

Violations Cited:

Protective Treatment Ch 6 Sec. 6-1003 (b)

In the matter Code Enforcement Board Case Number CE 22-0620, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

7. **CE-22-0701** **1353 Stetson Dr S** **Officer Buonocore**

NOV Mailed: 10/6/2022 **NOH Mailed**: 2/1/2023 - Certified Mail

NOH Posting Date: 2/1/2023

Property Owner: JL MIAMI HOMES LLC, LANDMAN JOSE

Violations Cited:

Permit Required App A Art. XV Sec 2 (a)

Protective Treatment Ch 6 Sec. 6-1003 (b)

Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d

Storing Outdoors Ch 6 Sec. 6-900 (b) (11)

Premises Identification Ch 6 Sec. 6-1003 (c)

In the matter Code Enforcement Board Case Number CE 22-0701, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $125.00 per day be imposed until compliance is achieved.

8. **CE-22-0658** **2426 Clemson Dr** **Officer Folger**

NOV Mailed: 11/18/2022 **NOH Mailed**: 2/15/2023 - Certified Mail

NOH Posting Date: 2/15/2023

Property Owner: COYLE, DANIEL; ASHENESS, JUSTIN

Violations Cited:

Protective Treatment Ch 6 Sec. 6-1003 (b)

In the matter Code Enforcement Board Case Number CE 22-0658, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

9. **CE-22-0705** **2213 Spring Dr** **Officer Folger**

NOV Mailed: 10/17/2022 **NOH Mailed**: 2/15/2023 - Certified Mail

NOH Posting Date: 2/15/2023

Property Owner: HERNANDEZ, JUAN F

Violations Cited:

Trailers In Yard, Ch 6 Sec. 6-900 (b)(15) *Storing Outdoors Ch 6 Sec. 6-900 (b) (11)*

In the matter Code Enforcement Board Case Number CE 22-0705, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that the owner correct the violations by 4/15/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

NON-COMPLIANCE CASES:

1. CE-21-0489 517 S Fiske Blvd Officer Gonzalez

Hearing Date: 1/19/2023 **Compliance Date**: 2/18/2023

Complied on: N/A

Property Owner: RHYNES-CAMPBELL, CARLA S,LIFE ESTATE

Violations Cited:

Exterior General Condition, Ch 6 Sec. 6-1003 (a)

Storing Junk or Autos, Ch. 6 Sec. 6-902 (b)(1)(2)

Weeds, Ch. 6 Sec. 6-1001 (d)

Prhibited Uses and Structures, Art. XI Sec. 11 (D)

In the matter Code Enforcement Board Case Number CE 21-0489, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. CE-22-0582 Parcel ID: 24-36-33-39-B-6 Officer Gonzalez

Hearing Date: 1/19/2023 **Compliance Date**: 2/18/2023

Complied on: N/A

Property Owner: PARK & STEPHAN PROPERTIES INC

Violations Cited:

Exterior General Condition, Ch 6 Sec. 6-1003 (a)

Roofs & Drainage, Ch Sec. 6-1003 (g)

Maint. Of Interior Struct, Ch 6 Sec. 6-1004 (a)

In the matter Code Enforcement Board Case Number CE 22-0582, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. CE-22-0588 1233 Jackson St Officer Gonzalez

Hearing Date: 2/16/2023 **Compliance Date**: 3/3/2023

Complied on: N/A

Property Owner: CHATTIN, GARRY L

Violations Cited:

Exterior General Condition, Ch 6 Sec. 6-1003 (a)

Storing Vehicles, Ch 6 Sec. 6-900 (b) (8)

District and Intent – RU-1-7, Single-Family Residence, App. A Art. XI, Sec. 3

In the matter Code Enforcement Board Case Number CE 22-0588, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. CE-22-0680 Parcel ID: 24-36-32-75-23-13 Officer Gonzalez

Hearing Date: 1/19/2023 **Compliance Date**: 2/18/2023

Complied on: N/A

Property Owner: GARCIA, JOSE A

Violations Cited:

Accum. Of Trash and Litter, Ch. 6 Sec. 6-900 (b) (1) a-d

District and Intent – C-N, Neighborhood Commercial, App. A Art. XI, Sec. 4A

In the matter Code Enforcement Board Case Number CE 22-0680, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. CE-22-0326 809 N Fiske Blvd Officer Buonocore

Hearing Date: 1/19/2023 **Compliance Date**: 2/18/2023

Complied on: N/A

Property Owner: BHAWANI LLC, PATEL, DHARMENDRA

Violations Cited:

Permit Required App A Art. XV Sec. 2 (a)

In the matter Code Enforcement Board Case Number CE 22-0326, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. CE-22-0503 3629 E Malory Ct Officer Buonocore

Hearing Date: 1/19/2023 **Compliance Date**: 2/18/2023

Complied on: N/A

Property Owner: RESICAP FLORIDA OWNER II LLC

Violations Cited:

Accum. Of Trash and Litter, Ch. 6 Sec. 6-900 (b) (1)a-d

Landscape Requirements App A Art. XIII Sec.22 a-i

Permit Required (fence) App A Art. XIII Sec. 5(c)

Protective Treatment Ch 6 Sec. 6-1003(b)

Storing Outdoors Ch 6 Sec. 6-900(b)(11)

Clearance of land required Ch 6 Sec. 6-901

Permit Required App A Art. XV Sec. 2 (a)

Storing Vehicles Ch 6 Sec. 6-900 (b)(8)

In the matter Code Enforcement Board Case Number CE 22-0503, staff recommends that the property owner mentioned above is found to be in non-compliance.

7. CE-22-0527 **803 Kensington Dr** **Officer Buonocore**

Hearing Date: 1/19/2023 **Compliance Date**: 2/18/2023

Complied on: N/A

Property Owner: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Violations Cited:

Roofs & Drainage Ch 6 Sec. 6-1003 (g) *Boarded Up Buildings Ch 6 Sec. 6-900 (b)(5)*

Window Glazing Ch 6 Sec. 6-1003 (m)(1) *Protective Treatment Ch 6 Sec. 6-1003(b)*

In the matter Code Enforcement Board Case Number CE 22-0527, staff recommends that the property owner mentioned above is found to be in non-compliance

NEW BUSINESS

None

LIEN REDUCTIONS:

1. CE-19-1410 – 123 Factory St

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on April 20, 2023

ADJOURNMENT:

Notice to Public:

This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure

that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the [Code Enforcement Board] at [65 Stone St.] Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting March 16, 2023, or by calling [321-433-8508].