Code Enforcement Board
Meeting Minutes
February 20, 2020

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, February 20, 2020 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Jim Gifford called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Jim Gifford	Chairman
George Brown, Jr.	Vice-Chairman
Virginia Weaver	Board Member
David Lightholder	Board Member
Edward Green	Board Member
Vinnie Richardson	2nd Alternate

MEMBERS ABSENT:

Lloyd Roberts	Board Member
Scott Hannon	Board Member

OTHERS PRESENT:

Dennis Bunt	Code Enforcement Manager
Mike Cantaloupe	Police Chief
Steve Murdick	Code Enforcement Officer
Kadi Carver	Code Enforcement Officer
Don Boisvert	Councilman/Liaison
Debra Babb-Nutcher	Board Attorney
Darla Crowl	Recording Secretary
Jake Williams	Mayor

The Board Secretary swore in all Staff members giving testimony.

NEW BUSINESS:

1. Election of Chairperson and Vice-Chairperson

Motion by Ms. Weaver, to reappoint Mr. Gifford as Chairperson and Mr. Brown as Vice-Chairperson. Vote on the motion carried unanimously.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: February 20, 2020

Motion by Mr. Lightholder, seconded by Mr. Green, to approve changes to the agenda of February 20, 2020. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: January 16, 2020.

Motion by Mr. Lightholder, seconded by Ms. Weaver, to approve the minutes of January 16, 2020. Vote on the motion carried unanimously.

CASES:

1. CE-19-348 – 1238 Amherst Ct.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and be given until March 20, 2020 (30 days) to come into compliance or impose a fine of twenty-five dollars ($25.00) per day until found in compliance.

Discussion amongst the Board members and staff. Officer Murdick stated that the violation for *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) is a reaccuring violation but has come into compliance at this time.*

Motion by Mr. Lightholder, seconded by Mr. Green, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

2. CE-19-397 – 830 Florida Ave.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5) and XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and be given until March 20, 2020 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Property owner was sworn in: Patricia Armstrong

Ms. Armstrong stated that she had hired someone to come out and take care of the violations by the middle of March. Mr. Gifford asked staff if they had any objections to giving Ms. Armstrong until April 19, 2020 (60 days). Manager Bunt stated that he did not have any objection to giving the property owner (60 days). Discussion amongst the Board members and staff.

Motion by Ms. Weaver, seconded by Mr. Lightholder, to amend Staff's recommendation and to give the property owner until April 19, 2020 (60 days) and find the Property Owner in violation. Vote on the motion carried unanimously.

3. CE-19-416 – 2201 Pike Ct.

This case complied.

4. CE-19-432 – 3696 N Sherwood Circle

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *I.Accessory Structures Ch 6 Sec. 6-1001 (g), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g), XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2) and XXXVI.Weeds, Ch 6 Sec. 6-1001(d)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and be given until March 20, 2020 (30 days) to come into compliance or impose a fine of one hundred twenty-five dollars ($125.00) per day until found in compliance.

Property owner was sworn in: Sean Panek,

Mr. Panek stated that he purchased the property for his brother and has since past away. He is trying to get the funds together to fix the property. Mr. Panek asked the Board Members to give him April 19, 2020 (60 days) to correct the violations. Mr. Gifford asked staff if they had any objections to giving the property owner (60 days). Manager Bunt stated that staff has no objection. Discussion amongst the Board members and staff.

Motion by Mr. Green, seconded by Ms. Weaver, to amend Staff's recommendation and to give the property owner until April 19, 2020 (60 days) and find the Property Owner in violation. Vote on the motion carried unanimously.

5. CE-19-532 – 1311 N Fiske Blvd.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and be given until March 20, 2020 (30 days) to come into compliance or impose a fine of twenty-five dollars ($25.00) per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Mr. Lightholder, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

6. CE-20-0079 – 107 Cocoa Place

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and be given until March 20, 2020 (30 days) to come into compliance or impose a fine of twenty-five dollars ($25.00) per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Ms. Weaver, seconded by Mr. Green, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

7. CE-20-0080 – 115 Cocoa Place

This case complied.

8. CE-20-0082 – 131 Cocoa Place

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *XXII.Permit Required App A Art. XV Sec 2 (a), XXV. Pools and Spas Ch 6 Sec. 6-1002(a), I.Accessory Structures Ch 6 Sec.6-1001(g) and XXXVI.Weeds, Ch 6 Sec. 6-1001(d)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and be given until March 20, 2020 (30 days) to come into compliance or impose a fine of one hundred dollars ($100.00) per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Mr. Lightholder, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

NON-COMPLIANCE:

None

REPEAT VIOLATION:

None

LIEN REDUCTION:

None

ABATEMENT APPEALS:

None

Manager Announcements:

None

DEMOLITION APPEALS:

None

OTHER BUSINESS:

1. 212 Bedford Place CE-10-350 & CE-18-190

Mr. Gifford explained that the discussion was about authorization to foreclose the City's liens. Manager Bunt stated that staff was bringing this property before the Board requesting to proceed with the foreclosure process as there are 2 liens on this property. The lien amount from 2010 is $190,650.00 and the lien from 2018 is still running with the lien amount as of today $73,610.00. The Homestead Exemption was taken off by the Property Appraisers office because the property owner is deceased. Manager Bunt would like to move forward with the foreclosure and take the property. Several neighbors showed up to the meeting to speak. Mr. Lightholder asked how to move forward with the foreclosure. Attorney Babb-Nutcher explained the Board had to approve the foreclosure but that does not mean the City will proceed. The attorney stated that once she has received the paperwork they would move forward with the title search and an evaluation to determine if the City should move forward.

Motion by Ms. Weaver, seconded by Mr. Lightholder, to approve Staff's recommendation and proceed with the authorization to foreclose the City's liens. Vote on the motion carried unanimously.

NEXT MEETING:

The Board members established that the next meeting would be held on March 19, 2020.

ADJOURNMENT:

There being no further business the meeting adjourned at 6:45 PM.

Approved on this 20 day of August, 2020.

Jim Gifford, Chairman

Darla Crowl, Recording Secretary

Notary Public State of Florida
Darla D Crowl
My Commission GG 266894
Expires 11/11/2022