Code Enforcement Board
Meeting Minutes
February 18, 2021

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, February 18, 2021 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
Edward Green	Vice-Chairman
David Lightholder	Board Member
George Brown Jr.	Board Member – late 6:21
Lloyd Roberts	Board Member
Sharri Scott	Board Member

MEMBERS ABSENT:

Kimberly Curtis	Board Member

OTHERS PRESENT:

Dennis Bunt	Code Enforcement Manager
Anthony Marchica	Police Lieutenant
Steve Murdick	Code Enforcement Officer
Kadi Carver	Code Enforcement Officer
Debra Babb-Nutcher	Board Attorney
Darla Crowl	Recording Secretary

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: February 18, 2021

Motion by Mr. Lightholder, seconded by Mr. Roberts, to approve to the agenda of February 18, 2021. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: January 21, 2021.

Motion by Mr. Green, seconded by Mr. Lightholder, to approve the minutes of January 21, 2021. Vote on the motion carried unanimously.

3. Submit to the record of all documents & notices for all cases on the Agenda.

NEW BUSINESS:

None

CASES:

1. CE-20-717 – 807 Hillsdale Drive

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), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) and I.Accessory Structures Ch 6 Sec. 6-1001 (g)*** of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and been given until March 21, 2021 (30 days) to come into compliance or impose a fine of seventy-five dollars ($75.00) per day until found in compliance.

Property Manager was sworn in: Dominic Giordono, 3220 N Cocoa Blvd.

Property manager gave an overview of the corrections he has made on the property. Discussion amongst the Board members and staff.

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

2. CE-20-769 – 1402 Hillsdale Dr.

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), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11), 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 been given until March 21, 2021 (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's son was sworn in: Norris West, 1402 Hillsdale Dr

Mr. West stated that he has corrected all of the violations on the property except for the car under the car cover. Manager Bunt explained to Mr. Norris that he could set an

appointment up with Officer Murdick and he could walk the property to let him know what still needed to be corrected. The auto under the car cover has to be registered and operable. Discussion amongst the Board members and staff.

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

3. CE-20-774 – 903 Carson St.

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),* ***XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)****, XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2) and XXX.Storage of Rec. Vehicles, App A Art. XIII Sec 14 (a-d)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and been given until March 21, 2021 (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. Green, seconded by Mr. Roberts, to amend Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

4. **CE-20-996 – 703 S. Wilson 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 *II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d, I.Accessory Structures Ch 6 Sec. 6-1001 (g), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), XXXVI.Weeds, Ch 6 Sec. 6-1001(d) and Sec. 9-27. - Placing solid waste at the street for collection* of the City Code.

Officer Murdick stated that he visited the property 10 times and found as of his last inspection on February 10, 2021. The property is now in compliance but to have been in violation and no fines be imposed. Discussion amongst the Board members and staff.

Motion by Mr. Green, seconded by Mr. Lightholder, to amend Staff's recommendation and find the Property Owner to have been in violation and no fine. Vote on the motion carried unanimously.

5. CE-20-1027 – 301 S Cocoa Blvd

This case was tabled.

6. CE-20-1292 – 434 Satsuma St.

This case has complied.

7. CE-20-1055 – 1104 Montclair Road

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property Owner was in violation of ***XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g) and XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*** of the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until March 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

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

8. CE-20-1061 – 1307 Dixon Blvd

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property was in violation of ***XXXV.Trailers In Yard, Ch 6 Sec. 6-900 (b)(15), V.Business Tax Receipt Ch 12 Sec. 12-1 (a)(b), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)*** *and XXII.Permit Required App A Art. XV Sec 2 (a) of* the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until March 21, 2021 (30 days) to come into compliance or impose a fine of one hundred dollars ($100.00) per day until found in compliance.

More discussion amongst the Board members and staff.

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

9. CE-20-1164 – 1221 Holmes Street

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property Owner was in violation ***XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003, XXIX.Roofs &***

Drainage, Ch 6 Sec. 6-1003 (g) and XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) of the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until March 21, 2021 (30 days) to come into compliance or impose a fine of seventy-five dollars ($75.00) per day until found in compliance.

Property owner was sworn in: Dewey White, 1221 Holmes Street

Mr. White stated that the property was not rental property. Officer Carver stated that cars are in the driveway and trash is being put out by the road. Mr. Gifford asked what Mr. White planned to do about the roof and the protective treatment which is the painting. Mr. White stated that he is getting a contractor to renovate the house. Manager Bunt asked the Board if they would give Mr. White (60 days) and give him plenty of time to get it all done. Mr. Gifford asked about removing the rental business tax receipt and Manager Bunt stated that he wanted to watch the house for the next (60 days) because he also believes that someone is living at the house. More discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Mr. Roberts, to amend Staff's recommendation and give the property owner until April 21, 2021 (60 days) to fix the violations and find the Property Owner in violation. Vote on the motion carried unanimously.

10. CE-20-1252 – 1203 Alamanda Lane

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property Owner was in violation ***XXII.Permit Required App A Art. XV Sec 2 (a)*** *and XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003* of the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until March 21, 2021 (30 days) to come into compliance or impose a fine of twenty-five dollars ($25.00) per day until found in compliance.

Property Manager was sworn in: Dominic Giordono, 3220 N Cocoa Blvd

Mr. Gifford asked about the red stickers on the windows and Officer Carver stated that it was a stop work order for the windows and plumbing being done without a permit. Manager Bunt asked Officer Carver if this was a complaint and she stated that it was by a neighbor. Mr. Giordono gave an overview of what was going on with the property and the contractor that was hired. Barfield Contracting was not moving forward with the process. Manager Bunt and the Board members looked over the permit which was not processed. Manager Bunt stated that he would like to give him (90) days to complete.

Motion by Mr. Brown, seconded by Mr. Roberts, to amend Staff's recommendation and give the property owner (90 days) May 21, 2021 and find the Property Owner in violation. Vote on the motion carried unanimously.

11. CE-20-1324 – 1128 & 1130 Lake Drive

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property was in violation of ***V.Business Tax Receipt Ch 12 Sec. 12-1 (a)(b), IX.Exterior General Condition Ch 6 Sec. 6-1003 (a)*** *and I.Accessory Structures Ch 6 Sec. 6-1001 (g) of* the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until March 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

More discussion amongst the Board members and staff.

Motion by Mr. Lightholder, seconded by Mr. Green, to amend Staff's recommendation and a fine of fifty dollars ($50.00) and find the Property Owner in violation. Vote on the motion carried unanimously.

12. CE-20-1325 – 1124 & 1126 Lake Drive

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property was in violation of ***V.Business Tax Receipt Ch 12 Sec. 12-1 (a)(b) and IX.Exterior General Condition Ch 6 Sec. 6-1003 (a)*** *of* the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until March 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Officer Carver let the Board members know that there was a correction to the agenda for the property owner for this case. LAND TRUST MANAGEMENT SERVICES; INC TRUSTEE. Manager Bunt asked Officer Carver if all of her notices and posting were made out to what property owner and she stated the Land Trust Management Services; Inc Trustee. To clarify it was on an error on the agenda and she stated yes.

Property manager was sworn in: JoAnne Narciso, 2715 N Cocoa Blvd

Chairman Gifford asked if there was an operational business at this location. Ms. Narciso stated that it is a church that is there and she is the new property manager. Property manager gave an overview of the items she noticed on the property and would

like more time to do the repairs. More discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Mr. Roberts, to amend Staff's recommendation and give the property owner (45 days) April 15, 2021 and find the Property Owner in violation. Vote on the motion carried unanimously.

13. CE-20-1377 – 1137 Lake Drive

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property was in violation of ***V.Business Tax Receipt Ch 12 Sec. 12-1 (a)(b) and XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*** *of* the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until March 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

More discussion amongst the Board members and staff.

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

NON-COMPLIANCE:

1. CE-20-662 – 606 Stone Street

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 is in violation of ***XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), I.Accessory Structures Ch 6 Sec. 6-1001 (g) and XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*** of the City of Cocoa Code. Officer Murdick stated a Notice of Hearing was sent on February 1, 2021 and property owner remains in violation.

Property manager was sworn in: JoAnne Narciso, 2715 N Cocoa Blvd

Chairman Gifford explained to the property manager that under noncompliance you are either in compliance or not. Ms. Narciso explained what has been corrected on the property. Ms. Narciso asked if it was possible to get a lien reduction once the property was completed. Manager Bunt stated that she could apply for a lien reduction and in the application explain why it took the length of time to come into compliance. There were questions about the railing (permits). Manager Bunt requested a copy of the pictures that she took of the property. Mr. Lightholder had questions about the railing

not being up to the Florida Building code. More discussion amongst the Board members and staff.

Motion by Mr. Green seconded by Mr. Roberts, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

2. CE-20-1417 – 712 S Fiske Blvd

This case was removed.

3. CE-19-529 – 2600 Clearlake Road

This case was tabled.

LIEN REDUCTION:

None

Manager Announcements:

Manager Bunt would like to put on record 712 S Fiske Blvd. did an amazing job cleaning up the old cleaners, painting it, fixing the window and covering up the signs they really did a good job and he just wanted to recognize that since they were brought to the Board they were originally on the agenda for noncompliance and they came into compliance. A positive rather than a negative.

NEXT MEETING:

The Board members established that the next meeting would be held on March 18, 2021.

ADJOURNMENT:

There being no further business the meeting adjourned at 7:05 PM.

Approved on this 18 day of April, 2021.

Jim Gifford, Chairman

Darla Crowl, Recording Secretary

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