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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
January 21, 2021
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: January 21, 2021
2. Approval of Minutes for: November 19, 2020
3. Submit to the record of all documents & notices for all cases on the Agenda.

NEW BUSINESS

1. Introduction of Chief Hankins – As the Police Chief
2. Election of Code Enforcement Board Chairman
3. Election of Code Enforcement Board Vice Chairman

CASES:

1. 20-708 **411 Thomas Ave.** **Officer Murdick**

NOV Mailed: 5/30/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: HANSONASSETGROUP LLC

Violations Cited:

XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9) *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

In the matter Code Enforcement Board Case Number CE 20-708 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 2/21/2021 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

2. 20-709 **415 Thomas Ave.** **Officer Murdick**

NOV Mailed: 5/30/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Lopez, Nelson Dagoberto Valdez; Pojoy, Yeni Judith Hernandez

Violations Cited:

XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9) *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

APP. A, ART. XI, Sec. 3. - District and intent—RU-1-7, Single-Family Residential District.

In the matter Code Enforcement Board Case Number CE 20-709 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 2/21/2021 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

3. 20-809 **915 Grove Ave.** **Officer Murdick**

NOV Mailed: 6/27/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Matta, William P

Violations Cited:

X.Exterior Walls Ch 6 Sec. 6-1003 (f) *XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)*

In the matter Code Enforcement Board Case Number CE 20-809 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 2/21/2021 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

4. 20-814 **907 Fern Ave.** **Officer Murdick**

NOV Mailed: 6/27/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Middleton, Katie V

Violations Cited:

II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d *XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)*

In the matter Code Enforcement Board Case Number CE 20-814 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 2/21/2021 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved

5. 20-1145 **708 Rosa L Jones** **Officer Murdick**

NOV Mailed: 9/2/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Thomas, Terrance; Hagans, Shara

Violations Cited:

XXIII.Permit Required (fences) App A Art. XIII Sec 5 (c) *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

In the matter Code Enforcement Board Case Number CE 20-1145 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 2/21/2021 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

6. 20-1243 **502 Brevard Ave.** **Officer Murdick**

NOV Mailed: 10/13/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Stephan Properties Of Florida Inc

Violations Cited:

XXII.Permit Required App A Art. XV Sec 2 (a) *Site plan approval required. App.A, Art.XIII, Sec.1(B)*

Accessory mobile vending prohibited in central business district. App. A, Art. XIII, Sec. 32(d)(5)

In the matter Code Enforcement Board Case Number CE 20-1243 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 2/21/2021 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

7. 20-1132 **1104 West Highland Drive** **Officer Carver**

NOV Mailed: 8/26/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Blakeslee, Randy; Lynch, Garry

Violations Cited:

XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) *XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)*

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) *XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003*

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

In the matter Code Enforcement Board Case Number CE 20-1132 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 2/21/2021 (30 days) or a fine of $125.00 per day be imposed until compliance is achieved.

8. 20-1347 **1301 Jackson Street** **Officer Carver**

NOV Mailed: 11/10/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Ysm 1001 Properties LLC

Violations Cited:

XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) *XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g)*

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) *XXXVI.Weeds, Ch 6 Sec. 6-1001(d)*

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

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

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

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

Site Plan Required Ch.12 Sec.12-17

IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)

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

XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)

XV.Maint of Struct/Grounds Ch 6 Sec. 6-900 (b)(4) a-c

In the matter Code Enforcement Board Case Number CE 20-1347 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 2/21/2021 (30 days) or a fine of $250.00 per day be imposed until compliance is achieved.

9. 20-1350 514 North Carolina Avenue Officer Carver

NOV Mailed: 11/16/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Empire J Properties LLC

Violations Cited:

Sec. 6-900 (b) 230.28 Masts as Supports (A-B)

IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)

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

XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003

In the matter Code Enforcement Board Case Number CE 20-1350 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 2/21/2021 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

10. 20-1408 **1869 Longleaf Road** **Officer Carver**

NOV Mailed: 5/4/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Carlevaro, Louise G; Belanger, Ronnie

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 20-1408 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 2/21/2021 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

11. 20-1407 **1629 Ridge Drive** **Officer Carver**

NOV Mailed: 7/7/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Westbrook, Deborah

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 20-1407 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 2/21/2021 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

12. 20-1137 **1112 West Hillcrest Drive** **Officer Carver**

NOV Mailed: 8/26/2020 **NOH Mailed**: 1/4/2021 - Certified Mail

NOH Posting Date: 1/4/2021

Property Owner: Ring Family Trust

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 20-1137 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 2/21/2021 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

NON-COMPLIANCE:

1. CE-20-1409 **712 S Wilson Ave.** **Officer Murdick**

NOV: 04/15/2020 **Hearing Date**: 9/17/2020 **Compliance Date**: 11/17/2020

Complied on: N/A

Property Owner: Boani, Djalma; Boani, Zelia Maria De Oliveira

Violations Cited:

XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g) *XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)*

In the matter Code Enforcement Board Case Number CE 20-1409, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. **CE-20-572** **3645 Longbow Rd** **Officer Murdick**

NOV: 02/26/2020 **Hearing Date**: 10/15/2020 **Compliance Date**: 11/15/2020

Complied on: N/A

Property Owner: Tucker, Victoria; Brashers, Rose M

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 20-572, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. **CE-20-609** **413 Thomas Ave** **Officer Murdick**

NOV: 03/14/2020 **Hearing Date**: 9/17/2020 **Compliance Date**: 12/17/2020

Complied on: N/A

Property Owner: Watson, Marie; Watson, Johnny

Violations Cited:

XI.Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7)

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

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

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

In the matter Code Enforcement Board Case Number CE 20-609, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. **CE-20-1410** **123 Factory Street** **Officer Murdick**

NOV: 02/26/2020 **Hearing Date**: 9/17/2020 **Compliance Date**: 10/17/2020

Complied on: N/A

Property Owner: Hall, Matthew Van Sant

Violations Cited:

XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 V.Business Tax Receipt Ch 12 Sec. 12-1 (a)(b) (b)(1)(2)

In the matter Code Enforcement Board Case Number CE 20-1410, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. **CE-20-1412** **820 Rosa L. Jones Dr** **Officer Murdick**

NOV: 02/05/2020 **Hearing Date**: 8/20/2020 **Compliance Date**: 9/20/2020

Complied on: N/A

Property Owner: Gencon Usa Llc

Violations Cited:

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

IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)

XXXIII.Window, Door & Frame, Ch 6 Sec. 6-1003 (m)

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

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

XI.Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7)

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

Sidewalks and driveways, Ch 6 Sec. 6-1001 (c)

In the matter Code Enforcement Board Case Number CE 20-1412, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. **CE-20-1413** **602 Peachtree St** **Officer Murdick**

NOV: 04/23/2020 **Hearing Date**: 11/19/2020 **Compliance Date**: 12/19/2020

Complied on: N/A

Property Owner: Rashid, Abdur; Phillips, Fatima Revocable Trust

Violations Cited:

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

IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)

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

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

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

In the matter Code Enforcement Board Case Number CE 20-1413, staff recommends that the property owner mentioned above is found to be in non-compliance.

7. **CE-20-1414** **5 N Wilson Ave** **Officer Murdick**

NOV: 04/23/2020 **Hearing Date**: 11/19/2020 **Compliance Date**: 12/19/2020

Complied on: N/A

Property Owner: Rashid, Abdur; Phillips, Fatima Revocable Trust

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 20-1414, staff recommends that the property owner mentioned above is found to be in non-compliance.

8. **CE-20-1415** **803 Kensington Dr.** **Officer Murdick**

NOV: 02/26/2020 **Hearing Date**: 10/15/2020 **Compliance Date**: 11/15/2020

Complied on: N/A

Property Owner: Cook, Janice F

Violations Cited:

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

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

IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)

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

In the matter Code Enforcement Board Case Number CE 20-1415, staff recommends that the property owner mentioned above is found to be in non-compliance.

9. **CE-20-1416** **1401 Donna Ave** **Officer Murdick**

NOV: 04/02/2020 **Hearing Date**: 10/15/2020 **Compliance Date**: 11/15/2020

Complied on: N/A

Property Owner: Nall, Timothy Lee

Violations Cited:

IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)

XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)

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

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

In the matter Code Enforcement Board Case Number CE 20-1416, staff recommends that the property owner mentioned above is found to be in non-compliance.

10. CE-20-1160 **618 South Varr Avenue** **Officer Carver**

NOV: 09/10/2020 **Hearing Date**: 11/19/2020 **Compliance Date**: 12/19/2020

Complied on: N/A

Property Owner: Bradley, George K Estate

Violations Cited:

XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) *V.Business Tax Receipt Ch 12 Sec. 12-1 (a)(b)*

In the matter Code Enforcement Board Case Number CE 20-1160, staff recommends that the property owner mentioned above is found to be in non-compliance.

11. CE-20-1163 **1041 Hickory Lane** **Officer Carver**

NOV: 09/10/2020 **Hearing Date**: 11/19/2020 **Compliance Date**: 12/19/2020

Complied on: N/A

Property Owner: Austin, Daniel Jr

Violations Cited:

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

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

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

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

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

In the matter Code Enforcement Board Case Number CE 20-1163, staff recommends that the property owner mentioned above is found to be in non-compliance.

LIEN REDUCTIONS:

1. CE-18-164 – 5555 Highway 524
2. CE-17-594 – 2610 N Cocoa Blvd
3. 1053 Hickory Ln – Grant a Partial Release on 1045 Olive and 1115 Broadmoor under Ken Davenport as it has attached to 1053 Hickory.

Appeals (Lawn Abatement)

1. CE-19-1220 – Tax # 2424848

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on February 18, 2021.

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 January 21, 2021, or by calling [321-433-8508].