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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
January 19, 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: January 19, 2023
2. Approval of Minutes for October 20, 2022
3. Submittal of Document Packet
4. Election of Chair and Vice Chair

CASES:

1. **CE-21-0624** **9 Stone St** **Officer Gonzalez**

NOV Mailed: 9/30/2021 **NOH Mailed**: 11/3/2022 - Certified Mail

NOH Posting Date: 11/3/2022

Property Owner: STEPHAN PROPERTIES OF FLORIDA INC

Violations Cited:

Exterior General Condition Ch 6 Sec. 6-1003 Permit Required App A Art. XV Sec 2 (a) (a)

In the matter Code Enforcement Board Case Number CE 21-0624, 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 2/18/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

2. **CE-22-0579** **409 Delannoy Ave** **Officer Gonzalez**

NOV Mailed: 8/30/2022 **NOH Mailed**: 1/5/2023 - Certified Mail

NOH Posting Date: 1/5/2023

Property Owner: PARK & STEPHAN PROPERTIES INC

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 22-0579, 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 2/18/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

3. **CE-22-0582** **Tax ID: 2426070 (412 Brevard Ave)** **Officer Gonzalez**

NOV Mailed: 8/30/2022 **NOH Mailed**: 1/5/2023 - Certified Mail

NOH Posting Date: 1/5/2023

Property Owner: PARK & STEPHAN PROPERTIES INC

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 22-0582, 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 2/18/2023 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

4. **CE-22-0262** **307 N Georgia Ave** **Officer Gonzalez**

NOV Mailed: 6/6/2022 **NOH Mailed**: 11/3/2022 - Certified Mail

NOH Posting Date: 11/3/2022

Property Owner: BROWN, CHRISTINE GORDON TRUSTEE

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-0262, 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 2/18/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

5. **CE-22-0308** **200 N Cocoa Blvd** **Officer Gonzalez**

NOV Mailed: 6/27/2022 **NOH Mailed**: 1/5/2023 - Certified Mail

NOH Posting Date: 1/5/2023

Property Owner: HEVIA, LEONARD

Violations Cited:

Business Tax Receipt, Ch 12 Sec. 12-1 (a)(b) *Storage of Rec. Vehicles, App A Art. XIII Sec. 14 (a-d)*

Site Plan Approval Required, App. A, Art XIII, Sec 1 (B)

In the matter Code Enforcement Board Case Number CE 22-0308, 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 2/18/2023 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

6. **CE-22-0488** **512 Paw Paw St** **Officer Gonzalez**

NOV Mailed: 8/4/2022 **NOH Mailed**: 1/5/2023 - Certified Mail

NOH Posting Date: 1/5/2023

Property Owner: ORANGE VALLEY HOLDINGS LLC

Violations Cited:

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

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

Extermination, Ch. 6 Sec. 6-1007 (a) (b) (e)

Interior Structure, Ch. 6 Sec. 6-1004 a-f

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

In the matter Code Enforcement Board Case Number CE 22-0488, 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 2/18/2023 (30 days) or a fine of $125.00 per day be imposed until compliance is achieved.

7. **CE-22-0489** **517 S Fiske Blvd** **Officer Gonzalez**

NOV Mailed: 8/4/2022 **NOH Mailed**: 1/5/2023 - Certified Mail

NOH Posting Date: 1/5/2023

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

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 22-0489, 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 2/18/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

8. **CE-22-0680** **Tax ID: 2424920** **Officer Gonzalez**

NOV Mailed: 9/26/2022 **NOH Mailed**: 1/5/2023 - Certified Mail

NOH Posting Date: 1/5/2023

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 violation of the above mentioned violations and that the owner correct the violations by 2/18/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

9. **CE-20-0584** **1841 Baylor Ct** **Officer Buonocore**

NOV Mailed: 2/2/2020 **NOH Mailed**: 11/1/2022 - Certified Mail

NOH Posting Date: 11/1/2022

Property Owner: JIMENEZ, TRACY

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 20-0584, 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 2/18/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

10. **CE-22-0326** **809 N Fiske Blvd** **Officer Buonocore**

NOV Mailed: 6/30/2022 **NOH Mailed**: 11/18/2022 - Certified Mail

NOH Posting Date: 11/18/2022

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 violation of the above mentioned violations and that the owner correct the violations by 2/18/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

11. **CE-22-0426** **1047 W Hillcrest Dr** **Officer Buonocore**

NOV Mailed: 7/20/2022 **NOH Mailed**: 11/18/2023 - Certified Mail

NOH Posting Date: 11/18/2023

Property Owner: HUBBARD, PENNELLA; HUBBARD, JEROME

Violations Cited:

Exterior General Condition Ch 6 Sec. 6-1003 (a) *Accum. Of Trash and Litter, Ch. 6 Sec. 6-900 (b) (1) a-d*

Storing Outdoors, Ch 6 Sec. 6-900 (b) (11) *Protective Treatment, Ch. 6 Sec. 6-1003 (b)*

In the matter Code Enforcement Board Case Number CE 22-0426, 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 2/18/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

12. **CE-22-0503** **3629 E Malory Ct** **Officer Buonocore**

NOV Mailed: 8/11/2022 **NOH Mailed**: 11/18/2022 - Certified Mail

NOH Posting Date: 11/18/2022

Property Owner: RESICAP FLORIDA OWNER II LLC, C T CORPORATION SYSTEM

Violations Cited:

Permit Required App A Art. XV Sec. 2 (a)	*Temp Storage App A Art. XIII Sec. 30 (a) (3)*
Permit Required (fence) App A Art XIII Sec 5 (c)	*Cleatance of land required Ch 6 Sec. 6-901*
Accum Of Trash and Litter Ch 6 Sec. 6-900(b)(1)a-d	*Storing Vehicles, Ch 6 Sec. 6-900 (b)(8)*
Landscaping Requirements App A Art. XIII Sec 22 (a-i)	*Premises Identification Ch 6 Sec. 6-1300(c)*

In the matter Code Enforcement Board Case Number CE 22-0503, 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 2/18/2023 (30 days) or a fine of $200.00 per day be imposed until compliance is achieved.

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

NOV Mailed: 8/12/2022 **NOH Mailed**: 11/16/2023 - Certified Mail

NOH Posting Date: 11/16/2023

Property Owner: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Violations Cited:

Roofs & Drainage Ch 6 Sec. 6-1003 (g)	*Window Glazing Ch 6 Sec. 6-1003(m)(1)*
Boarded Up Buildings Ch 6 Sec. 6-900 (b)(5)	*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 violation of the above mentioned violations and that the owner correct the violations by 2/18/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

14. **CE-22-0655** **806 Kensington Dr** **Officer Buonocore**

NOV Mailed: 9/20/2022 **NOH Mailed**: 11/18/2022 - Certified Mail

NOH Posting Date: 11/18/2022

Property Owner: CATUL, MARIE CAROLLE

Violations Cited:

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

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

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

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

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

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

Pools and Spas Enclosures Ch 6 Sec. 6-1002(b)

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

In the matter Code Enforcement Board Case Number CE 22-0655, 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 2/18/2023 (30 days) or a fine of $200.00 per day be imposed until compliance is achieved.

15. **CE-22-0127** **2518 SUWANEE DR** **Officer Folger**

NOV Mailed: 7/6/2022 **NOH Mailed**: 12/1/2022 - Certified Mail

NOH Posting Date: 12/1/2022

Property Owner: SCOTT, DAVID J; SCOTT, JENNIE LEE ET AL

Violations Cited:

Storage of Rec. Vehicles App A Art XIII Sec 14 (a-d)

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

In the matter Code Enforcement Board Case Number CE 22-0127, 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 2/18/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

REPEAT VIOLATION CASES:

1. CE-22-0720 722 Johnson St Officer Gonzalez

CEB Hearing Date: 4/15/2021 **Compliance Date**: 8/3/2021

Reapeat Violation Start Date: 10/12/2022

Property Owner: COLEMAN, ALPHONSO

Violations Cited:

Accessory Structures, Sec. 6-1001 (g)

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

Storing Junk or Autos, Sec. 6-908 (b) (1) (2)

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

In the matter Code Enforcement Board Case Number CE 22-0720, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that a fine of $250.00 per day be imposed until compliance is achieved.

NON-COMPLIANCE CASES:

1. CE-21-0626 730 Thomas Ln Officer Gonzalez

Hearing Date: 9/15/2022 **Compliance Date**: 10/15/2022

Complied on: N/A

Property Owner: MADISON ALAMOSA HECM LLC

Violations Cited:

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

Fail To Secure Structure, Ch. 6 Sec. 6-900 (b) (7)

In the matter Code Enforcement Board Case Number CE 21-0626, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. CE-21-0133 202 N Fiske Blvd Officer Gonzalez

Hearing Date: 9/15/2022 **Compliance Date**: 12/15/2022

Complied on: N/A

Property Owner: WILSON, MICHAEL; WILSON, PAULETTE

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 21-0133, staff recommends that the property owner mentioned above is found to be in non-compliance

3. CE-22-0136 1054 Bellefonte Officer Gonzalez

Hearing Date: 9/15/2022 **Compliance Date**: 10/15/2022

Complied on: N/A

Property Owner: MENDEZ, ISMAEL JARQUIN; BALTAZAR, MARTINA LUCIO

Violations Cited:

Animals Non-Domestic, Ch. 5 Sec. 5-32 *Permit Required App, A Art. XV Sec. 2 (a)*

In the matter Code Enforcement Board Case Number CE 22-0136, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. CE-22-0180 811 Eden St Officer Gonzalez

Hearing Date: 9/15/2022 **Compliance Date**: 10/15/2022

Complied on: N/A

Property Owner: MORALES, WALTER

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 22-0180, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. CE-22-0038 Tax ID: 2456312 Officer Gonzalez

Hearing Date: 8/18/2022 **Compliance Date**: 12/17/2022

Complied on: N/A

Property Owner: AUBUCHON, GERARD E

Violations Cited:

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

Site Plan Approval Required, App. A Art. XIII, 1 (B)

In the matter Code Enforcement Board Case Number CE 22-0038, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. CE-21-0671 1222 Dixon Blvd Officer Buonocore

Hearing Date: 1/20/2022 **Compliance Date**: 4/20/2022

Complied on: N/A

PropertOwner:

CELEBRATION TABERNACLE INC

Violations Cited:

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

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

Temp Storage App A Art. XIII Sec. 30(a)(3)

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

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

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

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

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

In the matter Code Enforcement Board Case Number CE 21-0671, staff recommends that the property owner mentioned above is found to be in non-compliance.

NEW BUSINESS

2546 N Indian River Dr. – Corrective Order Imposing fine

LIEN REDUCTIONS:

1. CE-08-436 – 327 Belmont Dr.
2. CE-19-0495 – Tax ID# 2424473 & 2424472

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on February 16, 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 January 19, 2023, or by calling [321-433-8508].