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

AGENDA

CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
January 18, 2024
6:00 PM

SCANNED

OPENING MATTERS:

Call to Order
Pledge of Allegiance
Roll Call
Swearing in Officers

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Meeting Agenda: January 18, 2024
2. Approval of Minutes for November 16, 2023
3. Submittal of Document Packet
4. Election of Chair and Vice Chair

CASES:

1. **CE-23-788** **409 Delannoy Ave** **Officer Gonzalez**

NOV Mailed: 8/2/2022 **NOH Mailed**: 12/14/2023 - Certified Mail

NOH Posting Date: 12/14/2023

Property Owner: PARK & STEPHAN PROPERTIES INC

Violations Cited:

Exterior General Condition, Ch. 6 Sec. 6-1003 (a)
Maint. Of Struct/Grounds, Ch. 6 Sec. 6-900 (b) (4)
Permit Required, App. A Art. XV Sec. 2 (a)
Storing Outdoors, Ch. 6 Sec. 6-900 (b) (11)
Electrical Facilities, Ch. 6 Sec. 6-1301 (d)
Illicit/Illegal Discharge, Ch. 22 Sec. 22-58

In the matter Code Enforcement Board Case Number CE 23-788, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Exterior General Condition	**$25.00**	*Maint. Of Struct/Grounds*	**$50.00**
Permit Required	**$25.00**	*Storing Outdoors*	**$25.00**
Electrical Facilities	**$25.00**	*Illicit/Illegal Discharge*	**$100.00**

Per day be imposed until compliance is achieved.

2. **CE-23-789** **114 Harrison St** **Officer Gonzalez**

NOV Mailed: 7/11/2022 **NOH Mailed**: 12/14/2023 - Certified Mail

NOH Posting Date: 12/14/2023

Property Owner: PARK & STEPHAN PROPERTIES INC

Violations Cited:

Illicit/Illegal Discharges, Ch. 22 Sec. 22-58

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

Grease Interceptor Regulations, Ch. 22 Sec. 22-16 (a-f)

In the matter Code Enforcement Board Case Number CE 23-789, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Illicit/Illegal Discharges	**$100.00**	*Storing Outdoors*	**$25.00**
Grease Interceptor	**$50.00**		

Per day be imposed until compliance is achieved.

5. **CE-23-654** **908 Carson St** **Officer Folger**

NOV Mailed: 6/8/2023 **NOH Mailed**: 1/5/2024 - Certified Mail

NOH Posting Date: 1/5/2024

Property Owner: CORADO, WILFREDO M; CORADO, MARIA T

Violations Cited:

Accessory Structures, Ch. 6 Sec. 6-1001 (g)	*Parking In Yard, Ch. 6 Sec. 6-900 (b) (9)*
Storing Vehicles, Ch. 6 Sec. 6-900 (b) (8)	*Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)*
District and Intent – RU-1-7 Single-Family Residential District, App. A, Art. XI, Sec. 3 (A)-(F)	*Premises Identification Ch 6 Sec. 6-1003 (c)*
Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)	*Business Tax Receipt Ch 12 Sec. 12-1 (a)(b)*

In the matter Code Enforcement Board Case Number CE 23-654, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Accessory Structures	**$25.00**	*Parking In Yard*	**$25.00**
Storing Vehicles	**$25.00**	*Boarded Up Building*	**$25.00**
District and Intent	**$50.00**	*Premises Identification*	**$25.00**
Storing Outdoors	**$25.00**	*Business Tax Receipt*	**$250.00**

Per day be imposed until compliance is achieved

3. **CE-23-851** **101 Harrison St** **Officer Gonzalez**

NOV Mailed: 7/31/2023 **NOH Mailed**: 12/14/2023 - Certified Mail

NOH Posting Date: 12/14/2023

Property Owner: STEPHAN PROPERTIES INC

Violations Cited:

Illicit/Illegal Discharges, Ch. 22 Sec. 22-58 *Storing Outdoors, Ch. 6 Sec. 6-900 (b) (11)*

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

In the matter Code Enforcement Board Case Number CE 23-851, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Illicit/IllegalDischarges	**$100.00**	*Storing Outdoors*	**$25.00**
Exterior General Condition	**$50.00**		

Per day be imposed until compliance is achieved.

4. **CE-23-1180** **502 Brevard Ave** **Officer Gonzalez**

NOV Mailed: 11/16/2023 **NOH Mailed**: 12/14/2023 - Certified Mail

NOH Posting Date: 12/14/2023

Property Owner: STEPHAN PROPERTIES OF FLORIDA INC

Violations Cited:

Illicit/Illegal Discharges, Ch. 22 Sec. 22-58

In the matter Code Enforcement Board Case Number CE 23-1180, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Illicit/IllegalDischarges	**$100.00**

Per day be imposed until compliance is achieved

6. **CE-23-660** **TAX ID 2442570** **Officer Folger**

NOV Mailed: 6/8/2023 **NOH Mailed**: 1/5/2024 - Certified Mail

NOH Posting Date: 1/5/2024

Property Owner: CORADO, WILFREDO M; CORADO, MARIA T

Violations Cited:

District and Intent – RU-1-7 Single-Family Residential District, App. A, Art. XI, Sec. 3 (A)-(F)

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

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

Business Tax Receipt Ch 12 Sec. 12-1 (a)(b)

In the matter Code Enforcement Board Case Number CE 23-660, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

District and Intent	**$50.00**	*Storing Outdoors*	**$50.00**
Storing Vehicles	**$25.00**	*Business Tax Receipt*	**$250.00**

Per day be imposed until compliance is achieved

7. **CE-23-764** **1317 N Cocoa Blvd** **Officer Folger**

NOV Mailed: 6/29/2023 **NOH Mailed**: 1/5/2024 - Certified Mail

NOH Posting Date: 1/5/2024

Property Owner: SILVA, VICTOR; SILVA, AIDA

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-764, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Exterior General Condition	**$50.00**

Per day be imposed until compliance is achieved

8. **CE-23-1232** **211 Coquina Dr** **Officer Folger**

NOV Mailed: 11/14/2023 **NOH Mailed**: 1/5/2024 - Certified Mail

NOH Posting Date: 1/5/2024

Property Owner: WARFEL, BRITTANY R

Violations Cited:

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

Maint. of Fences App A Art XIII Sec. 5(g)1-6

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

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

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

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

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

Exterior Property Areas, Ch. 6 Sec. 6-1001 (c)

In the matter Code Enforcement Board Case Number CE 23-1232, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Accum of Trash and Litter	**$25.00**	*Maint of Fence*	**$25.00**
Parking in Yard	**$25.00**	*Permit Required*	**$25.00**
Storing Junk or autos	**$25.00**	*Weeds*	**$25.00**
District and Intent	**$25.00**	*Exterior Property Areas*	**$25.00**

Per day be imposed until compliance is achieved

9. **CE-23-156** **1106 Mitchell St.** **Officer Mack**

NOV Mailed: 2/6/2023 **NOH Mailed**: 1/4/2024 - Certified Mail

NOH Posting Date: 1/4/2024

Property Owner: ONE STOP CONSTRUCTION INC

Violations Cited:

Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2) *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 23-156, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Storing Junk or Autos	**$25.00**	*Storing Outdoors*	**$25.00**
Roofs & Drainage	**$50.00**		

Per day be imposed until compliance is achieved.

10. **CE-23-533** **1221 Holmes St.** **Officer Mack**

NOV Mailed: 5/1/2023 **NOH Mailed**: 1/4/2024 - Certified Mail

NOH Posting Date: 1/4/2024

Property Owner: DEWEY D WHITE JR REVOCABLE LIVING TRUST

Violations Cited:

Accessory Structures, Ch. 6 Sec. 6-1001 (g) *Storing Outdoors, Ch. 6 Sec. 6-900 (b) (11)*

Permit Required, App. A Art. XV Sec. 2 (a) *Protective Treatment Ch 6 Sec.6-1003 (b)*

In the matter Code Enforcement Board Case Number CE 23-533, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Accessory Structures	**$25.00**	*Storing Outdoors*	**$25.00**
Permit Required	**$25.00**	*Protective Treatment*	**$25.00**

Per day be imposed until compliance is achieved.

11. **CE-23-649** **535 S Kentucky Ave.** **Officer Mack**

NOV Mailed: 6/7/2023 **NOH Mailed**: 1/4/2024 - Certified Mail

NOH Posting Date: 1/4/2024

Property Owner: 535 S KENTUCKY LAND TRUST

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 23-649, staff recommends that the property owner be found in violation and correct the violations by 02/17/2024 (30 days) or a fine of:

Accessory Structures	**$25.00**	*Storing Outdoors*	**$25.00**
Permit Required	**$25.00**	*Exterior General Condition*	**$50.00**

Per day be imposed until compliance is achieved.

REPEAT VIOLATION CASES:

1. **CE-23-1229** **503 N Georgia Ave** **Officer Gonzalez**

CEB Hearing Date: 4/21/2022 **Compliance Date**: 7/21/2021

Reapeat Violation Start Date: 11/08/2023

Property Owner: COSHED LLC

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 23-1229, 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-22-262 307 N Georgia Ave Officer Gonzalez

Hearing Date: 10/19/2023 **Compliance Date**: 11/18/2023

Complied on: N/A

Property Owner: BROWN, CHRISTINE GORDON TRUSTEE

Violations Cited:

Storing Outdoors, Ch. 6 Sec. 6-900 (b) (1) a-d

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

In the matter Code Enforcement Board Case Number CE 22-262, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. CE-23-64 309 N Georgia Ave Officer Gonzalez

Hearing Date: 10/19/2023 **Compliance Date**: 11/18/2023

Complied on: N/A

Property Owner: FAIR PRICE PROPERTIES LLC

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 23-64, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. CE-22-629 **412 Prospect Ave** **Officer Gonzalez**

Hearing Date: 11/16/2023 **Compliance Date**: 12/16/2023

Complied on: N/A

Property Owner: BOTNER, CLYDE

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 22-629, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. CE-22-687 **144 Ruth St** **Officer Gonzalez**

Hearing Date: 11/16/2023 **Compliance Date**: 12/16/2023

Complied on: N/A

Property Owner: DEAN, ARTHUR LARRY

Violations Cited:

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

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 22-687, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. CE-22-691 **1310 Jackson St** **Officer Gonzalez**

Hearing Date: 11/16/2023 **Compliance Date**: 12/16/2023

Complied on: N/A

Property Owner: DEAN, ARTHUR LARRY

Violations Cited:

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

Storage of Rec. Vehicles, App. A Art. XIII Sec. 13 (a-d)

In the matter Code Enforcement Board Case Number CE 22-691, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. CE-23-1203 **2825 Kenyon Ave** **Officer Folger**

Hearing Date: 10/19/2023 **Compliance Date**: 11/18/2023

Complied on: N/A

Property Owner: PEREZ, JANET BEAZ

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 23-1203, staff recommends that the property owner mentioned above is found to be in non-compliance.

7. CE-23-566 2522 Stanford Dr Officer Folger

Hearing Date: 10/19/2023 **Compliance Date**: 11/18/2023

Complied on: N/A

Property Owner: KRAMER, JACOB P

Violations Cited:

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

Maint. of Fences App A Art XIII Sec. 5(g)1-6

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

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

In the matter Code Enforcement Board Case Number CE 23-566, staff recommends that the property owner mentioned above is found to be in non-compliance.

NEW BUSINESS:

None

FORECLOSURE:

None

Abatement Appeals:

23-1210 – 624 S Kentucky Ave

23-1211 – 619 S Kentucky Ave

Lien Reductions:

20-1362 - 1206 Yale

Manager Announcements:

Staff Update

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on February 15, 2024

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 18, 2024, or by calling [321-433-8508].