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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
November 16, 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: November 16, 2023
2. Approval of Minutes for October 19, 2023
3. Submittal of Document Packet

CASES:

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

NOV Mailed: 9/14/2022 **NOH Mailed**: 11/2/2023 - Certified Mail

NOH Posting Date: 11/2/2023

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 be found in violation and correct the violations by 12/16/2023 (30 days) or a fine of:

Exterior General Condition **$25.00** *Permit Required* **$50.00**

Per day be imposed until compliance is achieved.

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

NOV Mailed: 9/27/2022 **NOH Mailed**: 11/2/2023 - Certified Mail

NOH Posting Date: 11/2/2023

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 be found in violation and correct the violations by 12/16/2023 (30 days) or a fine of:

Storing Outdoors	**$25.00**	*Storing Junk or Autos*	**$25.00**
Weeds	**$25.00**		

Per day be imposed until compliance is achieved.

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

NOV Mailed: 9/27/2022 **NOH Mailed**: 11/2/2023 - Certified Mail

NOH Posting Date: 11/2/2023

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. 14 (a-d)*

In the matter Code Enforcement Board Case Number CE 22-691, staff recommends that the property owner be found in violation and correct the violations by 12/16/2023 (30 days) or a fine of:

Temp Storage	**$25.00**	*Storage of Rec. Vehicles*	**$25.00**

Per day be imposed until compliance is achieved.

4. **CE-22-799** **309 Churchill Dr** **Officer Gonzalez**

NOV Mailed: 10/27/2022 **NOH Mailed**: 11/2/2023 - Certified Mail

NOH Posting Date: 11/2/2023

Property Owner: BATTLE, CHERYL ANN

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-799, staff recommends that the property owner be found in violation and correct the violations by 12/16/2023 (30 days) or a fine of:

Permit Required	**$25.00**

Per day be imposed until compliance is achieved.

5. **CE-23-194** **401 Churchill Dr** **Officer Gonzalez**

NOV Mailed: 2/15/2022 **NOH Mailed**: 11/2/2023 - Certified Mail

NOH Posting Date: 11/2/2023

Property Owner: ROBINSON, AMY KELLY AVANT

Violations Cited:

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

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

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

Trailers In Yard, Ch. 6 Sec. 6-9002 (b) (15)

In the matter Code Enforcement Board Case Number CE 23-194, staff recommends that the property owner be found in violation and correct the violations by 12/16/2023 (30 days) or a fine of:

Accessory Structures	**$25.00**	*Parking In Yard*	**$25.00**
Storing Outdoors	**$25.00**	*Trailers In Yard*	**$25.00**

Per day be imposed until compliance is achieved

6. **CE-23-694** **2303 Michigan Ave** **Officer Folger**

NOV Mailed: 6/16/2023 **NOH Mailed**: 11/2/2023 - Certified Mail

NOH Posting Date: 11/2/2023

Property Owner: BENNETT, CLAUDE JASON

Violations Cited:

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

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

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

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 23-694, staff recommends that the property owner be found in violation and correct the violations by 12/16/2023 (30 days) or a fine of:

Accum Of Trash and litter	**$25.00**	*Storing Junk or Autos*	**$25.00**
Permit Required	**$25.00**	*Storing Outdoors*	**$25.00**
Business Tax Receipt	**$25.00**		

Per day be imposed until compliance is achieved

7. **CE-23-832** **3732 N Sherwood Cir** **Officer Folger**

NOV Mailed: 7/19/2023 **NOH Mailed**: 11/3/2023 - Certified Mail

NOH Posting Date: 11/3/2023

Property Owner: GUANZON, JOCELYN D

Violations Cited:

Tree Protection and Preservation, App A Art, XIII Sec. 22 (E) (1-4)

In the matter Code Enforcement Board Case Number CE 23-832, staff recommends that the property owner be found in violation of irreparable and irreversible damage and a fine of

Tree Protection and Preservation	**$5000**

Be imposed

NON-COMPLIANCE CASES:

1. CE-22-475 213 Factory St Officer Gonzalez

Hearing Date: 4/20/2023 **Compliance Date**: 7/20/2023

Complied on: N/A

Property Owner: LEVENSALER, EDGAR

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-475, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. CE-22-694 310 Brevard Ave Officer Gonzalez

Hearing Date: 9/21/2023 **Compliance Date**: 10/21/2023

Complied on: N/A

Property Owner: SAAD, NABIL; SAAD, SOUHEIR

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 22-694, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. CE-23-109 15 N Fiske Blvd Officer Gonzalez

Hearing Date: 9/21/2023 **Compliance Date**: 10/21/2023

Complied on: N/A

Property Owner: HARDEE, JOYCE

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-109, staff recommends that the property owner mentioned above is found to be in non-compliance*.*

NEW BUSINESS:

None

FORECLOSURE:

None

LIEN REDUCTIONS:

1. 19-1157 1221 Cypress Lane

Manager Announcements:

Staff Update

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on January 18, 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 November 16, 2023, or by calling [321-433-8508].