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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
October 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: October 19, 2023
2. Approval of Minutes for September 21, 2023
3. Submittal of Document Packet

CASES:

1. **CE-23-675** **1707 Calvados Dr** **Officer Folger**

NOV Mailed: 6/10/2023 **NOH Mailed**: 9/27/2023 - Certified Mail

NOH Posting Date: 9/27/2023

Property Owner: CROSSWHITE, CARL

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

In the matter Code Enforcement Board Case Number CE 23-675, staff recommends that the property owner be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Exterior General Condition	**$25.00**	*Accum. Of Trash and Litter*	**$50.00**
Storing Outdoors	**$50.00**	*Storing Junk or Auto*	**$25.00**

Per day be imposed until compliance is achieved.

2. **CE-23-172** **2825 Kenyon Ave** **Officer Folger**

NOV Mailed: 3/10/2023 **NOH Mailed**: 9/27/2023 - Certified Mail

NOH Posting Date: 9/27/2023

Property Owner: PEREZ, JANET BEAZ

Violations Cited:

Permit Required (fences) App A Art. XIII Sec 5 (c) *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 23-172, staff recommends that the property owner be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Permit Required (fences)	***$*25.00**	*Storing Outdoors*	***$*25.00**
Storing Junk or Autos	***$*25.00**		

Per day be imposed until compliance is achieved.

3. **CE-23-566** **2522 Stanford Dr** **Officer Folger**

NOV Mailed: 6/8/2023 **NOH Mailed**: 9/27/2023 - Certified Mail

NOH Posting Date: 9/27/2023

Property Owner: KRAMER, JACOB P

Violations Cited:

Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5) *Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

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

In the matter Code Enforcement Board Case Number CE 23-566, staff recommends that the property owner be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Boarded Up Buildings	***$*25.00**	*Storing Outdoors*	***$*25.00**
Maint. of Fences	***$*25.00**		

Per day be imposed until compliance is achieved.

4. **CE-22-262** **307 N Georgia Ave** **Officer Gonzalez**

NOV Mailed: 6/6/2022 **NOH Mailed**: 10/5/2023 - Certified Mail

NOH Posting Date: 10/5/2023

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 be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Storing Outdoors **$25.00** *Roofs & Drainage* **$25.00**

Per day be imposed until compliance is achieved.

5. **CE-23-64** **309 N Georgia Ave** **Officer Gonzalez**

NOV Mailed: 1/24/2023 **NOH Mailed**: 10/5/2023 - Certified Mail

NOH Posting Date: 10/5/2023

Property Owner: FAIR PRICE PROPERTIES LLC

Violations Cited:

Permit Required, App A. Art. XV Sec. 2 (a) *Premises Identification, Ch. 6 Sec. 6-1003 (c)*

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

In the matter Code Enforcement Board Case Number CE 23-64, staff recommends that the property owner be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Permit Required **$25.00** *Premises Identification* **$25.00**

Roofs & Drainage **$25.00**

Per day be imposed until compliance is achieved

6. **CE-22-864** **820 Rosa L Jones Dr** **Officer Gonzalez**

NOV Mailed: 12/6/2022 **NOH Mailed**: 10/5/2023 - Certified Mail

NOH Posting Date: 10/5/2023

Property Owner: COCOA URBAN LIVING LLC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-864, staff recommends that the property owner be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Permit Required ***$*50.00**

Per day be imposed until compliance is achieved.

7. **CE-22-887** **826 Rosa L Jones Dr** **Officer Gonzalez**

NOV Mailed: 12/19/2022 **NOH Mailed**: 10/5/2023 - Certified Mail

NOH Posting Date: 10/5/2023

Property Owner: ROSE GARDEN TRUST

Violations Cited:

Interior Structure Ch 6 Sec. 6-1004 (a-f) *Permit Required App A Art. XV Sec 2 (a)*

Storing Junk or Autos, Ch. 6 Sec. 6-902 (b) (1) (2) *Heating Facilities, Ch. 6 Sec. 6-1301 (a-e)*

In the matter Code Enforcement Board Case Number CE 22-887, staff recommends that the property owner be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Interior Structure	***$*50.00**	*Permit Required*	***$*25.00**
Storing Junk or Autos	***$*25.00**	*Heating Facilities*	***$*50.00**

Per day be imposed until compliance is achieved.

8. **CE-22-372** **524 S Fiske Blvd** **Officer Gonzalez**

NOV Mailed: 7/18/2022 **NOH Mailed**: 10/5/2023 - Certified Mail

NOH Posting Date: 10/5/2023

Property Owner: FORD, NAOMI E LIFE ESTATE

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-372, staff recommends that the property owner be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Roofs & Drainage ***$*25.00**

Per day be imposed until compliance is achieved.

9. **CE-22-869** **528 S Fiske Blvd** **Officer Gonzalez**

NOV Mailed: 12/7/2022 **NOH Mailed**: 10/5/2023 - Certified Mail

NOH Posting Date: 10/5/2023

Property Owner: FLOWERS-SCHOLTENS, MARLANA; BUTLER,CAROLINE C

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-869, staff recommends that the property owner be found in violation and correct the violations by 11/18/2023 (30 days) or a fine of:

Permit Required ***$*25.00**

Per day be imposed until compliance is achieved.

NON-COMPLIANCE CASES:

1. CE-22-742 2422 Stanford Dr Officer Folger

Hearing Date: 7/20/2023 **Compliance Date**: 9/19/2023

Complied on: N/A

Property Owner: ROTTA, CHRISTINE

Violations Cited:

Weeds, Ch 6 Sec 6-1001(d) *Storing Junk or Autos Ch6 Sec 6-902(b)(1)(2)*

In the matter Code Enforcement Board Case Number CE 22-742, staff recommends that the property owner mentioned above is found to be in non-compliance*.*

2. CE-22-841 1402 N Fiske Blvd Officer Buonocore

Hearing Date: 7/20/2023 **Compliance Date**: 9/19/2023

Complied on: N/A

Property Owner: GERONIMO, FUENTES; GERONIMO, ANABI

Violations Cited:

Permit Required App A Art. XV Sec 2(a) *Storing Outdoors Ch 6 Sec 6-900(b)(11)*

In the matter Code Enforcement Board Case Number CE 22-841, staff recommends that the property owner mentioned above is found to be in non-compliance*.*

3. CE-23-417 1211 Myrtle Ln Officer Buonocore

Hearing Date: 8/17/2023 **Compliance Date**: 9/16/2023

Complied on: N/A

Property Owner: STROUSE, WILLIAM H

Violations Cited:

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

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

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

Rental Business Tax Ch 6 Sec. 6-2003

In the matter Code Enforcement Board Case Number CE 23-417, staff recommends that the property owner mentioned above is found to be in non-compliance*.*

4. CE-22-365 1117 W Highland Dr Officer Gonzalez

Hearing Date: 3/16/2023 **Compliance Date**: 9/15/2023

Complied on: N/A

Property Owner: WADE, TRACY O

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 22-365, staff recommends that the property owner mentioned above is found to be in non-compliance*.*

5. CE-22-732 1053 Bellefonte Ave Officer Gonzalez

Hearing Date: 8/17/2023 **Compliance Date**: 9/16/2023

Complied on: N/A

Property Owner: UMANZOR, JOHANA

Violations Cited:

Accessory Structures, 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)

In the matter Code Enforcement Board Case Number CE 22-732, staff recommends that the property owner mentioned above is found to be in non-compliance*.*

6. CE-23-451 1056 Bellefonte Ave Officer Gonzalez

Hearing Date: 8/17/2023 **Compliance Date**: 9/16/2023

Complied on: N/A

Property Owner: JONES, EDA GEORGINA PINEDA

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 23-451, staff recommends that the property owner mentioned above is found to be in non-compliance*.*

NEW BUSINESS:

None

FORECLOSURE:

None

LIEN REDUCTIONS:

19-1157 1221 Cypress Lane

12-234/20-708 – 411 Thomas Ave

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

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