Code Enforcement Board
Meeting Minutes
September 15, 2022

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, September 15, 2022 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Roberts called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Lloyd Roberts	Chairman
George Brown Jr.	Board Member
Michael Simpson	Board Member
David Lightholder	Board Member
Verna Hughes	1rst Alternate

MEMBERS ABSENT:

Edward Green	Vice-Chairman
Sharri Scott	Board Member

OTHERS PRESENT:

Dennis Bunt	Code Enforcement Manager
Augusto Gonzalez-Ruiz	Code Enforcement Officer
Vince Buonocore	Code Enforcement Officer
Debra Babb-Nutcher	Board Attorney
JoAnna Zurinsky	Recording Secretary

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: September 15, 2022

Motion by Mr. Brown, seconded by Ms. Hughes, to approve to the agenda of September 15, 2022. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: August 18, 2022.

Motion by Mr. Lightholder, seconded by Ms. Hughes, to approve to the minutes of August 18, 2022. Vote on the motion carried unanimously.

3. Submit to the record of all documents & notices for all cases on the Agenda.

CASES:

1. CE-22-0468 – 2224 Iona Dr.

Code Enforcement Officer Vince Buonocore provided an overview of the Case history and presented exhibits for the Board's review. Officer Buonocore testified that the Property Owner was in violation of ***Roofs & Drainage, Sec 6-1003 (g), Pool and Spa Enclosures, Sec 6-1002 (b), Storage of Rec. Vehicles, App A Art XIII Sec 14 (a-d) and Permit Required App A Art XIII Sec 5 (c)*** of the City Code.

Officer Buonocore requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose a fine of One hundred dollars ($100.00) per day until found in compliance.

Property owner was sworn in: Clarence Saalman, 2224 Iona Dr.

Manager Bunt stated that he spoke with the Building Official about the fence. The property owner was given until November 1,2022 to get a permit for the fencing and turn in a drawing for the shed. Mr. Saalman gave an overview of what he thought had been fixed on his property. More discussion amongst the Board members and staff.

Motion by Mr. Lightholder, seconded by Mr. Simpson, to amend Staff's recommendation and give the property owner until November 1, 2022 (45 days) and find the Property Owner in violation. Vote on the motion carried unanimously.

2. CE-22-0133 – 202 N Fiske Blvd

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner was in violation of ***XXII.Permit Required App A Art. XV Sec 2 (a)*** of the City Code.

Officer Gonzalez requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose a fine of twenty-five dollars ($25.00) per day until found in compliance.

Property representative was sworn in: Kenneth Morgan, 808 Topaz Dr., Rockledge

Manager Bunt stated that a stop worker order was posted on the property. He talked to the property owner about the work that had been done on the property and said they would stop work until a permit was pulled Mr. Morgan works for the owners of the property and Doug Baldwin Builders who owns the restaurant. More discussion amongst the Board members, representative and staff.

Motion by Mr. Lightholder, seconded by Ms. Hughes, to amend Staff's recommendation and give the property owner until December 15, 2022 (90 days) and find the Property Owner in violation. Vote on the motion carried unanimously.

3. CE-22-0134 – 204 N Fiske Blvd.

This case was removed.

4. CE-22-0164 – Tax # 2413928

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner was in violation of *Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2)*, ***Site Plan Approval Required. App.A, Art.XIII, Sec.1(B), Permit Required App A Art. XV Sec 2 (a) and Weeds, Ch 6 Sec. 6-1001(d)*** of the City Code.

Officer Gonzalez requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose an amended fine of seventy-five dollars ($75.00) per day until found in compliance.

Manager Bunt went through the pictures to explain to the Board Member's what had been done on the property without the proper documents from the Building Department and P&Z. Discussion amongst the Board members, representative and staff.

Motion by Mr. Brown, seconded by Mr. Lightholder, to approve Staff's recommendation and give the property owner until October 15, 2022 (30 days) and find the Property Owner in violation. Vote on the motion carried unanimously.

5. CE-22-0136 – 1054 Bellefonte Ave

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner was in violation of ***Animals Non-Domestic Ch 5 Sec. 5-32 and Permit Required App A Art. XV Sec 2 (a)*** of the City Code.

Officer Gonzalez requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Discussion amongst the Board members, representative and staff.

Motion by Mr. Brown, seconded by Mr. Lightholder, to approve Staff's recommendation and give the property owner until October 15, 2022 (30 days) and find the Property Owner in violation. Vote on the motion carried unanimously.

6. CE-22-0182 – 1055 Grove Ave.

This case was removed.

7. CE-22-0183 – 1059 Grove Ave.

This case was removed.

8. CE-22-0513 – 116 Polaris St.

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner was in violation of ***Protective Treatment, Ch 6 Sec. 6-1003 (b)*** of the City Code.

Officer Gonzalez requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose a fine of twenty-five dollars ($25.00) per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Mr. Lightholder, seconded by Mr. Brown, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

9. CE-21-0626 – 730 Thomas Ln.

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner was in violation of ***Exterior General Condition Ch 6 Sec. 6-1003 (a) and Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7)*** of the City Code.

Officer Gonzalez requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Property representative was sworn in: Dominique Odum, 1375 Sangria Cir, Rockledge

Ms. Odum explained the previous owner passed away and the bank foreclosed on the property. She is requesting more time so the current property owner can sell the property as is. Discussion amongst the Board members and staff.

Motion by Mr. Lightholder, seconded by Mr. Brown, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

10. CE-21-0681 – 732 Bernard St.

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner was in violation of ***Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5), Protective Treatment, Ch 6 Sec. 6-1003 (b), Roofs & Drainage, Ch 6 Sec. 6-1003 (g)*** *and Weeds, Ch 6 Sec. 6-1001(d)* of the City Code.

Officer Gonzalez requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose a fine of one hundred dollars ($100.00) per day until found in compliance.

Property owner grandson was sworn in: Jerome McGee, 628 Deerman Dr,

Mr. McGee explained that this is his grandmother's property Ms. Collins and he is the one that boarded up the windows and other items. More discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Ms. Hughes, to amend Staff's recommendation and a fine of seventy-five dollars ($75.00) per day and January 15, 2023 (120 days) with (30 day) updates and find the Property Owner in violation. Vote on the motion carried unanimously.

11. CE-21-0682 – 721 Thomas Ln

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner was in violation of ***Permit Required (sheds) App A Art. XIII Sec 5 (c), Weeds, Ch 6 Sec. 6-1001(d) and Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*** of the City Code.

Officer Gonzalez requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose a fine of seventy-five dollars ($75.00) per day until found in compliance.

More discussion amongst the Board members and staff.

Motion by Mr. Simpson, seconded by Mr. Brown, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

12. CE-21-0819 – 714 Thomas Ln.

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner was in violation of ***Parking in Yard Ch 6 Sec. 6-900 (b)(9), Permit Required App A Art. XV Sec 2 (a)(shed) and Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*** of the City Code.

Officer Gonzalez requested that the Board find the Property Owner in violation and be given until October 15, 2022 (30 days) to come into compliance or impose a fine of seventy-five dollars ($75.00) per day until found in compliance.

More discussion amongst the Board members and staff.

Motion by Mr. Simpson, seconded by Mr. Lightholder, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

NON-COMPLIANCE:

1. CE-21-0646 – 1107 Greenwood Way

Removed

2. CE-22-0050 – 2546 N Indian River Dr.

Code Enforcement Officer Augusto Gonzalez provided an overview of the Case history and presented exhibits for the Board's review. Officer Gonzalez testified that the Property Owner is in violation of ***Site Plan Approval Required. App. A Art. XIII, Sec. 1 (B)*** of the City of Cocoa Code. Officer Gonzalez stated a Notice of Hearing was sent on July 28, 2022 and property owner remains in violation.

Discussion amongst the Board members and staff.

Motion by Mr. Lightholder seconded by Ms. Hughes, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

NEW BUSINESS:

None

LIEN REDUCTIONS

None

Manager Announcements:

Manager Bunt introduced the Code Board Members to the new Code Enforcement Officer Michael Folger.

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on October 20, 2022.

ADJOURNMENT:

There being no further business the meeting adjourned at 7:33 PM.

Approved on this 20 day of October, 2022.

Lloyd Roberts, Chairman

Darla Crowl, Recording Secretary