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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
August 17, 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: August 17, 2023
2. Approval of Minutes for July 20, 2023
3. Submittal of Document Packet

CASES:

1. **CE-23-225** **1049 Alamanda Ln** **Officer Buonocore**

NOV Mailed: 2/28/2023 **NOH Mailed**: 7/28/2023 - Certified Mail

NOH Posting Date: 7/28/2023

Property Owner: SIMPSON, STACEY

Violations Cited:

Storing Vehicles, Ch 6 Sec. 6-900 (b)(8)

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

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 23-225, 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 9/16/2023 (30 days) or a fine of $125.00 per day be imposed until compliance is achieved.

2. **CE-23-417** **1211 Myrtle Ln** **Officer Buonocore**

NOV Mailed: 3/30/2023 **NOH Mailed**: 7/28/2023 - Certified Mail

NOH Posting Date: 7/28/2023

Property Owner: STROUSE, WILLIAM H

Violations Cited:

Storage of Rec. Vehicles, App A Art. XIII Sec 14 (a-d) *Rental Business Tax, Ch 6 Sec. 6-2003*

Business Tax Receipt Ch 12 Sec. 12-1 (a)(b) *Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

In the matter Code Enforcement Board Case Number CE 23-417, 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 9/16/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

3. **CE-22-855** **2224 Catawba Dr** **Officer Folger**

NOV Mailed: 1/12/2023 **NOH Mailed**: 7/26/2023 - Certified Mail

NOH Posting Date: 7/26/2023

Property Owner: WHITEHEAD, MILDRED; WHITEHEAD, RICHARD

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-855, 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 9/16/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

4. **CE-22-873** **1801 Calvados Dr** **Officer Folger**

NOV Mailed: 12/10/2022 **NOH Mailed**: 7/26/2023 - Certified Mail

NOH Posting Date: 7/26/2023

Property Owner: ANTZ TRANSPORT LLC

Violations Cited:

Permit Required (fences) App A Art. XIII Sec 5 (c)

In the matter Code Enforcement Board Case Number CE 22-873, 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 9/16/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

5. **CE-22-689** **1330 Jackon St** **Officer Gonzalez**

NOV Mailed: 9/27/2022 **NOH Mailed**: 7/27/2023 - Certified Mail

NOH Posting Date: 7/27/2023

Property Owner: JOHNSTON, CHRISTOPHER ROBIN; CABREY,MARTHA

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)

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

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

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

In the matter Code Enforcement Board Case Number CE 22-689, 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 9/16/2023 (30 days) or a fine of $125.00 per day be imposed until compliance is achieved.

6. **CE-22-731** **1057 Bellefonte Ave** **Officer Gonzalez**

NOV Mailed: 10/13/2022 **NOH Mailed**: 7/27/2023 - Certified Mail

NOH Posting Date: 7/27/2023

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

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 22-731, 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 9/16/2023 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

7. **CE-22-732** **1053 Bellefonte Ave** **Officer Gonzalez**

NOV Mailed: 1/9/2023 **NOH Mailed**: 7/27/2023 - Certified Mail

NOH Posting Date: 7/27/2023

Property Owner: UMANZOR, JOHANA

Violations Cited:

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

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

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

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 violation of the above mentioned violations and that the owner correct the violations by 9/16/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

8. **CE-22-451** **1056 Bellefonte Ave** **Officer Gonzalez**

NOV Mailed: 4/11/2023 **NOH Mailed**: 6/27/2023 - Certified Mail

NOH Posting Date: 6/27/2023

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 22-451, 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 9/16/2023 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

REPEAT VIOLATION CASES:

1. **CE-23-767** **215 Riverside Dr** **Officer Gonzalez**

CEB Hearing Date: 4/18/2019 **Compliance Date**: 9/2/2021

Reapeat Violation Start Date: 7/05/2023

Property Owner: PARKSIDE PROPERTIES LLC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-767, staff recommends that the property owner mentioned above is found to be in violation of the above mentioned violations and that a fine of $ 500.00 per day be imposed until compliance is achieved.

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-22-622** **708 Rosa L Jones Dr** **Officer Gonzalez**

Hearing Date: 9/7/2022 **Compliance Date**: 7/15/2023

Complied on: N/A

Property Owner: THOMAS, TERRANCE; HAGANS, SHARA

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 22-622, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. **CE-22-673** **150 Peachtree St** **Officer Gonzalez**

Hearing Date: 5/18/2023 **Compliance Date**: 7/17/2023

Complied on: N/A

Property Owner: PEACHTREE INVESTMENTS OF SF LLC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-673, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. **CE-22-828** **1050 W King St** **Officer Gonzalez**

Hearing Date: 5/18/2023 **Compliance Date**: 7/17/2023

Complied on: N/A

Property Owner: FLOOR SUPPLIERS INC, THE

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 22-828, staff recommends that the property owner mentioned above is found to be in non-compliance.

NEW BUSINESS:

None

FORECLOSURE:

None

LIEN REDUCTIONS:

None

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on September 21, 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 August 17, 2023 or by calling [321-433-8508].