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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
July 20, 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: July 20, 2023
2. Approval of Minutes for May 18, 2023
3. Submittal of Document Packet

CASES:

1. **CE-22-583** **128 Aurora St** **Officer Gonzalez**

NOV Mailed: 8/30/2022 **NOH Mailed**: 6/1/2023 - Certified Mail

NOH Posting Date: 6/1/2023

Property Owner: STOA ACQUISITIONS LLC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-583, 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 8/19/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

2. **CE-22-725** **356 Pomolo St** **Officer Gonzalez**

NOV Mailed: 10/13/2022 **NOH Mailed**: 6/1/2023 - Certified Mail

NOH Posting Date: 6/1/2023

Property Owner: DRAKE, WILLIE LEE III

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 22-725, 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 8/19/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

3. **CE-22-729** **304 Washington St** **Officer Gonzalez**

NOV Mailed: 10/13/2022 **NOH Mailed**: 6/1/2023 - Certified Mail

NOH Posting Date: 6/1/2023

Property Owner: ROBBINS, EARL

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 22-729, 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 8/19/2023 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

4. **CE-22-508** **125 Polaris St** **Officer Gonzalez**

NOV Mailed: 8/15/2022 **NOH Mailed**: 6/27/2023 - Certified Mail

NOH Posting Date: 6/27/2023

Property Owner: SAMPSON, WILLIE J; SAMPSON, SANDRA L

Violations Cited:

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

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 22-508, 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 8/19/2023 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

5. **CE-22-590** **501 S Wilson Ave** **Officer Gonzalez**

NOV Mailed: 8/30/2022 **NOH Mailed**: 6/1/2023 - Certified Mail

NOH Posting Date: 6/1/2023

Property Owner: SCHROETER, NIGEL K J

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 22-590, 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 8/19/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

6. **CE-23-21** **311 Edinburgh Dr** **Officer Gonzalez**

NOV Mailed: 1/9/2023 **NOH Mailed**: 6/27/2023 - Certified Mail

NOH Posting Date: 6/27/2023

Property Owner: VANHEUVEIN, HANS; VANHEUVEIN, ROSE

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 23-21, 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 8/19/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

7. **CE-23-599** **1126 Peachtree St** **Officer Gonzalez**

NOV Mailed: 5/22/2023 **NOH Mailed**: 6/7/2023 - Certified Mail

NOH Posting Date: 7/6/2023

Property Owner: VOGELER, ERICK

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 23-599, 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 8/19/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

8. **CE-22-841** **1402 N Fiske Blvd** **Officer Buonocore**

NOV Mailed: 11/30/2022 **NOH Mailed**: 6/9/2023 - Certified Mail

NOH Posting Date: 6/9/2023

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)

Sec. 20-58 Parking buses, large trucks in residential areas or on street

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

In the matter Code Enforcement Board Case Number CE 22-841, 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 8/19/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

9. **CE-23-14** **801 Dixion Blvd** **Officer Buonocore**

NOV Mailed: 1/5/2023 **NOH Mailed**: 6/9/2023 - Certified Mail

NOH Posting Date: 6/9/2023

Property Owner: 12550 LC

Violations Cited:

Exterior General Condition Ch 6 Sec. 6-1003

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

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

Exterior General Condition Ch 6 Sec. 6-1001

In the matter Code Enforcement Board Case Number CE 23-14, 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 8/19/2023 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

10. **CE-23-102** **1420 Stetson Dr East** **Officer Buonocore**

NOV Mailed: 1/31/2023 **NOH Mailed**: 6/9/2023 - Certified Mail

NOH Posting Date: 6/9/2023

Property Owner: BOUCK, DARIN WESLEY; BOUCK, KATHERINE W

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-102, 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 8/19/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

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11. **CE-23-426** **1202 Vassar Ln** **Officer Buonocore**

NOV Mailed: 3/31/2023 **NOH Mailed**: 6/9/2023 - Certified Mail

NOH Posting Date: 6/9/2023

Property Owner: FULLER, HAROLD W; FULLER, RISA R

Violations Cited:

Storing 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 23-426, 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 8/19/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

12. **CE-22-742** **2422 Stanford Dr** **Officer Folger**

NOV Mailed: 10/13/2022 **NOH Mailed**: 6/9/2023 - Certified Mail

NOH Posting Date: 6/9/2023

Property Owner: ROTTA, CHRISTINE

Violations Cited:

Weeds, Ch 6 Sec. 6-1001(d) *Storing Junk or Autos, Ch 6 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 violation of the above mentioned violations and that the owner correct the violations by 8/19/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

13. **CE-23-181** **3707 Crossbow Dr** **Officer Folger**

NOV Mailed: 3/11/2023 **NOH Mailed**: 6/9/2023 - Certified Mail

NOH Posting Date: 6/9/2023

Property Owner: VELAZQUEZ, RAMON

Violations Cited:

Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) *Parking in Yard Ch 6 Sec. 6-900 (b)(9)*

In the matter Code Enforcement Board Case Number CE 23-181, 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 8/19/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

REPEAT VIOLATION CASES:

1. **CE-23-627 1112 W Hillcrest Dr Officer Buonocore**

CEB Hearing Date: 1/21/2021 **Compliance Date**: 2/21/2021

Reapeat Violation Start Date: 6/1/2023

Property Owner: RING FAMILY TRUST

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-627, 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-22-516 122 Polaris St Officer Gonzalez**

Hearing Date: 4/20/2023 **Compliance Date**: 5/20/2023

Complied on: N/A

Property Owner: 122 POLARIS LAND TRUST

Violations Cited:

Storing 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 22-516, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. **CE-22-695** **49 Parkway St** **Officer Gonzalez**

Hearing Date: 5/18/2023 **Compliance Date**: 6/17/2023

Complied on: N/A

Property Owner: RASKETT, DEBORAH ANN

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-695, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. **CE-23-220** **Tax ID 2413928** **Officer Gonzalez**

Hearing Date: 5/18/2023 **Compliance Date**: 6/17/2023

Complied on: N/A

Property Owner: TIDAL WAVE ROOFING INC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-220, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. **CE-22-768** **1110 W Hillcrest Dr** **Officer Buonocore**

Hearing Date: 2/16/2023 **Compliance Date**: 5/18/2023

Complied on: N/A

Property Owner: PRESKITT, STANLEY M; PRESKITT, VERNA LOUESTATE

Violations Cited:

Storing Junk or Autos, Ch 6 Sec. 6-902 *Accum of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d (b)(1)(2)*

In the matter Code Enforcement Board Case Number CE 22-768, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. **CE-23-32** **1205 Westview Dr** **Officer Buonocore**

Hearing Date: 4/20/2023 **Compliance Date**: 5/20/2023

Complied on: N/A

Property Owner: SAI RE HOLDINGS LLC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-32, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. **CE-22-94** **1206 Yale Ln** **Officer Buonocore**

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

Complied on: N/A

Property Owner: FULLER, HAROLD; FULLER, RISA R

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-94, staff recommends that the property owner mentioned above is found to be in non-compliance.

7. **CE-22-327** **2111 Otterbein Ave** **Officer Folger**

Hearing Date: 4/20/2023 **Compliance Date**: 5/20/2023

Complied on: N/A

Property Owner: RUHLANDER, KATHLEEN G: RUHLANDER, ROBERT

Violations Cited:

Protective Treatment, Ch 6 Sec. 6-1003 Unsafe or Dangerous Building Ch 6 Sec. 6-600 (a) (10) (b)(g

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

In the matter Code Enforcement Board Case Number CE 22-327, staff recommends that the property owner mentioned above is found to be in non-compliance.

8. **CE-22-874** **2716 Cherbourg Rd** **Officer Folger**

Hearing Date: 4/20/2023 **Compliance Date**: 5/20/2023

Complied on: N/A

Property Owner: MCKAY, RYAN D

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-874, staff recommends that the property owner mentioned above is found to be in non-compliance.

9. **CE-22-884** **3645 Longbow Rd** **Officer Folger**

Hearing Date: 4/20/2023 **Compliance Date**: 5/20/2023

Complied on: N/A

Property Owner: TUCKER, VICTORIA; BRASHERS, ROSE M

Violations Cited:

Unsafe structures Ch 6 Sec 6-805 (a-e) *Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d*

In the matter Code Enforcement Board Case Number CE 22-884, staff recommends that the property owner mentioned above is found to be in non-compliance.

NEW BUSINESS:

None

FORECLOSURE:

None

LIEN REDUCTIONS:

22-680 Tax ID 2424920

15-335 2744 Cherbourg Rd

Manager Announcements:

None

OTHER BUSINESS:

06-95 – 1041 Hickory Ln

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on August 17, 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 July 20, 2023 or by calling [321-433-8508].