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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
July 18, 2024
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 18, 2024
2. Approval of Minutes for May 16, 2024
3. Submittal of Document Packet

CASES:

1. **CE-23-459** **411 Mc Leod Dr** **Officer Folger**

NOV Mailed: 5/13/2023 **NOH Mailed**: 7/3/2024 - Certified Mail

NOH Posting Date: 7/3/2024

Property Owner: ROGAN, DAVID ALLEN; STORY, GEAR

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-459, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1. *Permit Required* **$25.00**

Per day be imposed until compliance is achieved

2. **CE-23-1000** **3814 Parapet Dr** **Officer Folger**

NOV Mailed: 8/9/2023 **NOH Mailed**: 7/3/2024 - Certified Mail

NOH Posting Date: 7/3/2024

Property Owner: BENISH, JEANNA M

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-1000, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1. *Permit Required* **$25.00**

Per day be imposed until compliance is achieved.

3. **CE-23-1171** **3700 Crossbow Dr** **Officer Folger**

NOV Mailed: 9/28/2023 **NOH Mailed**: 7/3/2024 - Certified Mail

NOH Posting Date: 7/3/2024

Property Owner: FLEURIMA, CEQUAIR; FLEURIMA, BARBARA

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-1171, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1. *Permit Required* **$25.00**

Per day be imposed until compliance is achieved.

4. **CE-23-1254** **1046 Dixon Blvd** **Officer Folger**

NOV Mailed: 12/7/2023 **NOH Mailed**: 7/3/2024 - Certified Mail

NOH Posting Date: 7/3/2024

Property Owner: CELEBRATION TABERNACLE INC

Violations Cited:

1. *Exterior General Condition, Ch. 6 Sec. 6-1003 (a)(b)(f)(g)(h)(i)(m)(o)(p)*
2. *Boarded Up Buildings Ch 6 Sec 6-900 (b)(5)*
3. *Exterior property areas Ch 6 Sec 6-1001 (b) (c)*
4. *Signs Ch. 3 Art 2 Sec 3-23 (i)(6)*

In the matter Code Enforcement Board Case Number CE 23-1254, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1.	*Exterior General Condition*	**$50.00**	2.	*Boarded up Building*	**$25.00**
3.	*Exterior Property Areas*	**$50.00**	4.	*Signs*	**$25.00**

Per day be imposed until compliance is achieved.

5. **CE-23-532** **724 Aurora St** **Officer Gonzalez**

NOV Mailed: 5/1/2023 **NOH Mailed**: 6/21/2024 - Certified Mail

NOH Posting Date: 6/21/2024

Property Owner: SMITH, ROSE E

Violations Cited:

1. *Exterior General Condition, Ch. 6 Sec. 6-1003 (a) (b) (f)*

In the matter Code Enforcement Board Case Number CE 23-532, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1.	*Exterior General Condition*	**$25.00**

Per day be imposed until compliance is achieved.

6. **CE-23-681** **4220 W King St** **Officer Gonzalez**

NOV Mailed: 6/28/2023 **NOH Mailed**: 6/21/2024 - Certified Mail

NOH Posting Date: 6/21/2024

Property Owner: AAO STORES LLC

Violations Cited:

1. *Accum. Of Trash and Litter, Ch. 6 Sec. 6-900 (b) (1) (a-d)*
2. *Exterior General Condition, Ch. 6 Sec. 6-1003 (a)*
3. *District and Intent – C-G, General Commercial District, App. A, Art. XI, Sec. 12*

In the matter Code Enforcement Board Case Number CE 23-681, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1. *Accum. Of Trash and Litter* **$25.00**
2. *Exterior General Condition* **$25.00**
3. *District and Intent* **$25.00**

Per day be imposed until compliance is achieved.

7. **CE-23-775** **223 Orange St** **Officer Gonzalez**

NOV Mailed: 7/18/2023 **NOH Mailed**: 6/21/2024 - Certified Mail

NOH Posting Date: 6/21/2024

Property Owner: ELLIS, MARY L

Violations Cited:

1. *Exterior General Condition, Ch. 6 Sec. 6-1003 (b) (g)*
2. *Storing Outdoors, Ch. 6 Sec. 6-900 (b) (11)*

In the matter Code Enforcement Board Case Number CE 23-775, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1. *Exterior General Condition* **$25.00**
2. *Storing Outdoors* **$25.00**

Per day be imposed until compliance is achieved.

8. **CE-23-1233** **923 Barbara Jenkins St** **Officer Gonzalez**

NOV Mailed: 11/14/2023 **NOH Mailed**: 6/28/2024 - Certified Mail

NOH Posting Date: 6/28/2024

Property Owner: SPACE COAST HABITAT FOR HUMANITY INC

Violations Cited:

1. *Accum Of Trash and Litter, Ch. 6 Sec. 6-900 (b)(1) a-d*
2. *Permit Required, App. A Art. XV Sec. 2 (a)*

In the matter Code Enforcement Board Case Number CE 23-1233, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1. *Accum. Of Trash and Litter* **$25.00**
2. *Permit Required* **$25.00**

Per day be imposed until compliance is achieved.

9. **CE-23-624** **1044 W Hillcrest Dr** **Officer Mack**

NOV Mailed: 5/30/2023 **NOH Mailed**: 7/3/2024 - Certified Mail

NOH Posting Date: 7/3/2024

Property Owner: DE LA ROCA VELA, YOLI

Violations Cited:

1. *Permit Required, App. A Art. XV Sec. 2 (a)*
2. *Storing Outdoors, Ch. 6 Sec. 6-900 (b) (11)*
3. *Parking In Yard, Ch. 6 Sec. 6-900 (b) (9)*

In the matter Code Enforcement Board Case Number CE 23-624, staff recommends that the property owner be found in violation and correct the violations by 08/17/2024 (30 days) or a fine of:

1. *Permit Required* **$25.00**
2. *Storing Outdoors* **$25.00**
3. *Parking In Yard* **$25.00**

Per day be imposed until compliance is achieved.

NON-COMPLIANCE CASES:

1. **CE-23-1262** **1514 Clearlake Rd # 28** **Officer Folger**

NOV Mailed: 12/19/2023 **Compliance Date**: 5/18/2024 - Certified Mail

Complied On: N/A

Property Owner: JEFF RICARD BENEFICIAL HOLDINGS LLC

Violations Cited:

1. *Boarded Up Buildings Ch 6 Sec 6-900 (b)(5)* ***($25)***
2. *Accum of Trash and Litter Ch 6 Sec 6-900 (b)(1)a-d* ***($50)***
3. *Storing Outdoors Ch 6 Sec 6-900 (b)(11)* ***($50)***
4. *Window Glazing Ch 6 Sec 6-1003(m)(1)* ***($50)***
5. *Unsafe or Dangerous Buildings Ch 6 Sec 6-600(a)(10)* ***($50)***
6. *Permit Required App A Art. XV Sec 2 (a)* ***($25)***

In the matter Code Enforcement Board Case Number CE 23-1262, staff recommends that the property mentioned above is found to be in non-compliance.

2. **CE-23-869** **902 W Highland Dr** **Officer Gonzalez**

NOV Mailed: 8/1/2023 **Compliance Date**: 5/18/2024 - Certified Mail

Complied On: N/A

Property Owner: REYES, HENRY O; REYES, MARIA E MARTINEZ

Violations Cited:

1. *Buisness Tax Receipt, Ch. 12 Sec. 12-1 (a)(b)* ***($250)***
2. *Exterior General Condition, Ch. 6 Sec. 6-1003 (a-p)* ***($25)***
3. *Storing Junk or Autos, Ch. 6 Sec. 6-902 (b) (1) (2)* ***($25)***
4. *Storing Outdoors, Ch. 6 Sec. 6-900 (b) (11)* ***($25)***
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In the matter Code Enforcement Board Case Number CE 23-869, staff recommends that the property mentioned above is found to be in non-compliance.

Lien Reductions:

21-626 – 730 Thomas Ln

22-527 – 803 Kensington Dr

New Business:

None

Other Business:

None

Abatement Appeals:

24-393 – Parcel ID: 24-36-28-BP-*-12.01

Manager Announcements:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on **August 15, 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 **July 18, 2024**, or by calling [321-433-8508].

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Notice to Public:

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