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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
July 16, 2020
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 16, 2020

2. Approval of Minutes for February 20, 2020

OLD BUSINESS

None

CASES:

1. CE-19-185 600 Brevard Ave Officer Murdick

NOV Mailed: 7/24/2019 **NOH Mailed**: 5/23/2020 - Certified Mail

NOH Posting Date: 5/23/2020

Property Owner: Private Property Development Inc

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) *X.Exterior Walls Ch 6 Sec. 6-1003 (f)*

XXXIII.Window, Door & Frame, Ch 6 Sec. 6-1003 (m)

In the matter Code Enforcement Board Case Number CE 19-185, 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 8/16/2020 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

2. 19-58905 511 N Kentucky Ave Officer Murdick

NOV Mailed: 3/8/2020 **NOH Mailed**: 5/23/2020 - Certified Mail

NOH Posting Date: 5/23/2020

Property Owner: Coto, Abel Loeza

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

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

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

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

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

In the matter Code Enforcement Board Case Number CE 19-58905 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 8/16/2020 (30 days) or a fine of $125.00 per day be imposed until compliance is achieved.

3. 2019-00110 313 Delannoy Officer Murdick

NOV Mailed: 11/7/2019 **NOH Mailed**: 5/23/2020 - Certified Mail

NOH Posting Date: 5/23/2020

Property Owner: Sale, Gerald F

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

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

In the matter Code Enforcement Board Case Number CE 2019-00110 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 8/16/2020 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

4. 2020-3128 803 Kensington Avenue Officer Murdick

NOV Mailed: 2/26/2020 **NOH Mailed**: 5/23/2020 - Certified Mail

NOH Posting Date: 5/23/2020

Property Owner: Cook, Janice F

Violations Cited:

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

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

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

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

In the matter Code Enforcement Board Case Number CE 2020-3128 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 8/16/2020 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

5. 2020-14240 904 Peachtree St Officer Murdick

NOV Mailed: 3/18/2020 **NOH Mailed**: 5/23/2020 - Certified Mail

NOH Posting Date: 5/23/2020

Property Owner: Ibtihel M Ben Messaoud Trust; Oirghemi, Zouhair

Violations Cited:

XIV.Landscape Requirements App A Art. XIII Sec 22 (a-i)

Rubbish and garbage storage facilities. Sec. 6-1006(a) (1)

In the matter Code Enforcement Board Case Number CE 2020-14240 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 8/16/2020 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

6. 19-279 2729 Cherbourg Road Officer Carver

NOV Mailed: 8/18/2019 **NOH Mailed**: 6/9/2020 - Certified Mail

NOH Posting Date: 6/8/2020

Property Owner: Webster, Victor Dean

Violations Cited:

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

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

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

In the matter Code Enforcement Board Case Number CE 19-279 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 8/16/2020 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

7. 19-537 2724 Cherbourg Road Officer Carver

NOV Mailed: 2/5/2020 **NOH Mailed**: 6/9/2020 - Certified Mail

NOH Posting Date: 6/8/2020

Property Owner: Exmeyer, Keith

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

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

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

In the matter Code Enforcement Board Case Number CE 19-537 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 8/16/2020 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

8. 19-529 **2600 Clearlake Road** **Officer Carver**

NOV Mailed: 12/13/2019 **NOH Mailed**: 6/9/2020 - Certified Mail

NOH Posting Date: 6/8/2020

Property Owner: Clearlake Pines Of Cocoa LLC

Violations Cited:

Grading & Drainage Ch.6 Sec. 6-1001 (b)

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

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

Sidewalks & Driveways Ch.6 Sec. 6-1001 (c)

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

XV.Maint of Struct/Grounds Ch 6 Sec. 6-900 (b)(4) a-c

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

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

In the matter Code Enforcement Board Case Number CE 19-529 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 8/16/2020 (30 days) or a fine of $200.00 per day be imposed until compliance is achieved.

9. 20-622 **1115 Clearlake Road** **Officer Carver**

NOV Mailed: 2/25/2020 **NOH Mailed**: 6/9/2020 - Certified Mail

NOH Posting Date: 6/8/2020

Property Owner: Ccocoa Carwash Llc

Violations Cited:

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

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

Use of Mobile Homes as Security Measure Art. XII Sec. 18

In the matter Code Enforcement Board Case Number CE 20-622 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 8/16/2020 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

10. 20-623 1238 Amherst Court Officer Carver

NOV Mailed: 2/25/2020 **NOH Mailed**: 6/9/2020 - Certified Mail

NOH Posting Date: 6/8/2020

Property Owner: Johnson, Lela

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 20-623 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 8/16/2020 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

NON-COMPLIANCE:

1. CE-19-149 1046 Dixon Blvd

NOV: 5/5/19 **Hearing Date**: 10/17/2019 **Compliance Date**: 1/18/2020

Complied on: N/A

Property Owner: Celebration Tabernacle Inc

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

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

Sidewalks and driveways., Ch 6 Sec. 6-1001 (c)

In the matter Code Enforcement Board Case Number CE 19-149, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. CE-18-161 1214 Dixon Blvd

NOV: 3/30/19 **Hearing Date**: 10/17/2019 **Compliance Date**: 1/18/2020

Complied on: N/A

Property Owner: Celebration Tabernacle Inc

Violations Cited:

II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d	*XV.Maint of Struct/Grounds Ch 6 Sec. 6-900 (b)(4) a-c*
XI.Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7)	*XVIII.Min. Maint. To Struct Ch 6 Sec. 6-1000 (a,b)*
XXXVI.Weeds, Ch 6 Sec. 6-1001(d)	*XV.Maint of Struct/Grounds Ch 6 Sec. 6-900 (b)(4) a-c*
I.Accessory Structures Ch 6 Sec. 6-1001 (g)	*IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)*
Sidewalks and driveways. Ch 6 Sec. 6-1001 (c)	*XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)*
X.Exterior Walls Ch 6 Sec. 6-1003 (f)	*XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g)*
Overhang extensions, Ch 6 Sec. 6-1003(i)	*XII.Handrails/ Guardrails Ch 6 Sec. 6-1003 (l)*
Stairways, decks, porches and balconies, Ch 6 Sec. 6-1003 (j)	*XXXIII.Window, Door & Frame, Ch 6 Sec. 6-1003 (m)*
XIV.Landscape Requirements App A Art. XIII Sec 22 (a-i)	

In the matter Code Enforcement Board Case Number CE 18-161, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. CE-19-193 1501 Harvard Dr

NOV: 5/5/19 **Hearing Date**: 10/17/2019 **Compliance Date**: 2/16/2020

Complied on: N/A

Property Owner: Scott, Karen

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

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

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

In the matter Code Enforcement Board Case Number CE 19-193, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. CE-19-395 1512 Cambridge Dr

NOV: 5/5/19 **Hearing Date**: 1/16/2020 **Compliance Date**: 2/16/2020

Complied on: N/A

Property Owner: Logan, William Arvel

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

XXXVI.Weeds, Ch 6 Sec. 6-1001(d)

In the matter Code Enforcement Board Case Number CE 19-395, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. CE-19-396 1215 Vassar Lane

NOV: 5/5/19 **Hearing Date**: 1/16/2020 **Compliance Date**: 3/17/2020

Complied on: N/A

Property Owner: Garcia, Gisselle

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

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

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

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

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

In the matter Code Enforcement Board Case Number CE 19-396, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. CE-19-398 23 Travis Street

NOV: 5/5/19 **Hearing Date**: 1/16/2020 **Compliance Date**: 3/17/2020

Complied on: N/A

Property Owner: **Wynn, Helen S**

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 19-398, staff recommends that the property owner mentioned above is found to be in non-compliance.

7. CE-19-532 1311 N Fiske Blvd

NOV: 5/5/19 **Hearing Date**: 2/20/2020 **Compliance Date**: 3/20/2020

Complied on: N/A

Property Owner: Estrada, Victoria Ellen

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 19-532, staff recommends that the property owner mentioned above is found to be in non-compliance.

8. CE-2019-0079 107 Cocoa Place

NOV: 5/5/19 **Hearing Date**: 2/20/2020 **Compliance Date**: 3/20/2020

Complied on: N/A

Property Owner: Land Trust Management Services; Inc Trustee

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 2019-0079, staff recommends that the property owner mentioned above is found to be in non-compliance.

9. CE-2019-0082 131 Cocoa Place

NOV: 5/5/19 **Hearing Date**: 2/20/2020 **Compliance Date**: 3/20/2020

Complied on: N/A

Property Owner: Property Liquidation Specialists; LLC Trustee

Violations Cited:

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

XXIV.Pools and Spas Ch 6 Sec. 6-1002 (a)

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

XXXVI.Weeds, Ch 6 Sec. 6-1001(d)

In the matter Code Enforcement Board Case Number CE 2019-0082, staff recommends that the property owner mentioned above is found to be in non-compliance.

10. CE-19-397 830 Florida Avenue

NOV: 5/5/19 **Hearing Date**: 2/20/2020 **Compliance Date**: 4/19/2020

Complied on: N/A

Property Owner: Marc T Llc

Violations Cited:

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

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

XXXVI.Weeds, Ch 6 Sec. 6-1001(d)

In the matter Code Enforcement Board Case Number CE 19-397, staff recommends that the property owner mentioned above is found to be in non-compliance.

REPEAT VIOLATION:

1. CE-20-772 1311 N Fiske Blvd

Notice of repeat violation: 5/7/20 **Hearing Date**: 8/15/2019 **Compliance Date**: 10/16/2019

Complied on: N/A

Property Owner: Estrada, Victoria Ellen:

Violations Cited:

APP. A, ART. XI, Sec. 3. - District and intent—RU-1-7, Single-Family Residential District. Auto repair shop prohibited.

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

In the matter Code Enforcement Board Case Number CE 20-772, staff recommends that the property owner mentioned above is found to be in repeat violation of the above mentioned violations and that the owner correct the violations and be fined $250.00 per day from the initial inspection until compliance is achieved.

LIEN REDUCTIONS:

1. CE-18-644 – 1311 Elizabeth Ave.
2. CE-14-285 – 1004 Montclair Rd.

APPEALS (DEMO):

1. CE-19-848 - 1004, 1006, 1008 Counts St.
2. CE-19-503 - 228 Orange St. (Demo Fee)

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on August 20, 2020.

ADJOURNMENT:

Notice to the Public: This meeting may include the attendance of one or more members of the City Council, who may or may not participate in the board discussions held at this public meeting.

If you need to appeal any decision made by this board with respect to any case heard at this meeting, you will need a record of the proceedings and for such purposes, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

The facility wherein this public meeting will be held is accessible to the physically handicapped.