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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
May 20, 2021
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: May 20, 2021
2. Approval of Minutes for: April 15, 2021
3. Submit to the record of all documents & notices for all cases on the Agenda.

NEW BUSINESS

None

CASES:

1. 19-785 704 Ixora Avenue Officer Murdick

NOV Mailed: 12/14/2020 **NOH Mailed**: 5/3/2021 - Certified Mail

NOH Posting Date: 5/3/2021

Property Owner: **Hughes, Minnie Lee**

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 19-785 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 6/20/2021 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

2. 20-1183 309 Churchill Drive Officer Murdick

NOV Mailed: 10/23/2020 **NOH Mailed**: 5/3/2021 - Certified Mail

NOH Posting Date: 5/3/2021

Property Owner: **Battle, Cheryl Ann**

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 20-1183 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 6/20/2021 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

3. 20-1207 401 Churchill Drive Officer Murdick

NOV Mailed: 10/23/2020 **NOH Mailed**: 5/3/2021 - Certified Mail

NOH Posting Date: 5/3/2021

Property Owner: **Avant, Amy**

Violations Cited:

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

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

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

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

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

In the matter Code Enforcement Board Case Number CE 20-1207 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 6/20/2021 (30 days) or a fine of $125.00 per day be imposed until compliance is achieved.

4. 20-1389 114 Harrison Street Officer Murdick

NOV Mailed: 12/10/2020 **NOH Mailed**: 5/3/2021 - Certified Mail

NOH Posting Date: 5/3/2021

Property Owner: **Park & Stephan Properties Inc**

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 20-1389 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 6/20/2021 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved

5. 20-1336 1043 Olive Street Officer Pettengill

NOV Mailed: 11/2/2020 **NOH Mailed**: 5/3/2021 - Certified Mail

NOH Posting Date: 5/3/2021

Property Owner: **Bassett, Alan; Bassett, Carol**

Violations Cited:

XI.Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7)

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

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

XVI.Maint. of Fences App A Art XIII Sec. 5(g)1-6

In the matter Code Enforcement Board Case Number CE 20-1336 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 6/20/2021 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

6. 20-1319 11 N Fiske Blvd Officer Pettengill

NOV Mailed: 10/29/2020 **NOH Mailed**: 5/3/2021 - Certified Mail

NOH Posting Date: 5/3/2021

Property Owner Garcia, Juan J:

Violations Cited:

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

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

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

XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003

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

In the matter Code Enforcement Board Case Number CE 20-1319 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 6/20/2021 (30 days) or a fine of $125.00 per day be imposed until compliance is achieved.

7. 20-1399 1105 Clearlake Road Officer Pettengill

NOV Mailed: 12/16/2020 **NOH Mailed**: 5/3/2021 - Certified Mail

NOH Posting Date: 5/3/2021

Property Owner: **BHAWANI & SHREEJI LLC**

Violations Cited:

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

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

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

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

Site Plan Required Ch.12 Sec. 12-17

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

In the matter Code Enforcement Board Case Number CE 20-1399 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 6/20/2021 (30 days) or a fine of $150.00 per day be imposed until compliance is achieved.

8. 21- 0056 2205 WESTMINSTER DR Officer Pettengill

NOV Mailed: 3/6/2021 **NOH Mailed**: 5/1/2021 - Certified Mail

NOH Posting Date: 5/1/2021

Property Owner: **WILLIS, LAUREN N**

Violations Cited:

III.Animals Non-Domestic Ch 5 Sec. 5-32

In the matter Code Enforcement Board Case Number CE 21-0056 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 6/20/2021 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

9. Repeat 21-66 **1238 Amherst Ct.** **Officer Murdick**

NOV Mailed: 3/1/2021 **NOH Mailed**: 3/1/2021 - Certified Mail

NOH Posting Date: 3/1/2021

Property Owner: **JOHNSON, LELA**

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 21-66 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 immediately or a fine of $500.00 per day be imposed from the date of March 1, 2021 until compliance is achieved.

NON-COMPLIANCE:

1. 20-1157 **1221 Cypress Lane** **Officer Murdick**

NOV: 9/8/2020 **Hearing Date**: 11/19/2020 **Compliance Date**: 12/19/2020

Complied on: N/A

Property Owner: Silver Enterprises Services LLC.

Violations Cited:

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

XVII.Maint. of Interior Struct Ch 6 Sec. 6-1004 (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)

XI.Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7)

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

XXVI.Premises Identification Ch 6 Sec. 6-1003 (c)

Wrongful Disposal of Excrement etc on property or into natural inlet Art.I Sec 22-4

In the matter Code Enforcement Board Case Number CE 20-1157, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. 20-1243 **502 Brevard Avenue** **Officer Murdick**

NOV: 10/13/2020 **Hearing Date**: 1/21/2021 **Compliance Date**: 4/21/2021

Complied on: N/A

Property Owner: STEPHAN PROPERTIES OF FLORIDA INC

Violations Cited:

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

Site plan approval required. App.A, Art.XIII, Sec.1(B)

Accessory mobile vending prohibited in central business district. App. A, Art. XIII, Sec. 32(d)(5)

In the matter Code Enforcement Board Case Number CE 20-1243, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. 20-1350 **514 N Carolina Avenue** **Officer Murdick**

NOV: 11/16/2020 **Hearing Date**: 1/21/2021 **Compliance Date**: 4/21/2021

Complied on: N/A

Property Owner: EMPIRE J PROPERTIES LLC

Violations Cited:

Sec. 6-900 (b) 230.28 Masts as Supports (A-B)

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

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

XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003

In the matter Code Enforcement Board Case Number CE 20-1350, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. 20-908 **614 Stone Street** **Officer Murdick**

NOV: 8/13/2020 **Hearing Date**: 3/18/2021 **Compliance Date**: 4/18/2021

Complied on: N/A

Property Owner: Roberts, R J

Violations Cited:

II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 XXXVI.Weeds, Ch 6 Sec. 6-1001(d) (b)(1)a-d

APP. A, ART. XI, Sec. 4. - District and intent—Principle uses and structures.

In the matter Code Enforcement Board Case Number CE 20-908, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. 21-0013 139 Circle Drive Officer Murdick

NOV: 1/21/2021 **Hearing Date**: 3/18/2021 **Compliance Date**: 4/18/2021

Complied on: N/A

Property Owner: AUTOBAHN INVESTMENTS LLC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 21-0013, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. 20-1164 1221 Holmes Street Officer Murdick

NOV: 9/10/2020 **Hearing Date**: 2/18/2021 **Compliance Date**: 4/21/2021

Complied on: N/A

Property Owner: White, Dewey D Jr

Violations Cited:

XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003 XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g)

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

In the matter Code Enforcement Board Case Number CE 20-1164, staff recommends that the property owner mentioned above is found to be in non-compliance.

7. 20-1287 806 Warren Avenue Officer Pettengill

NOV: 9/8/2020 **Hearing Date**: 3/18/2021 **Compliance Date**: 4/18/2021

Complied on: N/A

Property Owner: THOMAS, DONALD; PIPER, ROY; PIPER, RANDY

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 20-1287, staff recommends that the property owner mentioned above is found to be in non-compliance.

Lien Reductions:

None

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on June 17, 2021.

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 May 20, 2021, or by calling [321-433-8508].