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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
May 19, 2022
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: May19, 2022
2. Approval of Minutes for April 21, 2022
3. Submittal of Document packet

CASES:

1. **CE-21-0709** **136 Lynell Ln** **Officer Gonzalez**

NOV Mailed: 10/26/2020 **NOH Mailed**: 4/15/2022 - Certified Mail

NOH Posting Date: 4/15/2022

Property Owner: LEVENSALER, TIMOTHY TRUSTEE

Violations Cited:

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 21-0709, 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 6/18/2022 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

2. **CE-21-0710** **140 Lynell Ln** **Officer Gonzalez**

NOV Mailed: 10/26/2021 **NOH Mailed**: 4/15/2022 - Certified Mail

NOH Posting Date: 4/15/2022

Property Owner: PRATT, JERRY

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 21-0710, 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 6/18/2022 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

3. **CE-21-0734** **316 Churchill Dr** **Officer Gonzalez**

NOV Mailed: 10/29/2021 **NOH Mailed**: 4/15/2022 - Certified Mail

NOH Posting Date: 4/15/2022

Property Owner: HITCHCOCK, ROBERT

Violations Cited:

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

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 21-0734, 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 6/18/2022 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

4. **CE-21-0737** **311 N Kentucky Ave** **Officer Gonzalez**

NOV Mailed: 9/29/2021 **NOH Mailed**: 4/15/2022 - Certified Mail

NOH Posting Date: 4/15/2022

Property Owner: ESPINOZA, HECTOR CAROLOS DELEON

Violations Cited:

Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d *Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

In the matter Code Enforcement Board Case Number CE 21-0737, 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 6/18/2022 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

5. **CE-21-0739** **1061 Mitchell St** **Officer Gonzalez**

NOV Mailed: 10/29/2021 **NOH Mailed**: 4/15/2022 - Certified Mail

NOH Posting Date: 4/15/2022

Property Owner: DELASHMET, KENNETH J; DELASHMET, DONNAFAYE

Violations Cited:

Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d *Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

In the matter Code Enforcement Board Case Number CE 21-0739, 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 6/18/2022 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

6. **CE-21-0821** **1035 Peachtree St** **Officer Gonzalez**

NOV Mailed: 11/10/2021 **NOH Mailed**: 4/15/2022 - Certified Mail

NOH Posting Date: 4/15/2022

Property Owner: GRAND INTERNATIONAL HOLDINGS (USA) INC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 21-0821, 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 6/18/2022 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

7. **CE-22-0047** **2546 N Indian River Dr** **Officer Gonzalez**

NOV Mailed: 2/4/2022 **NOH Mailed**: 4/15/2022 - Certified Mail

NOH Posting Date: 4/15/2022

Property Owner: VALAVANIS, JASON S; VALAVANIS, LOIS A

Violations Cited:

Site Plan Approval Required. App.A, Art.XIII, Sec.1(B)

In the matter Code Enforcement Board Case Number CE 22-0047, 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 6/18/2022 (30 days) or a fine of $250.00 per day be imposed until compliance is achieved.

NON-COMPLIANCE CASES:

1. CE-21-0478 1045 W Hillcrest Dr Officer Gonzalez

Hearing Date: 3/17/2022 **Compliance Date**: 4/16/2022

Complied on: N/A

Property Owner: 1045 W HILLCREST DRIVE LAND TRUST

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 21-0478, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. CE-21-0489 1103 W Hillcrest Dr Officer Gonzalez

Hearing Date: 3/17/2022 **Compliance Date**: 4/16/2022

Complied on: N/A

Property Owner: VAN RIPER, ELIZABETH P; VAN RIPER, JOSEPH T

Violations Cited:

Protective Treatment, Ch 6 Sec. 6-1003 (b) *Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2)*

In the matter Code Enforcement Board Case Number CE 21-0489, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. CE-21-0615 807 N Fiske Blvd Officer Gonzalez

Hearing Date: 3/17/2022 **Compliance Date**: 4/16/2022

Complied on: N/A

Property Owner: BHAWANI LLC

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 21-0615, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. CE-21-0674 1206 N Cocoa Blvd Officer Gonzalez

Hearing Date: 3/17/2022 **Compliance Date**: 4/16/2022

Complied on: N/A

Property Owner: QABLAWI, NEZAR

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)

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

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

In the matter Code Enforcement Board Case Number CE 21-0674, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. CE-21-0675 1202 N Cocoa Blvd Officer Gonzalez

Hearing Date: 3/17/2022 **Compliance Date**: 4/16/2022

Complied on: N/A

Property Owner: QABLAWI, NEZAR

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 21-0675, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. CE-21-0676 919 Grove Ave Officer Gonzalez

Hearing Date: 3/17/2022 **Compliance Date**: 4/16/2022

Complied on: N/A

Property Owner: QUIGLEY, ROBERT R; QUIGLEY, CONNIE L

Violations Cited:

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

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

Parking Large Trucks in Residential Areas Sec. 20-58 (a)

In the matter Code Enforcement Board Case Number CE 21-0676, staff recommends that the property owner mentioned above is found to be in non-compliance.

NEW BUSINESS

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 July 21, 2022

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 19, 2022, or by calling [321-433-8508].