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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
April 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: April 20, 2023
2. Approval of Minutes for March 16, 2023
3. Submittal of Document Packet

CASES:

1. **CE-23-0032** **1205 Westview Dr** **Officer Buonocore**

NOV Mailed: 1/12/2023 **NOH Mailed**: 3/31/2023 - Certified Mail

NOH Posting Date: 3/31/2023

Property Owner: SAI RE HOLDINGS LLC, GANDHI, NILESH M

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-0032, 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 5/20/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

2. **CE-22-0884** **3645 Longbow Rd** **Officer Folger**

NOV Mailed: 12/16/2022 **NOH Mailed**: 3/11/2023 - Certified Mail

NOH Posting Date: 3/11/2023

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 22-0884, 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 5/20/2023 (30 days) or a fine of $250.00 per day be imposed until compliance is achieved.

3. **CE-22-0874** **2716 Cherbourg Rd** **Officer Folger**

NOV Mailed: 12/10/2022 **NOH Mailed**: 3/2/2023 - Certified Mail

NOH Posting Date: 3/2/2023

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 22-0874, 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 5/20/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

4. **CE-22-0872** **3228 Forrest Hill Dr** **Officer Folger**

NOV Mailed: 12/9/2022 **NOH Mailed**: 3/20/2023 - Certified Mail

NOH Posting Date: 3/17/2023

Property Owner: BOTTOMLEY, GLEN; BOTTOMLEY, BARBARA E

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 22-0872, 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 5/20/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

5. **CE-22-0372** **2111 Otterbein Ave** **Officer Folger**

NOV Mailed: 7/1/2022 **NOH Mailed**: 3/13/2023 - Certified Mail

NOH Posting Date: 3/11/2023

Property Owner: RUHLANDER, KATHLEEN G: RUHLANDER, ROBERT

Violations Cited:

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

Unsafe or Dangerous Building Ch 6 Sec. 6-600 (a) (10)

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

In the matter Code Enforcement Board Case Number CE 22-0372, 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 5/20/2023 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

6. **CE-22-0473** **13 N Fiske Blvd** **Officer Gonzalez**

NOV Mailed: 8/2/2022 **NOH Mailed**: 3/30/2023 - Certified Mail

NOH Posting Date: 3/30/2023

Property Owner: GARCIA, JUAN J

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 22-0473, 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 5/20/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

7. **CE-22-0475** **213 Factory St** **Officer Gonzalez**

NOV Mailed: 8/2/2022 **NOH Mailed**: 3/30/2023 - Certified Mail

NOH Posting Date: 3/30/2023

Property Owner: L'LL SKUNK INC

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 22-0475, 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 5/20/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

8. **CE-22-0516** **122 Polaris St** **Officer Gonzalez**

NOV Mailed: 8/15/2022 **NOH Mailed**: 3/30/2023 - Certified Mail

NOH Posting Date: 3/30/2023

Property Owner: 122 POLARIS LAND TRUST

Violations Cited:

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 22-0516, 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 5/20/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

9. **CE-22-0584** **132 Aurora St** **Officer Gonzalez**

NOV Mailed: 8/30/2022 **NOH Mailed**: 3/30/2023 - Certified Mail

NOH Posting Date: 3/30/2023

Property Owner: MEILANDT, JEFFREY G

Violations Cited:

Exterior General Condition, Ch. 6 Sec. 6-1003 (a) *Roofs & Drainage, Ch. 6 Sec. 6-1003 (g)*

In the matter Code Enforcement Board Case Number CE 22-0584, 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 5/20/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

10. **CE-22-0695** **49 Parkway St** **Officer Gonzalez**

NOV Mailed: 10/6/2022 **NOH Mailed**: 3/30/2023 - Certified Mail

NOH Posting Date: 3/30/2023

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 22-0695, 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 5/20/2023 (30 days) or a fine of $25.00 per day be imposed until compliance is achieved.

11. **CE-23-0051** **108 St Charles St** **Officer Gonzalez**

NOV Mailed: 1/23/2023 **NOH Mailed**: 3/30/2023 - Certified Mail

NOH Posting Date: 3/30/2023

Property Owner: HOOPER, KEVIN S

Violations Cited:

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

District and Intent – RU 2-10, Low Density Single- Family and Multiple-Family District, App. A Art. XI, Sec. 4A

In the matter Code Enforcement Board Case Number CE 23-0051, 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 5/20/2023 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

NON-COMPLIANCE CASES:

1. CE-22-0426 1047 W Hillcrest Dr Officer Buonocore

Hearing Date: 1/19/2023 **Compliance Date**: 3/20/2023

Complied on: N/A

Property Owner: HUBBARD, PENNELLA; HUBBARD, JEROME

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 22-0426, staff recommends that the property owner mentioned above is found to be in non-compliance.

NEW BUSINESS

None

LIEN REDUCTIONS:

1. CE-19-0396 – 1215 Vassar Ln

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on May 18, 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 April 20, 2023, or by calling [321-433-8508].