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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
April 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: April 18, 2024
2. Approval of Minutes for March 21, 2024
3. Submittal of Document Packet

CASES:

1. **CE-23-230** **2705 N Cococa Blvd** **Officer Folger**

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

NOH Posting Date: 3/8/2024

Property Owner: TOMASKO, THOMAS C; TOMASKO, TAE Y

Violations Cited:

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

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

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

4. *Site Plan Approval Required App a Art XIII 1(B)*

In the matter Code Enforcement Board Case Number CE 23-230, staff recommends that the property owner be found in violation and correct the violations by 05/18/2024 (30 days) or a fine of:

1.	*Permit Required*	**$50.00**	***2.***	*Storing Outdoors*	**$25.00**
3.	*Business Tax Rec.*	**$25.00**	***4.***	*Site Paln Appr.*	**$50.00**

Per day be imposed until compliance is achieved

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

NOV Mailed: 12/19/2023 **NOH Mailed**: 3/21/2024 - Certified Mail

NOH Posting Date: 3/21/2024

Property Owner: JEFF RICARD BENEFICIAL HOLDINGS LLC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-1262, staff recommends that the property owner be found in violation and correct the violations by 05/18/2024 (30 days) or a fine of:

1.	*Boarded building*	**$25.00**	2.	*Accum of trash*	**$50.00**
3.	*Storing outdoors*	**$50.00**	4.	*Window Glazing*	**$50.00**
5.	*Unsafe building*	**$50.00**	6.	*Permit Required*	**$25.00**

Per day be imposed until compliance is achieved.

3. **CE-23-843** **1206 Tulip Ln** **Officer Gonzalez**

NOV Mailed: 7/25/2023 **NOH Mailed**: 4/5/2024 - Certified Mail

NOH Posting Date: 4/5/2024

Property Owner: IMRAN QURESHI REVOCABLE TRUST

Violations Cited:

1. *Rental Business Tax, Ch.6 Sec. 6-2003*
2. *District and Intent – RU-1-7-Single Family Residential, App. A Art. XV, Sec. 3*
3. *Permit Required, App. A Art. XV Sec. 2(a)*
4. *Occupancy Limitations, Ch.6 Sec. 1103(a-g)*

In the matter Code Enforcement Board Case Number CE 23-843, staff recommends that the property owner be found in violation and correct the violations by 05/18/2024 (30 days) or a fine of:

1.	*Rental Business Tax*	**$25.00**	***2.***	*District and Intent*	**$25.00**
3.	*Permit Required*	**$50.00**	***4.***	*Occupancy Limitations*	**$50.00**

Per day be imposed until compliance is achieved

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

NOV Mailed: 8/1/2023 **NOH Mailed**: 4/5/2024 - Certified Mail

NOH Posting Date: 4/5/2024

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

Violations Cited:

1.	*Business Tax Receipt, Ch. 12 Sec. 12-1*		***2.***	*Exterior General Condition Ch 6 Sec. 6-1003(a-p)*	
3.	*Storing Junk or Autos, Ch.6 Sec. 6-902(b)(1)(2)*		***4.***	*Storing Outdoors, Ch. 6 Sec. 6-900(b)(11)*	
5.	*Permit Required, App. A Art. XV Sec. 2(a)*				

In the matter Code Enforcement Board Case Number CE 23-869, staff recommends that the property owner be found in violation and correct the violations by 05/18/2024 (30 days) or a fine of:

1.	*Business Tax Receipt*	**$250.00**	***2.***	*Exterior General Condition*	**$25.00**
3.	*Storing Junk or Autos*	**$25.00**	***4.***	*Storing Outdoors*	**$25.00**
5.	*Permit Required*	**$25.00**			

Per day be imposed until compliance is achieved

5. **CE-23-222** **1043 Azalea Ln** **Officer Mack**

NOV Mailed: 2/2/2023 **NOH Mailed**: 4/5/2024 - Certified Mail

NOH Posting Date: 4/5/2024

Property Owner: AZIM PROPERTIES LLC

Violations Cited:

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

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

3. *Premises Identification, Ch. 6 Sec. 6-1003(c)*

4. *Weeds, Ch. 6 Sec. 6-1003(d)*

5. *Illicit Discharge, Sec. 22-58*

In the matter Code Enforcement Board Case Number CE 23-222, staff recommends that the property owner be found in violation and correct the violations by 05/18/2024 (30 days) or a fine of:

1.	*Exterior General Condition*	**$25.00**	***2.***	*Boarded Up Buildings*	**$25.00**
3.	*Premisis Identification*	**$25.00**	***4.***	*Weeds*	**$25.00**
5.	*Illicit Discharge*	**$25.00**			

Per day be imposed until compliance is achieved

6. **CE-23-452** **404 N Kentucky Ave** **Officer Mack**

NOV Mailed: 4/12/2023 **NOH Mailed**: 4/5/2024 - Certified Mail

NOH Posting Date: 4/5/2024

Property Owner: FKH SFR M LP

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 23-452, staff recommends that the property owner be found in violation and correct the violations by 05/18/2024 (30 days) or a fine of:

1.	*Permit Required*	**$25.00**	***2.***	*Exterior General Condition*	**$25.00**

Per day be imposed until compliance is achieved

7. **CE-23-474** **603 S Varr Ave** **Officer Mack**

NOV Mailed: 4/19/2023 **NOH Mailed**: 4/5/2024 - Certified Mail

NOH Posting Date: 4/5/2024

Property Owner: SPINWEBER, TODD M

Violations Cited:

1. *Accessory Structures, Ch. 6 Sec. 6-1001(g)*
2. *Exterior General Condition Ch. 6 Sec. 6-1003(a-p)*
3. *Storing Outdoors, Ch.6 Sec. 6-900(b)(11)*
4. *Weeds, Ch. 6 Sec. 6-1003(d)*

In the matter Code Enforcement Board Case Number CE 23-474, staff recommends that the property owner be found in violation and correct the violations by 05/18/2024 (30 days) or a fine of:

1.	*Accessory Structures*	**$25.00**	2.	*Exterior General Condition*	**$25.00**
3.	*Storing Outdoors*	**$25.00**	4.	*Weeds*	**$25.00**

Per day be imposed until compliance is achieved

NON-COMPLIANCE CASES:

None

Lien Reductions:

22-503 – 3629 E Malory Ct

16-809 – 1059 Cypress Ln

19-304 – 1059 Cypress Ln

New Business:

None

Other Business:

None

Abatement Appeals:

None

Manager Announcements:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on May 16, 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 April 18, 2024, or by calling [321-433-8508].