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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
March 21, 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: March 21, 2024
2. Approval of Minutes for February 15, 2024
3. Submittal of Document Packet

CASES:

1. **CE-23-802** **1041 W. Hillcrest Dr.** **Officer Mack**

NOV Mailed: 7/13/2023 **NOH Mailed**: 3/8/2024 - Certified Mail

NOH Posting Date: 3/8/2024

Property Owner: YOUNG, AGNES

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 23-802, staff recommends that the property owner be found in violation and correct the violations by 04/20/2024 (30 days) or a fine of:

1.	*Roofs & Drainage*	**$25.00**	***2.***	*Exterior General Condition*	**$50.00**
3.	*Storing Junk or Autos*	**$25.00**	***4.***	*Storing Outdoors*	**$25.00**
5.	*Trailers In Yard*	**$25.00**			

Per day be imposed until compliance is achieved

2. **CE-23-63** **1050 Mitchell St** **Officer Mack**

NOV Mailed: 1/24/2023 **NOH Mailed**: 3/8/2024 - Certified Mail

NOH Posting Date: 3/8/2024

Property Owner: GALDAMEZ, CINDY; PINEDA, OLVIN EDUARDO

Violations Cited:

1.	*Permit Required, App. A Art. XV Sec. 2(a)*	***2.***	*Off-Street Parking and Loading, App. A Art. XII Sec. 3(a-o)*

In the matter Code Enforcement Board Case Number CE 23-63, staff recommends that the property owner be found in violation and correct the violations by 04/20/2024 (30 days) or a fine of:

1.	*Permit Required*	**$25.00**	***2.***	*Off-Street Parking*	**$50.00**

Per day be imposed until compliance is achieved.

3. **CE-23-28** **710 Hughlett Ave** **Officer Gonzalez**

NOV Mailed: 1/11/2023 **NOH Mailed**: 3/8/2024 - Certified Mail

NOH Posting Date: 3/8/2024

Property Owner: BRADLEY, LEAH L ESTATE; WRIGHT, WILLIAM ALBERT

Violations Cited:

1.	*Exterior General Condition, Ch.6 Sec. 6-1003(a)*	***2.***	*Storing Outdoors, Ch.6 Sec. 6-1001(d)*

In the matter Code Enforcement Board Case Number CE 23-28, staff recommends that the property owner be found in violation and correct the violations by 04/20/2024 (30 days) or a fine of:

1.	*Exterior General Condition*	**$25.00**	***2.***	*Storing Outdoors*	**$25.00**

Per day be imposed until compliance is achieved.

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

NOV Mailed: 7/25/2023 **NOH Mailed**: 3/8/2024 - Certified Mail

NOH Posting Date: 2/8/2024

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 04/20/2024 (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

NON-COMPLIANCE CASES:

1. CE-23-649 **535 S Kentucky** **Officer Mack**

Hearing Date: 1/18/2024 **Compliance Date**: 2/17/2024

Complied on: N/A

Property Owner: 535 S KENTUCKY LAND TRUST

Violations Cited:

1. *Accum. Of Trash and Litter, Ch.6 Sec. 6-900 (b)(1)(a-d)*
2. *Storing Outdoors, Ch.6 Sec. 6-900(b)(11)*
3. *Permit Required, App. A Art. XV Sec. 2(a)*
4. *Exterior General Condition, Ch.6 Sec. 6-1003 (a-p)*

In the matter Code Enforcement Board Case Number CE 23-649, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. CE-23-533 **1221 Holmes St** **Officer Mack**

Hearing Date: 1/18/2024 **Compliance Date**: 2/17/2024

Complied on: N/A

Property Owner: DEWEY D WHITE JR REVOCABLE LIVING TRUST

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 23-533, staff recommends that the property owner mentioned above is found to be in non-compliance***.***

3. CE-23-156 **1106 Mitchell St** **Officer Mack**

Hearing Date: 1/18/2024 **Compliance Date**: 3/3/2024

Complied on: N/A

Property Owner: ONE STOP CONSTRUCTION INC

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 23-156, staff recommends that the property owner mentioned above is found to be in non-compliance***.***

4. CE-23-654 **908 Carson St** **Officer Folger**

Hearing Date: 1/18/2024 **Compliance Date**: 2/17/2024

Complied on: N/A

Property Owner: CORADO, WILFREDO M; CORADO, MARIA T

Violations Cited:

1. *Accessory Structures, Ch.6 Sec. 6-1001(g)*
2. *Parking In Yard, Ch.6 Sec. 6-900(b)(9)*
3. *Storing Vehicles, Ch.6 Sec. 6-900(b)(8)*
4. *Boarded Up Buildings, Ch.6 Sec. 6-900(b)(5)*
5. *District and Intent – RUI-1-7 Single Famile Residntial District, App. A, Art. XI, Sec. 3(a-f)*
6. *Premisis Identification, Ch.6 Sec. 6-1003(c)*
7. *Storing Outdoors, Ch.6 Sec. 6-900(b)(11)*
8. *Business Tax Receipt, Ch.12 Sec. 12-1*

In the matter Code Enforcement Board Case Number CE 23-654, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. CE-23-1232 **211 Coquina Dr** **Officer Folger**

Hearing Date: 1/18/2024 **Compliance Date**: 2/17/2024

Complied on: N/A

Property Owner: WARFEL, BRITTANY R

Violations Cited:

1. *Accum. Of Trash and Litter, Ch.6 Sec. 6-900(b)(1)(a-d)*
2. *Maint. Of Fences, App. A Art. XIII Sec. 5(g)(1-6)*
3. *Parking In Yard, Ch.6 Sec. 6-900(b)(9)*
4. *Permit Required, App. A Art. XV Sec. 2(a)*
5. *Storing Junk or Autos, Ch.6 Sec. 6-902(b)(1)(2)*
6. *Weeds, Ch.6 Sec. 6-1001(d)*
7. *Exterior Property Areas, Ch.6 Sec. 6-1001(c)*
8. *District and Intent – RUU-1-7 Single Family Residential District, App. A, Art. XI, Sec. 3. (a-f)*

In the matter Code Enforcement Board Case Number CE 23-1232, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. CE-23-788 **409 Delannoy Ave** **Officer Gonzalez**

Hearing Date: 1/18/2024 **Compliance Date**: 2/17/2024

Complied on: N/A

Property Owner: PARK & STEPHAN PROPERTIES INC

Violations Cited:

1. *Exterior General Condition, Ch.6 Sec. Sec-1003(a)*
2. *Maint. Of Structure/Grounds, Ch.6 Sec. 6-900(b)(4)*
3. *Permit Required, App. A Art. XV Sec. 2(a)*
4. *Storing Outdoors, Sec. 6-900(b)(11)*
5. *Electrical Facilities, Ch.6 Sec. 6-1301(d)*
6. *Illicit/Illegal Discharge, Ch. 22 Sec. 22-58*

In the matter Code Enforcement Board Case Number CE 23-788, staff recommends that the property owner mentioned above is found to be in non-compliance.

7. CE-23-789 **114 Harrison St** **Officer Gonzalez**

Hearing Date: 1/18/2024 **Compliance Date**: 2/17/2024

Complied on: N/A

Property Owner: PARK & STEPHAN PROPERTIES INC

Violations Cited:

1. *Illicit/Illegal Discharge, Ch. 22 Sec. 22-58*
2. *Storing Outdoors, Sec. 6-900(b)(11*
3. *Grease Interceptor Regulations, Ch. 22 Sec. 22-16*

In the matter Code Enforcement Board Case Number CE 23-789, staff recommends that the property owner mentioned above is found to be in non-compliance.

Lien Reductions:

12-178 – 1044 Myrtle Ln

20-1371 – 722 Johnson St

22-720 – 722 Johnson St

22-317 – 1212 Myrtle Ln

23-767 – 215 Riverside Dr

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 April 18, 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 March 21, 2024, or by calling [321-433-8508].