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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
March 17, 2022
6:00 PM

OPENING MATTERS:

Call to Order
Pledge of Allegiance
Roll Call
Moment of Silence – Steven J. Murdick MK1 (Ret.) 08/13/1970 - 01/29/2022.
Swearing in Officers

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Meeting Agenda: March 17, 2022
2. Approval of Minutes for January 20, 2022
3. Submittal of Document packet

CASES:

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

NOV Mailed: 9/1/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: 1045 W Hillcrest Drive Land Trust

Violations Cited:

Permit Required App A Art. XV Sec 2 (a) *Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7)*

In the matter Code Enforcement Board Case Number CE 21-0478, 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 4/16/2022 (30 days) or a fine of $50.00 per day be imposed until compliance is achieved.

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

NOV Mailed: 9/3/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

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)

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

In the matter Code Enforcement Board Case Number CE 21-0489, 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 4/16/2022 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

3. **CE-21-0581** **1046 Myrtle Ln** **Officer Gonzalez**

NOV Mailed: 9/23/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Harring, Claribel

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 21-0581, 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 4/16/2022 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

4. **CE-21-0596** **1101 Azalea Ln** **Officer Gonzalez**

NOV Mailed: 10/1/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Sai Property Investments Inc

Violations Cited:

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

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

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

Unsafe Buildings Ch 6 Secc. 6-600 (a)(6)

In the matter Code Enforcement Board Case Number CE 21-0596, 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 4/16/2022 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

5. **CE-21-0615** **807 N Fiske Blvd** **Officer Gonzalez**

NOV Mailed: 9/30/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

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 violation of the above mentioned violations and that the owner correct the violations by 4/16/2022 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

6. **CE-21-0621** **1032 Peachtree St** **Officer Gonzalez**

NOV Mailed: 9/30/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Dream Nights Properties LLLP

Violations Cited:

Accum. Of Trash and Litter 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 21-0621, 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 4/16/2022 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

7. **CE-21-0631** **1204 Montclair Rd** **Officer Gonzalez**

NOV Mailed: 10/5/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Jones, Terrasena

Violations Cited:

Accum. Of Trash and Litter, Sec. 6-900 (b)(1)a-d *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 21-0631, 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 4/16/2022 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

8. **CE-21-0632** **1101 Greenwood Way** **Officer Gonzalez**

NOV Mailed: 10/5/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Bender, Dianne E

Violations Cited:

Accessory Structures Ch 6 Sec. 6-1001 (g) *Permit Required App A Art. XV Sec 2 (a*

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

In the matter Code Enforcement Board Case Number CE 21-0632, 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 4/16/2022 (30 days) or a fine of $75.00 per day be imposed until compliance is achieved.

9. **CE-21-0674** **1206 N Cocoa Blvd** **Officer Gonzalez**

NOV Mailed: 10/14/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Qablawi, Nezar

Violations Cited:

Accum. Of Trash and Litter 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 violation of the above mentioned violations and that the owner correct the violations by 4/16/2022 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

10. **CE-21-0675** **1202 N Cocoa Blvd** **Officer Gonzalez**

NOV Mailed: 10/14/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Qablawi, Nezar

Violations Cited:

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

Accum. Of Trash and Litter 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 violation of the above mentioned violations and that the owner correct the violations by 4/16/2022 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

11. **CE-21-0676** **919 Grove Ave** **Officer Gonzalez**

NOV Mailed: 10/14/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

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)

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

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 violation of the above mentioned violations and that the owner correct the violations by 4/16/2022 (30 days) or a fine of $100.00 per day be imposed until compliance is achieved.

12. **CE-21-0824** **2514 N Indian River Dr** **Officer Gonzalez**

NOV Mailed: 11/17/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Cocoa Commercial Center LLC

Violations Cited:

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

Permit Required (fences) App A Art. XIII Sec 5 (c)

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

In the matter Code Enforcement Board Case Number CE 21-0824, 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 4/16/2022 (30 days) or a fine of $250.00 per day be imposed until compliance is achieved.

13. **CE-21-0875** **1040 Myrtle Ln** **Officer Gonzalez**

NOV Mailed: 12/22/2021 **NOH Mailed**: 3/4/2022 - Certified Mail

NOH Posting Date: 3/4/2022

Property Owner: Vaughn, Roger C Jr

Violations Cited:

Exterior Structure Sec 6-1003 (a)

Interior Structure Sec 6-1004 (a) (c)

Extermination Sec 6-1007 (a) (b) (e)

Electrical Facilities Sec 6-1303 (a) (b) (c)

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

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

Fire Protection Systems Ch.6 Sec 6-1403 (b)

In the matter Code Enforcement Board Case Number CE 21-0875, 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 4/16/2022 (30 days) or a fine of $175.00 per day be imposed until compliance is achieved.

NON-COMPLIANCE CASES:

1. CE-21-0370 312 N Fiske Blvd Officer Gonzalez

Hearing Date: 1/21/2021 **Compliance Date**: 2/19/2021

Complied on: N/A

Property Owner: Washington, John

Violations Cited:

Accessory Structures Ch 6 Sec. 6-1001 (g) *Protective Treatment, Ch 6 Sec. 6-1003 (b)*

In the matter Code Enforcement Board Case Number CE 21-0370, staff recommends that the property owner mentioned above is found to be in non-compliance.

LIEN REDUCTIONS

1. CE-18-196 – 506 Abbey Lane

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on April 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 March 17, 2022, or by calling [321-433-8508].