



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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
May 16, 2019
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: May 16, 2019
2. Approval of Minutes for April 18, 2019

CASES:

1. **CE-18-196**

506 Abbey Lane

NOV Mailed: 5/21/2018

NOH Mailed: 4/30/2019 - Certified Mail

NOH Posting Date: 5/1/2019

Property Owner: Housing for Homeless Inc.

Violations Cited:

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

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

XIII.Insect Screens Ch 6 Sec. 6-1003 (n)

Select Code Violation

In the matter Code Enforcement Board Case Number CE 18-196, 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 6/16/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

2. **CE-18-489** **Closed**

126 Factory St.

NOV Mailed: 9/12/2018

NOH Mailed: 4/30/2019 - Certified Mail

NOH Posting Date: 5/1/2019

Property Owner: Billias, Nick ; Billias, Charles J

Violations Cited:

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

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

XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2)

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

In the matter Code Enforcement Board Case Number CE 18-489, 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 6/16/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

3. **CE-18-616**

900 Friday Rd.

NOV Mailed: 11/29/2018

NOH Mailed: 4/30/2019 - Certified Mail

NOH Posting Date: 5/1/2019

Property Owner: Shreeji Hotel Group LLC

Violations Cited:

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

XV.Maint of Struct/Grounds Ch 6 Sec. 6-900 (b)(4) a-c

XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2)

Sidewalks ans driveways, Ch 6 Sec. 6-1001(c)

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

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

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

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

Rubbish and garbage, Ch 6, Sec. 6-1006 (b)(1)

In the matter Code Enforcement Board Case Number CE 18-616, 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 6/16/2019 (30 days) or a fine of \$225.00 per day be imposed until compliance is achieved.

4. **CE-18-644**

1311 Elizabeth Ave.

NOV Mailed: 12/13/2018

NOH Mailed: 4/30/2019 - Certified Mail

NOH Posting Date: 5/1/2019

Property Owner: Moomoxe Investments LLC

Violations Cited:

II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d *XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)*

XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g) *IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5)*

In the matter Code Enforcement Board Case Number CE 18-644, 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 6/16/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

5. **CE-18- 648**

123 St. Charles St.

NOV Mailed: 12/14/2018

NOH Mailed: 4/30/2019 - Certified Mail

NOH Posting Date: 5/1/2019

Property Owner: James Rufus Davis

Violations Cited:

XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2) *II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d*

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

In the matter Code Enforcement Board Case Number CE 18-648 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 6/16/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

6. **CE-18-651**

1001 N Indian River Dr.

NOV Mailed: 12/13/2018

NOH Mailed: 4/30/2019 - Certified Mail

NOH Posting Date: 5/1/2019

Property Owner: Donohue, Neal D ; Ahneman, Patricia M Jr

Violations Cited:

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

XXIV. Pools and Spas Ch 6 Sec. 6-1002 (a)

XXIII. Permit Required (fences) App A Art. XIII Sec 5 (c) Select Code Violation

In the matter Code Enforcement Board Case Number CE 18-651 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 6/16/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

7. **CE-19-116**

500 S Cocoa Blvd.

NOV Mailed: 2/8/2019

NOH Mailed: 4/7/2019 - Certified Mail

NOH Posting Date: 5/1/2019

Property Tenant: ENDLESS AUTO LLC

Violations Cited:

(Please see attached)

In the matter Code Enforcement Board Case Number CE 19-116 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 6/16/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

8. CE-19-205**500 S Cocoa Blvd.**

NOV Mailed: 2/8/2019**NOH Mailed:** 4/7/2019 - Certified Mail**NOH Posting Date:** 5/1/2019**Property Owner:** Strength, Grant E; Strength, Sheri J**Violations Cited:**

1. Ch. 12, Section 12-21 – Property owners allowing persons to engage in business upon real property without a required local business tax receipt.

In the matter Code Enforcement Board Case Number CE 19-116 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 6/16/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

9. CE-19-207**1040 Mitchell St**

NOV Mailed: 2/16/2019**NOH Mailed:** 4/27/2019 - Certified Mail**NOH Posting Date:** 4/27/2019**Property Owner:** Jordan, John**Violations Cited:***XXXI. Storing Vehicles, Ch 6 Sec. 6-900 (b)(8)**Select Code Violation**Select Code Violation**Select Code Violation*

In the matter Code Enforcement Board Case Number CE 19-207 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 6/16/2019 (30 days) or a fine of \$25.00 per day be imposed until compliance is achieved.

10. CE-19-208**1111 Broadmoor Dr**

NOV Mailed: 2/16/2019**NOH Mailed:** 4/27/2019 - Certified Mail**NOH Posting Date:** 4/27/2019**Property Owner:** Johnson, Lynn**Violations Cited:***XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)* *Select Code Violation**XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)**XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

In the matter Code Enforcement Board Case Number CE 19-208 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 6/16/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

11. CE-19-206**1052 Peachtree St**

NOV Mailed: 1/25/2019**NOH Mailed:** 4/27/2019 - Certified Mail**NOH Posting Date:** 4/27/2019**Property Owner:** Varr Property Group Llc [Click here to enter text.](#)**Violations Cited:***XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)**XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g)**Select Code Violation**XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

In the matter Code Enforcement Board Case Number CE 19-206 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 6/16/2019 (30 days) or a fine of \$25.00 per day be imposed until compliance is achieved.

FIRE CODE CASES:

1. FD-2019-01

9 Stone St

NOV Mailed: 3/28/2019

NOH Mailed: 4/24/2019 - Certified Mail

NOH Posting Date: 4/24/2019

Property Owner: Troy Stephan, Registered Agent & Stephan Properties of Florida, Inc.

Violations Cited:

See Attached Fire Report/Notice of Violation

Staff recommends to be found in violation and be given till June 3, 2019 to correct the violation or a fine \$200.00 per day be imposed. In addition to an order to pay fire re-inspection fees of \$180.00 dollars, payable to the city of cocoa.

NON-COMPLIANCE:

1. CE-18-323

17 Travis Street

Hearing Date: 1/30/2019

Compliance Date: 3/31/2019

Complied on: N/A

Property Owner: Dustin Smith

Violations Cited:

IX.Exterior General Condition Ch 6 Sec. 6-1003 (a) XXXVI.Weeds, Ch 6 Sec. 6-1001(d)

In the matter Code Enforcement Board Case Number CE 18-323, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. **CE-18-449** **324 Bellaire Ave.**

Hearing Date: 3/28/2019

Compliance Date: 4/28/2019

Complied on: N/A

Property Owner: Devery M Grier

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) *IX.Exterior General Condition Ch 6 Sec. 6-1003 (a)*

XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) *XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)*

In the matter Code Enforcement Board Case Number CE 18-449, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. **CE-18-345** **3221 Nottingham Ln.**

Hearing Date: 3/28/2019

Compliance Date: 4/28/2019

Complied on: N/A

Property Owner: James L Conley Jr.

Violations Cited:

I.Accessory Structures Ch 6 Sec. 6-1001 (g) *XXXVI.Weeds, Ch 6 Sec. 6-1001(d)*

XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) *XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)*

In the matter Code Enforcement Board Case Number CE-18-345, staff recommends that the property owner mentioned above is found to be in non-compliance.

LIEN REDUCTIONS:

Manager Announcements:

NONE

OTHER BUSINESS:

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on June 20, 2019.

ADJOURNMENT:

Notice to the Public: This meeting may include the attendance of one or more members of the City Council, who may or may not participate in the board discussions held at this public meeting.

If you need to appeal any decision made by this board with respect to any case heard at this meeting, you will need a record of the proceedings and for such purposes, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

The facility wherein this public meeting will be held is accessible to the physically handicapped.