



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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
April 18, 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: April 18, 2019
2. Approval of Minutes for March 28, 2019

CASES:

1. **CE-18-161 Tabled** **1214 Dixon Blvd.**

NOV Mailed: 3/30/2018

NOH Mailed: 4/7/2019 - Certified Mail

NOH Posting Date: 4/7/2019

Property Owner: Celebration Tabernacle Inc

Violations Cited:

See attached for a list of violations.

In the matter Code Enforcement Board Case Number CE 18-161, 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 5/18/2019 (30 days) or a fine of \$250.00 per day be imposed until compliance is achieved.

2. **CE-18-312**

3205 Nottingham Lane

NOV Mailed: 6/15/2018

NOH Mailed: 4/7/2019 - Certified Mail

NOH Posting Date: 4/7/2019

Property Owner: Palmer, Victoria Marie

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 18-312, 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 5/18/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

3. **CE-18-542**

2380 W Sherwood Cir.

NOV Mailed: 10/3/2018

NOH Mailed: 4/7/2019 - Certified Mail

NOH Posting Date: 4/7/2019

Property Owner: Sacasa, Karla Patricia; Sacasa, Nathan Orlando

Violations Cited:

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

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

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

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

In the matter Code Enforcement Board Case Number CE 18-542, 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 5/18/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

4. **CE-18-635**

3011 Sandgate Ct.

NOV Mailed: 3/12/2019

NOH Mailed: 4/7/2019 - Certified Mail

NOH Posting Date: 4/7/2019

Property Owner: Steen, Jeffrey M; Bauer, Cindy

Violations Cited:

XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) *XXXV.Trailers In Yard, Ch 6 Sec. 6-900 (b)(15)*

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

In the matter Code Enforcement Board Case Number CE 18-635, 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 5/18/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

5. **CE-18- 659**

4002 Sandgate Ct.

NOV Mailed: 3/12/2019

NOH Mailed: 4/7/2019 - Certified Mail

NOH Posting Date: 4/7/2019

Property Owner: Smith, Robert E; Smith, Theresa A Life Estate

Violations Cited:

XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9) *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*

XXXV.Trailers In Yard, Ch 6 Sec. 6-900 (b)(15) *I.Accessory Structures Ch 6 Sec. 6-1001 (g)*

In the matter Code Enforcement Board Case Number CE 18-659 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 5/18/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

6. **CE-19-116**

500 S Cocoa Blvd.

NOV Mailed: 2/8/2019

NOH Mailed: 4/7/2019 - Certified Mail

NOH Posting Date: 4/7/2019

Property Owner: Strength, Grant E; Strength, Sheri J

Violations Cited:

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

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

<i>XXXIII.Window, Door & Frame, Ch 6 Sec. 6-1003 (m)</i>	<i>XXXVI.Weeds, Ch 6 Sec. 6-1001(d)</i>
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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 5/18/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

7. **CE-18-620**

215 Riverside Drive.

NOV Mailed: 4/8/2019

NOH Mailed: 4/8/2019 - Certified Mail

NOH Posting Date: 4/8/2019

Property Owner: Parkside Properties Llc

Violations Cited:

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

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

XII.Handrails/ Guardrails Ch 6 Sec. 6-1003 (l)

Select Code Violation

In the matter Code Enforcement Board Case Number CE 18-620 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 5/18/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

8. **CE-19-079**

1052 Peachtree st

NOV Mailed: 1/25/2019

NOH Mailed: 4/6/2019 - Certified Mail

NOH Posting Date: 4/6/2019

Property Owner: Varr Property Gourp LLC

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)) XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g)

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

In the matter Code Enforcement Board Case Number CE- 19-079 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 5/18/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

9. **CE-19-114**

1102 Lake Dr

NOV Mailed: 1/3/2019

NOH Mailed: 4/6/2019 - Certified Mail

NOH Posting Date: 4/6/2019

Property Owner: Patel, Mitulbharii

Violations Cited:

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

Select Code Violation

Select Code Violation

In the matter Code Enforcement Board Case Number CE-19-114 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 5/18/2019 (30 days) or a fine of \$25.00 per day be imposed until compliance is achieved.

10. **CE-18-198**

402 N. Carolina Ave

NOV Mailed: 10/8/2018

NOH Mailed: 4/6/2019 - Certified Mail

NOH Posting Date: 4/6/2019

Property Owner: Bifano, James M

Violations Cited:

Animals & Fowl Ch 5 Art II Sec 5-35

In the matter Code Enforcement Board Case Number CE 18-198 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 5/18/2019 (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: 3/29/2019 - Certified Mail

NOH Posting Date: N/A

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 April 12, 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-18-516** **123 Factory St.**
Hearing Date: 1/30/2019 **Compliance Date:** 3/31/2019

Complied on: N/A

Property Owner: Reninger, Aaron

Violations Cited:

V.Business Tax Receipt Ch 12 Sec. 12-1 (a)(b) *XXXVI.Weeds, Ch 6 Sec. 6-1001(d)*

In the matter Code Enforcement Board Case Number CE 18-516, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. **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.

3. **CE-18-195** **1320 N Fiske Blvd.**

Hearing Date: 2/21/2019

Compliance Date: 2/23/2019

Complied on: N/A

Property Owner: Jeffrey A. White

Violations Cited:

IX.Exterior General Condition Ch 6 Sec. 6-1003 (a) *XXXV.Trailers In Yard, Ch 6 Sec. 6-900 (b)(15)*

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 18-195, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. **CE-18-183** **315 Belmont Dr.**

Hearing Date: 2/21/2019

Compliance Date: 3/23/2019

Complied on: N/A

Property Owner: Francesco Di Bello

Violations Cited:

IX.Exterior General Condition Ch 6 Sec. 6-1003 (a) *II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d*

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

In the matter Code Enforcement Board Case Number CE 18-183, staff recommends that the property owner mentioned above is found to be in non-compliance.

5. **CE-18-095** **515 S Wilson Ave.**

Hearing Date: 2/21/2019

Compliance Date: 3/23/2019

Complied on: N/A

Property Owner: Golden Hill Properties Llc

Violations Cited:

II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d *XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g)*

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

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

In the matter Code Enforcement Board Case Number CE 18-095, staff recommends that the property owner mentioned above is found to be in non-compliance.

6. **CE-18-043** **410 N Fiske Blvd.**

Hearing Date: 2/21/2019

Compliance Date: 3/23/2019

Complied on: N/A

Property Owner: Latrese Davis Wyns

Violations Cited:

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

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

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

In the matter Code Enforcement Board Case Number CE 18-043, staff recommends that the property owner mentioned above is found to be in non-compliance.

7. **CE-18-190**

212 Bedford Pl.

Hearing Date: 1/30/2019

Compliance Date: 2/17/2019

Complied on: N/A

Property Owner: Irene M. Henry

Violations Cited:

XXX.Storage of Rec. Vehicles, App A Art. XIII Sec 14 (a-d) XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)

XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2) XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)

XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g) II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d

XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) I.Accessory Structures Ch 6 Sec. 6-1001 (g)

In the matter Code Enforcement Board Case Number CE 18-190, staff recommends that the property owner mentioned above is found to be in non-compliance.

8. **FD-2018-03**

1072 Clearlake Rd

Hearing Date: 2/21/2019

Compliance Date: 3/16/2019

Complied on: N/A

Property Owner: ATS Clearlake, LLC

Violations Cited:

See Attached Fire Report/Notice of Violation

In the matter Code Enforcement Board Case Number FD-2018-03, staff recommends that the property owner mentioned above is found to be in non-compliance.

9. **FD-2018-04** **1030 Clearlake Rd**

Hearing Date: 2/21/2019

Compliance Date: 3/16/2019

Complied on: N/A

Property Owner: ATS Clearlake, LLC

Violations Cited:

See Attached Fire Report/Notice of Violation

In the matter Code Enforcement Board Case Number FD-2018-04, staff recommends that the property owner mentioned above is found to be in non-compliance.

10. **FD-2018-05** **1072 Clearlake Rd**

Hearing Date: 2/21/2019

Compliance Date: 3/16/2019

Complied on: N/A

Property Owner: ATS Clearlake, LLC Family Dollar

Violations Cited:

See Attached Fire Report/Notice of Violation

In the matter Code Enforcement Board Case Number FD-2018-05, staff recommends that the property owner mentioned above is found to be in non-compliance.

LIEN REDUCTIONS:

1. CE-11-665 – 1220 Duke Way
2. CE -12-909 – 1220 Duke Way

Manager Announcements:

NONE

OTHER BUSINESS:

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on May 16, 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.