



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

AGENDA
CODE ENFORCEMENT BOARD
REGULAR MEETING
65 STONE STREET
July 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: July 18th, 2019
2. Approval of Minutes for June 20th, 2019

CASES:

1. **CE-18-522** ***TABLED*** **105 Brevard Avenue**

NOV Mailed: 10/4/2018

NOH Mailed: 6/21/2019 - Certified Mail

NOH Posting Date: 7/2/2019

Property Owner: Stephan Properties Of Florida Inc

Violations Cited:

XXVII. Protective Treatment, Ch 6 Sec. 6-1003 (b) *Overhang extensions, Ch 6 Sec. 6-1003(i)*

X. Exterior Walls Ch 6 Sec. 6-1003 (f) *Defacement of property, Ch 6 Sec. 6-1001(i)*

In the matter Code Enforcement Board Case Number CE 18-522, 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 8/19/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

2. **CE-19-025** ***TABLED***

100 Harrison Street

NOV Mailed: 1/5/2019

NOH Mailed: 6/21/2019 - Certified Mail

NOH Posting Date: 7/2/2019

Property Owner: Park & Stephan Properties Inc

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 19-025, 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 8/19/2019 (30 days) or a fine of \$50.00 per day be imposed until compliance is achieved.

3. **CE-19-186** ***TABLED**

101 Harrison Street

NOV Mailed: 5/12/2019

NOH Mailed: 6/21/2019 - Certified Mail

NOH Posting Date: 7/2/2019

Property Owner: Stephan Properties Inc

Violations Cited:

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

In the matter Code Enforcement Board Case Number CE 19-186, 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 8/19/2019 (30 days) or a fine of \$50.00 per day be imposed until compliance is achieved.

4. **CE-19-187** ***TABLED***

409 Delannoy Ave.

NOV Mailed: 5/12/2019

NOH Mailed: 6/21/2019 - Certified Mail

NOH Posting Date: 7/2/2019

Property Owner: Park & Stephan Properties Inc

Violations Cited:

XXII.Permit Required App A Art. XV Sec 2 (a) XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)

II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d Noise disturbances prohibited, Ch 13.5, Art. II, Sec. 13.5-21

In the matter Code Enforcement Board Case Number CE 19-187, 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 8/19/2019 (30 days) or a fine of \$150.00 per day be imposed until compliance is achieved.

5. CE-19- 148

934 Dixon Blvd.

NOV Mailed: 5/5/2019

NOH Mailed: 6/21/2019 - Certified Mail

NOH Posting Date: 7/2/2019

Property Owner: Lovett, Antonio

Violations Cited:

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

Overhag extensions, Ch 6 Sec. 6-1003 (f)

In the matter Code Enforcement Board Case Number CE 19-148 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 8/19/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

6. CE-19-151

808 Dixon Blvd

NOV Mailed: 5/5/2019

NOH Mailed: 6/21/2019 - Certified Mail

NOH Posting Date: 7/2/2019

Property Owner: Northwind Ministries Inc

Violations Cited:

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

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

In the matter Code Enforcement Board Case Number CE 19-151 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 8/19/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

7. CE-19-178**907 Kensington Drive**

NOV Mailed: 5/6/2019**NOH Mailed:** 6/21/2019 - Certified Mail**NOH Posting Date:** 7/2/2019**Property Tenant:** Horosco, Kevin C; Kazimor, Richelle A**Violations Cited:***XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)
(b)(1)(2)**XXXVI.Weeds, Ch 6 Sec. 6-1001(d)*

In the matter Code Enforcement Board Case Number CE 19-178 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 8/19/2019 (30 days) or a fine of \$75.00 per day be imposed until compliance is achieved.

8. CE-19-284**801 Mediterranean Lane**

NOV Mailed: 5/29/2019**NOH Mailed:** 7/5/2019 - Certified Mail**NOH Posting Date:** 7/5/2019**Property Owner:** Byrd Plaza Mobile Home Park Llc**Violations Cited:***XXII.Permit Required App A Art. XV Sec 2 (a)**Select Code Violation*

In the matter Code Enforcement Board Case Number CE 19-284 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 8/19/2019 (30 days) or a fine of \$25.00 per day be imposed until compliance is achieved.

9. CE-19- 321**1045 Alamanda Lane**

NOV Mailed: 5/16/2019**NOH Mailed:** 7/5/2019 - Certified Mail**NOH Posting Date:** 7/5/2019**Property Owner:** Moore Investments Llc**Violations Cited:***XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)
(b)(1)(2)**XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)**XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g)*

In the matter Code Enforcement Board Case Number CE 19-321 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 8/19/2019 (30 days) or a fine of \$100.00 per day be imposed until compliance is achieved.

10. CE-19- 286 **919 School St**

NOV Mailed: 4/5/2019

NOH Mailed: 7/5/2019 - Certified Mail

NOH Posting Date: 7/5/2019

Property Owner: Levensaler, Arlet

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) *Select Code Violation*

Select Code Violation

Select Code Violation

In the matter Code Enforcement Board Case Number CE 19-286 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 8/19/2019 (30 days) or a fine of \$25.00 per day be imposed until compliance is achieved.

11. CE-19- 287 **917 School St**

NOV Mailed: 4/5/2019

NOH Mailed: 7/5/2019 - Certified Mail

NOH Posting Date: 7/5/2019

Property Owner: Levensaler,Timothy; Levensaler, Arlet

Violations Cited:

XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) *Select Code Violation*

Select Code Violation

Select Code Violation

In the matter Code Enforcement Board Case Number CE 19-287 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 8/19/2019 (30 days) or a fine of \$25.00 per day be imposed until compliance is achieved.

12. CE-19- 8**136 Lynell Lane**

NOV Mailed: 3/22/2019**NOH Mailed:** 7/5/2019 - Certified Mail**NOH Posting Date:** 7/5/2019**Property Owner:** Levensaler, Arlet P**Violations Cited:***XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)**XXXV.Trailers In Yard, Ch 6 Sec. 6-900 (b)(15)**Select Code Violation**Select Code Violation*

In the matter Code Enforcement Board Case Number CE 19-8 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 8/19/2019 (30 days) or a fine of \$50.00 per day be imposed until compliance is achieved.

NON-COMPLIANCE:**1. CE-18-345****3221 Nottingham Lane**

Hearing Date: 3/28/2019**Compliance Date:** 4/28/2019**Complied on:** N/A**Property Owner:** Conley, James L Jr**Violations Cited:***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 18-345, staff recommends that the property owner mentioned above is found to be in non-compliance.

2. CE-18-651**1001 N Indian River Drive**

Hearing Date: 5/16/2019**Compliance Date:** 6/16/2019**Complied on:** N/A**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)*

In the matter Code Enforcement Board Case Number CE 18-651, staff recommends that the property owner mentioned above is found to be in non-compliance.

3. CE-18-620 215 Riverside Drive

Hearing Date: 4/18/2019

Compliance Date: 5/18/2019

Complied on: N/A

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)

Handrails/guardrails Ch 6 Sec. 6-1003 (i)

In the matter Code Enforcement Board Case Number CE-18-620, staff recommends that the property owner mentioned above is found to be in non-compliance.

4. CE-18-103 540 St Johns Street

Hearing Date: 3/28/2019

Compliance Date: 5/27/2019

Complied on: N/A

Property Owner: Mc Connell, Scott Andrew

Violations Cited:

IX. Exterior General Condition Ch 6 Sec. 6-1003 (a)

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

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

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

In the matter Code Enforcement Board Case Number CE 18-103, staff recommends that the property owner mentioned above is found to be in non-compliance.

LIEN REDUCTIONS:

CE-17-881 – 1055 Mitchell St.

Manager Announcements:

None

OTHER BUSINESS:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on August 15, 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.