

*IV D MAGNUM  
Removal of  
BDP AND  
CUP*

**MANGUM ZONING MEETING 10-5-2017 VIOLATION 16CE-01694**

**INTRODUCE MYSELF, NAME AND ADDRESS AND GIVE RUNDOWN BY DATE OF WHAT HAS HAPPENED UNTIL THIS DATE.**

**10 OCTOBER 2016 AN EVICTION SUIT, 05-2016-CC-044352-XXXX-XX, WAS FILED TO EVICT MANGUM'S FROM THE 1740 W. KING ST. PROPERTY BY THE MAJORITY OF THE LAND OWNERS FOR THE VIOLATION OF THEIR LEASE. MANGUM'S DOES NOT OWN THE PROPERTY AND IS UNDER A LEASE SINCE THE EXISTANCE OF THE BDP AND SHOULD BE HELD RESPONSIBLE FOR THE VIOLATION AND CEASE TO OPERATE. THE LAND WAS INHERITED THRU DEATH OF THEIR PARENTS ALONG WITH MANGUM'S ON THE PROPERTY. AFTER LITIGATION THRU THE COURTS AN AGREEMENT WAS SIGNED BY THE PROPERTY OWNERS, THE PRESIDENT OF MANGUM'S GWEN MANGUM AND V. PRESIDENT STEVE MANGUM TO VACATE THE PROPERTY BY AUGUST 10, 2017 AS RECORDED IN THE COURTS ON 26 JUNE 2017. THEY HAVE NOT COMPLIED WITH THIS AGREEMENT. THE PROPERTY OWNERS SHOULD NOT BE HELD RESPONSIBLE FOR MANGUM'S VIOLATION.**

**28 October 2016 CODE VIOLATION, 16CE-01694 WAS FILED ON THE 1740 W. KING ST., COCOA PROPERTY BECAUSE MANGUM AUTO PARTS WAS OPERATING A JUNK YARD IN VIOLATION OF THE BINDING DEVELOPMENT PLAN (BDP) DATED 29 September 2011 FOR NOT BUILDING AN 8 FT. WALL. ONLY STEVE AND GWEN MANGUM, PRESIDENT AND VICE PRESIDENT OF MANGUM'S WERE MADE AWARE OF THE VIOLATION.**

**28 MARCH 2017 STEVE MANGUM SENT A LETTER TO THE OTHER TWO OWNERS MAKING THEM AWARE OF THE CODE VIOLATION.**

**8 APRIL 2017 A LETTTER WAS SENT TO THE BREVARD COUNTY PLANNING AND ZONING DEPT. BY SANDY BAKER AND SID MANGUM EXPLAINING THEY WERE JUST MADE AWARE OF THE VIOLATION. AT THIS POINT THE PAPERWORK PROCESS WAS STARTED TO GO BEFORE THE ZONING BOARD TO RESOLVE THE VIOLATION.**

**10 JULY 2017 WENT BEFORE THE ZONING BOARD TO EXPLAIN OUR PROCESS THAT LED TO US COMING BEFORE THE BOARD. THE RESULTS OF THIS MEETING WAS A MOTION TO DELAY THEIR RULING BECAUSE THE**

OWNERS OF THE 1740 W. KING ST PROPERTY AND THE P. GWEN MANGUM AND V.P. STEVE MANGUM SIGNED A DOCUMENT AND RECORDED UNDER JUDGE FRIEDLAND'S SIGNATURE ON 26 JUNE 2017 FOR MANGUM'S TO BE OFF THE 1740 W. KING ST PROPERTY BY 10 AUGUST 2017.

21 AUGUST 2017 ATTENDED THE CODE ENFORCEMENT MEETING. TALKED PICS OF EQUIPMENT, JUNK VEHICLES, TRUCKS, ETC. THAT WERE STILL ON THE PROPERTY. EXPLAINED WHAT MANGUM'S HAS DONE TO THIS POINT BUT WAS NOT OFF THE PROPERTY AND DID NOT MEET THEIR COMMITMENT TO BE OFF THE PROPERTY BY 10 AUGUST 2017. I ASKED THE ZONING BOARD TO WORK WITH US TO MAINTAIN ZONING AND HELP US MAKE THE PROPERTY MARKETABLE FOR SALE. MANGUM'S WAS GIVEN ANOTHER 45 DAYS BY P&Z, SEE RULING BELOW:

**"P&Z RECOMMENDATION OF 08/21/17: APPROVED IMMEDIATE REMOVAL OF THE CUP, AND RECOMMENDED THAT THE BOARD OF COUNTY COMMISSIONERS GRANT THE APPLICANTS 45 DAYS FROM SEPTEMBER 7, 2017, TO REMOVE REMAINING EQUIPMENT AND ANYTHING ASSOCIATED WITH THE BUSINESS, AT WHICH POINT CODE ENFORCEMENT WOULD MAKE A DETERMINATION IF THE BUSINESS HAS BEEN CLEARED. IF DETERMINED TO BE CLEARED, THE BDP WOULD BE REMOVED AT THAT TIME".**

PLEASE SEE THE ATTACHED PICS TAKEN 1 October 2017 AT THE 1740 W. KING ST. PROPERTY OF EQUIPMENT, TRUCKS, PARTS, TIRES, TOOLS, ETC STILL REMAINING ON THE 1740 PROPERTY AND BEING ACTIVELY USED BY MANGUM'S. ALONG WITH JUNK VEHICLES, LOOSE JUNK, PARTS AND PIECES, SOME BEING STORED IN TRUCKS, TRAILER ON THE PROPERTY OWNED BY MANGUM'S. THE LIGHTS ARE ON, WATER RUNNING, OFFICE IS ACTIVE AND IN USE.

THE QUESTION TODAY IS MANGUM'S IN COMPLIANCE OR CONTEMPT OF THE P&Z RULING? WHAT HAPPENS FROM HERE?

Harvey Baker



Harvey Baker &lt;harvey7743@gmail.com&gt;

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**Board action**

8 messages

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**Jones, Jennifer** <jennifer.jones@brevardfl.gov>  
To: "hbaker18@cfl.rr.com" <hbaker18@cfl.rr.com>

Tue, Aug 22, 2017 at 3:21 PM

Below is the board action from yesterday.

**P&Z Recommendation of 08/21/17: Approved immediate removal of the CUP, and recommended that the Board of County Commissioners grant the applicants 45 days from September 7, 2017, to remove remaining equipment and anything associated with the business, at which point Code Enforcement would make the determination if the business has been cleared. If determined to be cleared, the BDP would be removed at that time.**

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10/4/2017

Gmail - (no subject)



Harvey Baker <harvey7743@gmail.com>

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**(no subject)**

2 messages

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**Gwen Mangum** <mangumg@bellsouth.net>

Wed, Oct 4, 2017 at 11:16 AM

To: Harvey Baker <hbaker18@cfl.rr.com>, "Sid Mangum, Jr." <sidmangum@gmail.com>

Sandy & Sid,

I spoke to Jenifer Jones this morning, I told her that code enforcement was by yesterday to see if the cars were gone. He told Steve he was here to check on the cars and he agrees they are gone. Sam was hoping to sell her car, that fell through, so it will be leaving today. I also told Jenifer that we still had a couple of vehicles here that are not junk, they are titled and tagged, running vehicles. All signs are down, phones are off and basically we are

Just in the process of finishing the clean-up. I also let her know that the property owners, not the business were interested in keeping the John Deer and the Rollback. She stated that she would note our account.

Gwen

MANGUM'S, 1740 W. KING ST 10-1-2017



MANGUM'S, 1740 W. KING ST 10-1-2017

