



**Agenda
City of Cocoa
Code Enforcement Board Regular Meeting**

**August 21, 2025
6:00 PM**

**City of Cocoa
Code Enforcement Division
65 Stone St., Cocoa, FL 32922**

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Swearing in Officers

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of August 21, 2025.
2. Minutes: Regular Meeting of *June 19, 2025*.
3. Submittal of Document Packet

III. Cases:

1. CE25-120 / 902 Kensington Dr., Cocoa, FL / Yomara Lopez property owner of 902 Kensington Dr., Cocoa, FL, in violation of the following City Codes.
 - Appendix A Zoning, Article XIII Supplementary District Regulations, Sec. 6 Accessory Structures.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Sec. 6-902. Discarding junk, inoperable or abandoned motor vehicles.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Sec. 6-900 Generally (b) (9) parking within the front or corner side yard area.
2. CE 25-91 / 503 Delannoy Ave, Cocoa, FL / Henriques, Ricardo A, M.D. property owner of 503 Delannoy Ave, Cocoa, FL, in violation of the following

City Codes.

- Appendix A Zoning, Article XI Schedule of District Regulations, Sec. 13 District and Intent – CBD, Central Business District (D) (2) Prohibited Uses and Structures.
 - Appendix A Zoning, Article XV District and intent—C-W, Wholesale Commercial District, Sec. 2 Building Permits and Applications (A)
3. CE 25-129 / 15 Oak St, Cocoa, FL / Mihatovic, Niko property owner of 15 Oak St, Cocoa, FL, in violation of the following City Code.
- Chapter 6 Buildings, Construction and Property Regulations, Article VI Residential Rental Standards, Sec. 6-2003 Local business license required.

IV. Non-Compliance:

1. CE 24-790 / 2526 Stanford Dr. Cocoa, FL / Christina Cobb

The Code Enforcement Board held a public hearing on June 19, 2025, at which time the Board found the owner, Christina Cobb, in violation of city code(s). The Code Enforcement Board provided the owner sufficient time of August 20, 2025, to correct the following violation(s).

- Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Div. 3, Sec. 6-900 (b)(1) Accumulation of Trash.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Div. 3, Sec. 6-900 (b)(11) Storing Junk.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Div. 4, Sec. 6-1001 (d) Weeds
2. CE: 23-775 / 223 Orange St. Cocoa FL / Ellis, Mary L. (Deceased)The Code Enforcement Board held a public hearing on 7/18/2024, at which time the Board found the owner, Ellis, Mary L, in violation of city code(s). The Code Enforcement Board provided the owners with sufficient time to comply by January 17, 2025, to correct the following violation(s)
- Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 4 General Requirements, Sec. 6-1003 (b) (g) Exterior structure.

V. Lien Reductions:

VI. New Business:

VII. Other Business:

VIII. Abatement Appeals:

IX. Manager Announcements:

X. Next Meeting Date:

XI. Adjournment:

XII. Opening Matters:

XIII. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on September 18, 2025 .

NOTICE TO THE 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 Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting or by calling (321)-433-8508.