



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

**September 18, 2025
6:00 PM**

**Cocoa Police Department
Code Enforcement Division
1226 W King St., Cocoa, FL 32922**

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of September 18, 2025.
2. Minutes: Regular Meeting of August 21, 2025.
3. Submittal of Document Packet

III. Cases:

1. CE25-374 / 1512 Cambridge Dr., Cocoa, FL / Betty Adams property owner of 1512 Cambridge Dr., Cocoa, FL, in violation of the following City Code.
 - Appendix A Zoning, Article XV Administration and Enforcement, Building Permits and Certificates of Occupancy, Sec. 2 – Building Permits and Applications.
2. CE25-269 / 2816 Slippery Rock Dr., Cocoa, FL / Canter, Karen Ashe Trustee property owner of 2816 Slippery Rock Dr., Cocoa, FL, in violation of the following City Codes.
 - Chapter 6 Buildings, Construction, and Property Regulations, Art. III Property Maintenance Standards, Sec. 6-902 Discarding junk, inoperable or abandoned motor vehicles. (b) (1)
 - Chapter 6 Buildings, Construction, and Property Regulations, Art. III Property Maintenance Standards, Sec. 6-901 Accumulation.

3. CE 24-442 / 5555 Highway 524 Cocoa FL 32926/ AAO Stores LLC. property owner of 5555 Highway 524, in violation of the following City Codes.

- Appendix A Zoning, App. A Art. XIII Sec. 1 (B) Site Plan Approval Required, Except for single family homes or a single duplex unit, any development, change of use, any use approved as a special exception, mobile home parks, and mobile home cooperatives shall require a site plan approval prior to the issuance of any building permit.
- Chapter 6, Buildings, Construction, and Property Regulations, Article III Property Maintenance Standards, Division III, Nuisances Section 6-902 (b) Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited.

4. CE24-878 / 401 Churchill Dr., Cocoa, FL/ Robinson Amy Kelly Avant, property owner of 401 Churchill Dr., in violation of the following City Codes.

- Chapter 6, Buildings, Construction, and Property Regulations, Article III Property Maintenance Standards, Division III Nuisances, Section 6-900 (b) (4) A-C Maintenance of any structure or grounds.
- Chapter 6, Buildings, Construction, and Property Regulations, Art. III Property Maintenance Standards, Division III Nuisances, Sec. 6-902 (b) Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited.

IV. Non-Compliance:

1. CE-25-91 / 503 Delannoy Ave. Cocoa FL / 503 Delannoy Holdings LLC.

The Code Enforcement Board held a public hearing on August 21, 2025, at which time the Board found the owner, 503 Delannoy Holdings LLC, in violation of city code(s). The Code Enforcement Board provided the owner sufficient time of September 17, 2025, to correct the following violation(s).

- City Code 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 4C-W, Wholesale,

Commercial District, Sec. 2 - Building Permits and Applications (A)

V. Lien Reductions:

VI. New Business:

VII. Other Business:

VIII. Abatement Appeals:

IX. Manager Announcements:

X. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on October 16, 2025 .

XI. Adjournment:

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.