



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

November 20, 2025

6:00 PM

**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 November 20, 2025.
2. Minutes: Regular Meeting of October 16, 2025.
3. Submittal of Document Packet

III. Cases:

1. CE25-120 / 902 Kensington Dr., Cocoa, FL / Valu Properties LLC property owner of 902 Kensington Dr., Cocoa, FL, in violation of the following City Codes.
 - City Code Ch. 6, Building, Construction and Property Regulations Art. III – Property Maintenance Standards Sec. 6-902. - Discarding junk, inoperable or abandoned motor vehicles
 - City Code Ch. 6, Building, Construction and Property Regulations Art. III – Property Maintenance Standards Sec. 6-900. – Generally. (b)(9)
2. CE25-657 / 1428 Pineda St., Cocoa, FL / Vonerick Capital Partners, LLC property owner of 1428 Pineda St., Cocoa, FL, in violation of the following City Codes.
 - City Code Ch. 6, Buildings, Construction and Property Regulations, Art. III – Property Maintenance Requirements, Sec. 6-900 – Generally (b) (1)

3. CE25-680 / 526 Brevard Ave., Cocoa, FL / 520 Brevard Avenue Land Trust; 526 Brevard Avenue Land Trust property owner of 526 Brevard Ave., Cocoa, FL, in violation of the following City Codes.
 - City Code Appendix A, Zoning, Art. XI, Schedule of District Regulations, Sec. 13, District and Intent – CBD, Central Business District (D), Prohibited Uses and Structures (2) , Any use not in keeping with the character of the Central Business District
4. CE25-695 / 1261 W. Kings St., Cocoa, FL / Cocoa Realty Group LLC property owner of 1261 W. Kings St., Cocoa, FL, in violation of the following City Codes.
 - City Code Appendix A , Zoning, Art. XIII, Supplemental District Regulations, Sec. 5, Visual Screens (fences, walls, hedges) (d) – general requirements
5. CE25-722 / 520 Brevard Ave., Cocoa, FL 32922 / Richard D. Lemon LLC property owner of 520 Brevard Ave., Cocoa, FL 32922, in violation of the following City Codes.
 - City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements
6. CE25-715 / Tax # 2424541, Cocoa, FL / Central Brevard Sharing Center Inc. Property owner of Tax # 242454, Cocoa, FL, in violation of the following City Codes.
 - *City Code Appendix A-Zoning. Article. XIII-Supplementary District Regulations, Section 5- Visual screens (fences, walls, hedges) (d) -General Requirements.*
7. CE25-700 / 708 N Georgia Ave. Cocoa, FL / Robert Jankowski, Sarah Shupe property owners of 708 N Georgia Ave. Cocoa, FL, in violation of the following City Codes.
 - *City Code Chapter 6, Building, Construction and Property Regulations, Article III, Property Maintenance Standards, Section- 6-900- General (b) (1)*

Accumulation (a-b)

8. CE25-710 / 1824 Dixon Blvd. Cocoa, FL / Michael Winston, Patricia Florence property owners of 1824 Dixon Blvd. Cocoa, FL, in violation of the following City Codes.
 - *City Code Chapter. 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Sec. 6-1002 (a) Swimming pools, spas and hot tubs.*
9. CE 25-663 / 1236 Jackson St. COCOA, FL 32922 / GOLDEN HOUR INVESTMENTS LLC property owner of 1236 Jackson St., in violation of the following City Codes.
 - *City Code Appendix A Zoning, Article XV Administration and enforcement, section 2 (a) building permits and applications.*
10. CE 25-660 / 1049 W KING ST COCOA, FL 32922 / REYA INVESTMENTS LLC property owner of 1049 W King St, in violation of the following City Codes.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-900, Generally.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec.6-901, Accumulation.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-902 (b)(1)(2) Storing Junk or Autos.
 - Appendix A Zoning, Sec. 12. District and intent—C-G, General Commercial District, (D) Prohibited Uses And Structure, (2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

IV. Non-Compliance:

V. New Business:

VI. Other Business:

VII. Abatement Appeals:

VIII. Manager Announcements:

IX. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on January 15, 2025 .

X. 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.