



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

**January 15, 2026
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 January 15, 2026.
2. Minutes: Regular Meeting of November 20, 2025.
3. Submittal of Document Packet

III. Cases:

1. CE25-1611 / 236 Orange St., Cocoa, FL / Mark Kepic (Kepic Family Revocable Living Trust) property owner of 236 Orange St., Cocoa, FL, in violation of the following City Codes.

City of Cocoa Code Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4. – Curb cuts and driveway construction. (a) -Permit required. It shall be unlawful for any person to cut, remove or alter the curb of any sidewalk or of any property line, or of any park, or any curb constructed on or adjoining any street of the city, or to construct any driveway across any sidewalk of the city, without having first obtained a permit from the city manager for such cutting, removal or alteration, or the construction of such driveway.

City of Cocoa Code Chapter. 18 Subdivisions, Article IV. Improvements. Division 2. Standards and Specifications. Section 18-120. – Roadways. (E) - SIDEWALKS: All sidewalks shall be four (4) inches thick concrete with a compressive strength of two thousand five hundred (2,500) p.s.i. with 6" × 6" × #10 × #10 welded wire fabric. All sidewalks must be approved by the city

engineer.

2. CE25-1641 / 115 Stone St., Cocoa, FL / Landscape Unique LLC property owner of 115 Stone St., Cocoa, FL, in violation of the following City Codes.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i) -Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) -All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

3. CE25-1605 / 144 Lynell Ln., Cocoa, FL / Jerry Pratt property owner of 144 Lynell Ln., 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. - Generally. (b) -General conditions of property which constitute nuisance. (5) Buildings or structures which are boarded up, except when placed for temporary hurricane protection and removed within thirty (30) days.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) -All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds

five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

4. CE25-1566 / 2414 Tulane Dr., Cocoa, FL 32926 / DUNN, REESE'S MARY MICHELLE property owner of 2414 Tulane Dr., Cocoa, FL 32926, in violation of the following City Codes.

City Code Chapter 6. – Building, Construction and Property Regulations. Article III. – Property Maintenance Standards. Sec. 6-900 (b) - *General conditions of property which constitute nuisance.* It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (9) - Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.

5. CE25-1565 / 2909 Ithaca Ct., Cocoa, FL 32926 / Jonathan Dickey property owner of 2909 Ithaca Ct., Cocoa, FL 32926, in violation of the following City Codes.

City Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-901 - Accumulation (1) - All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

6. CE25-1646 / 1335 W. King St., Cocoa, FL 32922 / Daniel Carter property owner of 1335 W. King St., Cocoa, FL 32922, in violation of the following City Codes.

City Code Appendix A - Zoning, Article XIII – Supplementary District Regulations, Sec. 5 – Visual Screens (Fences, walls, hedges) – (d) General Requirements. Which states: Barbed wire is prohibited in all but industrial zoning

districts.

7. CE25-739 / 126 Orange St., Cocoa, FL / Billias Family Trust, property owner of 126 Orange St., 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.
Which states: Barbed wire is prohibited in all but industrial zoning districts.

8. CE25-740 / 127 Orange St., Cocoa, FL / J.G. Billias and Sons Incorporated, property owner of 127 Orange St., 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.
Which states: Barbed wire is prohibited in all but industrial zoning districts.

IV. Non-Compliance:

V. Manager Announcements:

VI. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on February 19, 2026.

VII. 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.