



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

February 19, 2026

6:00 PM

**Community Service
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 February 19, 2026.
2. Minutes: Regular Meeting of January 15, 2026.
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. CE25-1772 / 2951 Oxbow Cir., Cocoa, FL / James Bonenberger, property owner of 2951 Oxbow Cir., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. -Zoning. Article XIII — Supplementary District Regulations. Section 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a). Which States: Except as provided in subsections (E)(2) and (E)(4)(c), no tree shall be removed without first obtaining a tree removal permit and no land shall be cleared without first obtaining a land clearing permit.

3. CE25-1607 / 2209 Iona Dr., Cocoa, FL / Roy Handyman LLC (Roisel Rosabel), property owner of 2209 Iona Dr., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states: No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit there for has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

4. CE25-1450 / 2446 Clemson Dr., Cocoa, FL / Jesus Suarez, property owner of 2446 Clemson Dr., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. -Zoning. Article XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. — Building Permits and Applications. (A). Which states: No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city.

No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

5. CE25-1851 / 1046 Dixon Blvd., Cocoa, FL / Celebration Tabernacle Inc., property owner of 1046 Dixon Blvd., Cocoa, FL, in violation of the following City Codes.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. -Accumulation. Which states: 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.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001. -Exterior Property Areas. (c). -Sidewalks and driveways. Which states: Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment. Which states: Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -Prohibitions. (a). Illicit/illegal discharges and illegal dumping. Which states: Illicit/illegal discharges and Illegal dumping. No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the city's MS4 or any receiving water body any pollutants or waters containing any pollutants, other than stormwater, whether such discharges occur through piping connections, runoff, exfiltration, infiltration, seepage or leaks

6. CE25-1468 / 4200 Highway 524 Suite 103, Cocoa, FL 32926 / O M Properties LLC property owner of 4200 Highway 524 Suite 103, Cocoa, FL 32926, in violation of the following City Codes.

City Code Chapter 12 – Local Business Taxes; Sec. 12-15 – Penalty for doing business without a local business tax receipt. Any person engaging in or managing any business, occupation or profession without first obtaining a local business tax receipt required hereunder shall be subject to a penalty of twenty-five percent (25%) of the local business tax receipt determined to be due. In addition, any person who fails to obtain a local business tax receipt within thirty (30) days of being notified by the city, in writing, that they are engaging in or managing any business, occupation or profession without a local business tax receipt is subject to prosecution and penalties as provided in [chapter 6.3](#) of the code.

7. CE25-1867 / 1201 Purdue Way Cocoa, FL /Christina Orellana in violation of the following City Codes.

City of Cocoa Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6900. -Generally. (b).Which states: Landscaping and utility trailers parked anywhere within the front or corner side yard area.

8. CE26-0003 / 713 N GEORGIA AVE COCOA, FL ,SIMPSON, MICHAEL D; SIMPSON, SANDRA L property owner of 713 N GEORGIA AVE COCOA, FL 32922, in violation of the following City Codes.

1. *City Code Chapter. 6 — BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901*

— Accumulation (1) Which States , 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.

2. *City Code Chapter 6 — BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III - Property maintenance Standards, Sec. 6-1003- Exterior Structure (c) Premises identification.* Which buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of three (3) inches high with a minimum stroke width of one-half (0.5) inch.

IV. Non-Compliance:

1. 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.

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.

V. Manager Announcements:

VI. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on March 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.