



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

**August 20, 2026
6:00 PM**

**Community Services Department
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 of Officers

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of August 20, 2026.
2. Minutes: Regular Meeting of July 16, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE26 - 802 / Bryant, Purvette A. property owner of 373 Stone St. 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. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a) Which states: Generally. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.*
2. CE26-1256 / Sharpe, Everette Dewey property owner of 411 Thomas 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. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (a) Discarding junk onto premises of another. It shall be unlawful for any person to discard or abandon any debris or trash, as defined in the City Code, or junk upon premises not owner occupied by such person without*

the consent of the owner thereof or the person occupying same.

3. CE26 - 1496 / Robinson, Amy Kelly Avant property owner of 401 Churchill Dr. 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. 6-1002 – Swimming Pools, spas, and hot tubs. (a) Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.*
 2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (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. CE26-1516 / Kienitz, Patsy E. property owner of 1211 Columbia Way 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. 6-900 – Generally. (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.*
 2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands requires. (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.

5. CE26-1689 / 425 Pineda St., Cocoa, FL / William McNaughton, Christine Higgins property owner of 425 Pineda St., Cocoa, FL, in violation of the following City Codes.

1. Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1). Which states: A fence or wall shall be maintained in a vertical position, and shall not be permitted to sag or lean from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.

6. CE26-1686 / 927 Dixon Blvd., Cocoa, FL / McDonalds Corporation property owner of 927 Dixon Blvd., Cocoa, FL, in violation of the following City Codes.

- 1. City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 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. Chapter. 12 Local Business Taxes. Section 12-11. – Doing Business without, or under a fraudulently obtained local business tax receipt. Which States: It shall be unlawful for any person to engage in any trade, business, profession or occupation within the city without a local business tax receipt as required by this chapter, or under a local business tax receipt issued upon a false statement made by any person engaged in any trade, business, profession or occupation within the city or in his behalf.*

7. CE25-1659 / 713 Thomas Ave., Cocoa, FL / Milton Wilson property owner of 713 Thomas Ave., Cocoa, FL, in violation of the following City Codes.

1. 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 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.

8. CE-26-1246 / 2414 Tulane Dr. Cocoa, FL 32926 / Dunn, Reese's Mary Michelle.
The Code Enforcement Board held a public hearing on July 16, 2026, at which time the Board found the owner, Dunn, Reese's Mary Michelle, in violation of city code(s). The Code Enforcement Board provided the owner until August 15, 2026, to correct violation (1). Violation (2) was tabled until the August 20, 2026, Code Enforcement Board hearing.

1. *Chapter 6 — Buildings, Construction and Property Regulations. Article III — Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) \$25.00*
2. *Chapter 6 — Buildings, Construction and Property Regulations. Article III — Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Tabled until the August 20, 2026, Code Enforcement Board hearing.*

9. CE 26-001400/Trinity Alliance, property owner of 950 N Cocoa Blvd., Cocoa, FL, in violation of the following City Codes.

1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 4 - General Requirements. Sec. 6-1001(g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

IV. Non-Compliance:

1. CE 25-000731/ Jagwanti Ramroop, property owner of 1116 Bristol Dr., Cocoa, FL, in violation of the following City Codes.

1. *City of Cocoa Code Appendix A. - Zoning. Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2. - Building Permits and Applications (A) - 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.

2. CE 26-000126/ David J Gossett, property owner of 1110 Myrtle Ln., Cocoa, FL, in violation of the following City Codes.

1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3 - Nuisances. Sec. 6-901 - Accumulation. Clearance of lands required. (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. Abatement Appeals:

VI. Manager Announcements:

VII. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on September 17, 2026.

VIII. 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.