Agenda
City of Cocoa
Code Enforcement Board Regular Meeting

May 21, 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 Officers

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of May 21, 2026.
2. Minutes: Regular Meeting of January 15, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE26-227 / 930 Peachtree St. Cocoa, FL 32922, Pinukumar Patel property owner of 930 Peachtree St. Cocoa, FL 32922, in violation of the following City Codes.

    1. City Code Chapter 12 – Local Business Taxes. Sec. 12-15. - Penalty for doing business without a local business tax receipt.
    2. City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES USE. When the mobile vending unit will be operating on private property, the vehicle must be parked when in operation within an area on the property specifically authorized for a mobile vending unit on the property owner's city-approved master site plan. If the property owner does not have specific site plan approval for a mobile vending unit on the master site plan, the property owner shall be required to obtain supplemental site plan approval by the city manager before the mobile vending unit may operate on the subject property. For purposes of obtaining supplemental site plan approval, the property owner shall submit a site plan or detailed sketch depicting the proposed location of the mobile vending unit operations; all parking spaces, entrances and exits to and

from the site; and distances from any buildings or structures, sidewalks, rights-of-way, fire hydrants, fire lanes and landscaped areas, and such other information or documentation deemed by the city manager to be reasonably necessary to authorize a mobile vending unit on the subject property in a manner that is compatible with the existing uses on the subject property and the surrounding area and protects the public health, safety and welfare of the citizens of the city. The mobile vending unit area must be on a paved surface and not exceed an area of six hundred (600) square feet unless the city manager determines more area is required and the subject property clearly has ample space to support a larger sales area. The approved area must not adversely affect existing uses on the subject property or the flow of pedestrian and vehicular traffic on the developed site. There must be an adequate number of parking spaces available for the general public visiting the developed site. Supplemental site plan approval granted by the city manager under this subsection is subject to being suspended or revoked pursuant to subsection (H) or at such time the master site plan is revoked or modified by the planning and zoning board or city council.

3. City Code Chapter 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1204. – Water system. (a)- Generally. Which states: Generally. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Florida Building Code.

4. City Code Chapter. 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1302. – Mechanical equipment. (a). - Mechanical appliances. Which states: Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

2. CE26-01216 / 516 S Wilson Ave. Cocoa FL, 32922 / William Rivera (River International, LLC) property owner of 516 S Wilson Ave. Cocoa FL, in violation of the
following City Codes.
City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards.
Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous
buildings. Section 6-600- Generally.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III -Property
Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B)

3. CE26-000233 / 1035 W King St. Cocoa FL, 32922 / Priyangini Patel (P & P Investments of Florida LLC) property owner of 1035 W King 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 3.- Nuisances. Section 6-901. - Accumulation (B)

City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.-
Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.-
Exterior property areas.
Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. - District and
Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures.
City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5.
-Visual screens (fences, walls, hedges) (G) Maintenance. Maintenance.

City Code Chapter 6 -Buildings, Construction, and Property Regulations. Article III. -
Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements.
Section 6-1303. -Electrical Facilities. (c) Electrical system hazards. Where it is found that
the electrical system in a structure constitutes a hazard to the occupants or the
structure by reason of inadequate service, improper fusing, insufficient receptacle
and lighting outlets, improper wiring or installation, deterioration or damage, or for
similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.

City Code Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off-
site advertising / billboard regulation. (H) All signs shall be maintained to be visually and
aesthetically pleasing, i.e. pole and sign mainframe shall be freshly painted and rust
free, the sign face shall be free of pealing paint or general disrepair

4. CE25-001876/ 2471 W SHERWOOD CIR COCOA FL 32926

Geneva A Bonney, property owner of 2471 W SHERWOOD CIR COCOA FL 32926, in violation of the following City Codes:
(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards, Sec. 6-1003- Exterior Structure (g)

5. CE26-000126/ 1110 MYRTLE LN COCOA FL 32922
David J. Gossett, property owner of 1110 MYRTLE LN COCOA FL 32922, in violation of the following City Codes:
(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standard , 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.
(2) City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2) — Major recreational equipment stored forward of the front building line shall be parked within the established paved driveway.

6. CE25-000731/ 1116 Bristol Dr. Cocoa, FL 32922
Ramroop, Jagwanti property owner of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Codes.
(1) City of Cocoa Code Appendix A. Art. XV. Sec. 2 (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 therefore 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.

IV. Non-Compliance:

V. Manager Announcements: Status update for cases.

VI. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on June 18, 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.