Agenda
City of Cocoa
Code Enforcement Board Regular Meeting

October 15, 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 October 15, 2026.
2. Minutes: Regular Meeting of September 17, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE25 - 1450 / 2446 Clemson Dr., Cocoa, FL 32926, Suarez, Jesus Baez property owner 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 – Building Permits and Applications. (A)*

2. CE26 - 16 / 1111 Northview Dr., Cocoa, FL 32922 Dickson, Tom Andrew property owner in violation of the following City Codes:

    1. *City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-901 – Accumulation.*
    2. *City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1001 –*

Exterior Property Areas. (g)

3. *City of Cocoa Code Appendix A - Zoning, Chapter 12 – Local business taxes, Sec. 12-11 – Doing business without, or under a fraudulently obtained local business tax receipt.*
4. *City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles.*

3. CE26-2571 / 2909 Ithaca Ct., Cocoa, FL. 32926 / Johnathan Dickey, property owner in violation of the following City Codes:

    1. *City Code Chapter. 6, Building, Construction and Property Regulations, Article. III, Property Maintenance Standards, Sec. 6-901. - Accumulation.*

4. CE26-2473 / 123 Explorer St., Cocoa, FL. 32922 / Tinesha, Michael and Tyrell France, property owners in violation of the following City Codes:

    1. *City Code Chapter. 6 - Building, Construction and Property Regulations, Article III - Property Maintenance Standards. Sec. 6-900. (b) (9)*

5. CE 26-000825 / 1930 Ivy Dr., Cocoa, FL / FKH SFR C1 LP (First Key Homes), property owner in violation of the following City Codes:

    1. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-1003 (a)*
    2. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-1003 (b)*
    3. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-1003 (f)*

6. CE 26-000074 / 1303 South Lakemont Dr., Cocoa, FL / Ronnie Hooks and Mindy M. Laws, property owners in violation of the following City Codes:

    1. *City Code Appendix A- Zoning, Article XV- Administration and Enforcement; Building Permits and Certificates of Occupancy, Section 2 (a)*
    2. *City Code Chapter. 6- Buildings, Construction, and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-901- Accumulation (1)*

IV. Non-Compliance:

1. CE26-0796 / 1204 Montclair Rd., Cocoa, FL. 32922 / Terrasena Jones.

   The Code Enforcement Board held a public hearing on September 17, 2026, at which time the Board found the owner, Terrasena Jones, in violation of city code(s). The Code Enforcement Board provided the owners with sufficient time of October 14, 2026, to correct the following violation(s):

   1. *City Code Chapter. 6 - Building, Construction and Property Regulations, Article III - Property maintenance standards, Sec. 6-901 - Accumulation. (1)*

V. Deputy Director Announcements:

VI. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on January 21, 2027.

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.