Agenda
City of Cocoa
Code Enforcement Board Regular Meeting

October 16, 2025
6:00 PM
Cocoa Police Department
Code Enforcement Division
1226 W King 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 16, 2025.
2. Minutes: Regular Meeting of September 18, 2025.
3. Submittal of Document Packet

III. Cases:

1. CE25-350 / 718 Thomas Ave., Cocoa, FL 32922 / Coshed LLC property owner of 718 Thomas Ave., Cocoa, FL 32922, in violation of the following City Codes.

    - Chapter 12 – Local Business Taxes, Sec. 12-15 Penalty for doing business without a local business tax receipt.
    - Chapter 6 – Buildings, Construction and Property Regulations, Sec. 6-901 - Accumulation (1)

2. CE25-529 / Tax # 2461918 / Keith Roberson property owner of Tax # 2461918, in violation of the following City Code.

    - Appendix A, Zoning, Art. XI, Schedule of District Regulations. Sec. 12, District and intent, CG, General Commercial District. (D) Prohibited Uses and Structures (2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character

of the district.

3. CE25-604 / 1201 Japonica Ln. Cocoa, FL 32922 / Richard Willoughby property owner of 1201 Japonica Ln., in violation of the following City Code.

    - Appendix A – Zoning, Art. XIII – Supplemental District Regulations. Sec. 30 – Temporary Storage Units. (a) – Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;

4. CE25-617 / 1205 Vassar Ln. Cocoa, FL 32922 / MG Prime Investment LLC property owner of 1205 Vassar Ln., in violation of the following City Code.

    - Chapter 6, Building, Construction and Property Regulations., Art. III, Property Maintenance Standards., Sec. 6-902 Discarding junk, abandoned or inoperable motor vehicles. (2) The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima facie evidence that such vehicle is inoperable and/or abandoned, junked or discarded. The presence of a current license plate or registration shall not in and of themselves exempt any motor vehicle from becoming in violation of this section.

5. CE25-641 / 937 Dixon Blvd. Cocoa, FL 32922 / BUCAMIR LEGACY HOLDING COMPANY LLC property owner of 937 Dixon Blvd., in violation of the following City Code.

    - Chapter 6, Building, Construction and Property Regulations., Art III, Property Maintenance Standards, Sec. 6-901 Accumulation. 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.

IV. Non-Compliance:

V. Other Business:

VI. Abatement Appeals:

VII. Manager Announcements:

VIII. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on November 20, 2025.

IX. 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.