



**Hearing Docket
Wednesday, May 13, 2026**

9:00 AM

REGULAR

2 South Orlando Avenue - City Hall Commission Room

WELCOME

CALL TO ORDER

ADMINISTRATIVE BUSINESS:

1. Establish Next Hearing Date: June 10, 2026
2. Approval of Hearing Minutes: April 8, 2026

NEW CODE ENFORCEMENT CASES:

1. **Case No. 25-282** - Violation of Sections 13-30 Certificate of use, City of Cocoa Beach Code of Ordinances; Section 105.1 Permits required, Florida Building Code; 110.1 Inspections General, Florida Building Code; (24 N Orlando Ave) 329 Railroad Avenue, INC, Property Owner; Koko Restaurant, LLC, Business Owner.
2. **Case No. 26-33** - Violations of Section 309.1 Infestation, International Property Maintenance Code; (1800 Minutemen Cswy Unit 19) Mary Ellen Morris, Property Owner.
3. **Case No 26-7** -Violation of Section 105.1 Permits required, Florida Building Code; 110.1 Inspections General, Florida Building Code; (5600 N Banana River Blvd Unit 1) 5600 N Banana River Blvd Unit 1 LLC, C/O Susan Etterss R.A.

COMPLIANCE (MASSEY HEARING) CODE ENFORCEMENT CASES:

1. **Case No. 24-176** - Violation of Sections 6-4 (c 1) Permits, City of Cocoa Beach Code of Ordinances; Section. 13-2 License/permit required, City of Cocoa Beach Code of Ordinances; (140 N Brevard Ave) FDK INC, Property Owner.

2. **Case No. 25-60** - Violations of Section 702 Mean of egress, 702.1 General, International Property Maintenance Code; Section 10-22 Enumerated conditions prohibited, declared nuisance; notice of violations, penalty, City of Cocoa Beach Code of Ordinances; (1391 S Orlando Ave) Roger Scruggs, Property Owner.
3. **Case No. 25-178 - Violations of Section 10-22.** - Enumerated conditions prohibited, declared nuisance; notice of violations, penalty, City of Cocoa Beach Code of Ordinances; Section 302 Exterior Property Areas. 302.1 Sanitation, International Property Maintenance Code; Section 702 Means of Egress, 702.1 General, International Property Maintenance Code; (327 Barellio Ln. Cocoa Beach, FL 32931) Patricia Hayes, Property Owner.

CITATION HEARING (CONTESTING):

1. **Citation No. 1018** Violation Sec 26.5-55 Parking Regulations, City of Cocoa Beach Code of Ordinances

Citation No. 1019 Violation Sec 26.5-55 Parking Regulations, City of Cocoa Beach Code of Ordinances

(933 S Atlantic Ave) LAVOT-OLSON, VANESSA; BOEJE, JAN SIGETTY, Property Owner.

LIEN REDUCTION:

None

OTHER SPECIAL MAGISTRATE RELATED BUSINESS:

None

ADJOURNMENT

Note: more than one member of the City Commission may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the Magistrate, agency, meeting or 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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk at (321-868-3286), no later than 4:00 p.m., at least 48 hours prior to the meeting.

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In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Financial Services Department at (321-608-7010), no later than 5:00 p.m., at least 48 hours prior to the meeting.