



**Meeting Agenda
Thursday, Nov 13, 2025**

9:00 AM

REGULAR

2 South Orlando Avenue - City Hall Commission Room

WELCOME

CALL TO ORDER

ADMINISTRATIVE BUSINESS:

1. Establish Next Hearing Date: January 14, 2026
2. Approval of Hearing Minutes: October 8, 2025

NEW CODE ENFORCEMENT CASES:

1. **Case No. 25-20** - Violations of Section 10-22 Enumerated conditions prohibited, declared nuisance; notice of violations, penalty, City of Cocoa Beach Code of Ordinances; Sec. 15-23.1. - Nuisance; designated personal property under certain conditions, City of Cocoa Beach Code of Ordinances; (400 W Cocoa Beach Cswy) Island Time Marina LLC (James F. Stadler R.A.), Property Owner.
2. **Case No. 25-30** - Violations of Section 304.1 General, International property maintenance code; Section 304.9 Overhang extensions, International property maintenance code; Section 304.10 Stairways, decks, porches and balconies, International property maintenance code; Section 605 Electrical equipment, International property maintenance code; (3502 Ocean Beach Blvd) Robert Silas, Property Owner.
3. **Case No. 25-54** - Violations of Section Permits [A] 105.1 Required, Florida Building Code; Inspections [A] 110.1 General, Florida Building Code; Section 4-01 General procedures, City of Cocoa Beach Code of Ordinances; Section 3-33 Accessory structures, City of Cocoa Beach Code of Ordinances; Section 10-22 Enumerated conditions prohibited, declared nuisance; notice of violations, penalty, City of Cocoa Beach Code of Ordinances; (398 W Cocoa Beach Cswy) Cocoanut Cove Yacht Club INC(AJ Bedizel R.A.), Property Owner.
4. **Case No. 25-193** - Violations of Section 3-03 Vehicle parking, City of Cocoa Beach Code of Ordinances; Section 3-35 Temporary and portable structures, City of Cocoa Beach Code of Ordinances; (306 Angelo Ln) Duane Pierce Jr. and Marie Pierce, Property Owners.

5. **Case No. 25-221** – Violations of Section 26.5-21 Registration required, City of Cocoa Beach Code of Ordinances; Section 13-2 License/permit required, City of Cocoa Beach Code of Ordinances (142 Antigua Dr) Elsa Harter Property Owner.
6. **Case No. 25-263** - Violations of Section 26.5-21 Registration required, City of Cocoa Beach Code of Ordinances; Section 13-2 License/ permit required, City of Cocoa Beach Code of Ordinances (202 S Atlantic Ave) Christie Bamerry Family Trust Property Owner
7. **Case No. 25-271** – Violations of Section 105 Permits [A] 105.1 Required, Florida Building Code; Section 110 Inspections, [A] 110.1 General, Florida Building Code; Section 506 Sanitary Drainage System, 506.2 Maintenance, International Property Maintenance Code; Section 304 Exterior structure, 304.1 General, International Property Maintenance Code; 304.2 Protective treatment, International Property Maintenance Code; Section 304 Exterior structure, 304.4 Structural members, International Property Maintenance Code; Section 304 Exterior structure, 304.10 Stairways, decks, porches and balconies, International Property Maintenance Code; Section 302 Exterior Property areas, 302.2 Grading and drainage, International Property Maintenance Code; Section 302 Exterior Property Areas, 302.3 Sidewalks and driveways, International Property Maintenance Code; (718 S Atlantic Ave) Alya Place LLC (Joseph B. Edelkopf R.A.), Property Owner

COMPLIANCE (MASSEY HEARING) CODE ENFORCEMENT CASES:

None

APPEAL CASES - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC):

None

OTHER SPECIAL MAGISTRATE RELATED BUSINESS:

None

ADJOURNMENT

Notice: More than one member of the City Council 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 this Board, agency or meeting or hearing, he 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.

City of Cocoa Beach
Special Magistrate
Hearing Docket
Nov 13, 2025
Page 3

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.