



**Meeting Agenda**  
**Wednesday, January 21, 2026**

**9:00 AM**

**REGULAR**

**Cocoa Beach City Hall**  
**2 South Orlando Ave.**  
**Cocoa Beach, Florida 32931**

**WELCOME**

- A. Call to Order
  - 1. Roll Call
  - 2. Approval of Minutes
- B. Request for Rehearing
  - 1. 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.
- C. Compliance (Massey) Hearing
  - 1. Case No. 25-46 - Violations of Section PERMITS [A] 105.1 Required, Florida Building Code; INSPECTIONS [A] 110.1 General, Florida Building Code; Section 10-5. - Accumulation and disposal, 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; Section 302.1 Sanitation, International Property Maintenance Code; Section 304.5 Foundation walls, International Property Maintenance Code; Section 304.6 Exterior walls, International Property Maintenance Code; Section 309.1 Infestation, International Property Maintenance Code; (1350 S Atlantic Ave) Mary Goldcamp, Property Owner.

2. 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.
3. 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

#### D. Contested Citations

1. Citation No 752: Violations of Section 13.1-4 Specific Misleading advertisements prohibited, City of Cocoa Beach Code of Ordinances (933 S Atlantic Ave) Lavot- Olson, Vanessa; Boeje, Jan Sigetty Property Owner

#### E. 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 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.

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.