



**Hearing Docket  
Wednesday, March 11, 2026**

**9:00 AM**

**REGULAR**

**2 South Orlando Avenue - City Hall Commission Room**

**WELCOME**

**CALL TO ORDER**

**ADMINISTRATIVE BUSINESS:**

1. Establish Next Hearing Date: April 8, 2026
2. Approval of Hearing Minutes: February 11, 2026

**NEW CODE ENFORCEMENT CASES:**

1. **Case No. 25-25** – Violations of Section 13-2 License/ permit required, City of Cocoa Beach Code of Ordinances; Section 26.5-21 Registration required, City of Cocoa Beach Code of Ordinances; (138 Esther Dr. Cocoa Beach, FL 32931) Isabella and Sieglinde Raymond, Property Owners.
2. **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 Barello Ln. Cocoa Beach, FL 32931) Patricia Hayes, Property Owner.
3. **Case No. 25-327** - 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, Section 13-30 Certificate of Use, City of Cocoa Beach Code of Ordinances. (3150 N Atlantic Ave Unit 9-220) Anna Merrick Property Owner.
4. **Unpaid Citation No. 793**- Violation of Section 13-21 License/Business Tax Receipt Required, City of Cocoa Beach Code of Ordinances. (1399 N Atlantic Ave Unit 102) Wave Developments LLC (R.A. Gal Oshri) Property Owner. Business Owner Ice Cream Hut Cocoa Beach South (R.A. Ron Ramsey).

City of Cocoa Beach  
Special Magistrate  
Hearing Docket  
March 11, 2026  
Page 2

**COMPLIANCE (MASSEY HEARING) CODE ENFORCEMENT CASES:**

None

**APPEAL CASES - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC):**

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.

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.