



**Hearing Docket
Wednesday, April 8, 2026**

9:00 AM

REGULAR

2 South Orlando Avenue - City Hall Commission Room

WELCOME

CALL TO ORDER

ADMINISTRATIVE BUSINESS:

1. Establish Next Hearing Date: May 13, 2026
2. Approval of Hearing Minutes: April 8, 2026

NEW CODE ENFORCEMENT CASES:

1. **Case No. 25-175** - Violations of Section 105.1 Permits [A] Required, Florida Building Code; Section 110.1 Inspections [A] Required, Florida Building Code; Section 304.1 Exterior Structure General, International Property Maintenance Code; Section 304.10. Stairways, decks, porches and balconies, International Property Maintenance Code; Section 10-22 Enumerated conditions prohibited, declared nuisance; notice of violations, penalty, City of Cocoa Beach Code of Ordinances; (55 Cedar Ave Unit 1) Richard C. Foster, Property Owner.
2. **Case No. 25-328**- 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 6-330) Sunshine Holding Company LLC, Property Owner. Bright World Properties LLC R.A., Konstantin Petrenko R.A.
3. **Case No. 25-331**- 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. (1 N 1st St Unit 12) Soleo Properties LLC Property Owner. Konstantin Petrenko R.A.

COMPLIANCE (MASSEY HEARING) CODE ENFORCEMENT CASES:

1. **Case No. 25-99** - Violations of Section Sec. 22-3.5 - Maintenance of abutting public rights-of-way, City of Cocoa Beach Code of Ordinances; Sec. 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; Sec. 10-5. - Accumulation and disposal, City of Cocoa Beach Code of Ordinances; (54 Colonial Dr.) James Nance, Property Owner.

LIEN REDUCTION:

1. **Case No. 25-91** - 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; (300 S. Orlando Ave. Cocoa Beach, FL 32931) Michael Saracco, Property Owner.

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.