AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF COCOA BEACH, FLORIDA
COCOA BEACH COUNTRY CLUB
5000 TOM WARRINER BOULEVARD
April 10, 2024
9:00 A.M.

CALL TO ORDER:

1. Roll Call
2. Approval of Minutes: February 21, 2024
3. Swearing in of witnesses

NEW CASES:

1. **Case No. DSCE-24-3**
   Respondent: Murphy, Jennifer
   Address of Property: 333 W Osceola Ln
   Parcel ID#: 24-37-27-50-*-165
   Legal Description: VENETIAN WAY SEC 2 LOT 165

Code Section/Violation(s): **Sec. 26.5-21. - Registration required.** Every vacation rental shall register with the City of Cocoa Beach. The operation of a vacation rental without registration shall be a violation of this ordinance. Every day of such operation without registration shall constitute a separate violation, of the City of Cocoa Beach Code of Ordinances.

Sec. 13-2. - License/permit required. Any nonexempt person who maintains a business location within the city for the privilege of engaging in or managing any business shall first procure a license from the occupational license administrator by paying the amount of license fee provided therefore, of the City of Cocoa Beach Code of Ordinances.

2. **Case No. CBC-24-6 AND CBC-24-8**
   Respondent: Szafran, Matt
   Address of Property: 316 Felice Pl
   Parcel ID#: 25-37-14-27-2-3
   Legal Description: BLOCK 2 OF ENCLAVE AT THREE HUNDRED, A REPLAT LOT 3 BLK 2

Code Section/Violation(s): **Sec. 26.5-21. - Registration required.** Every vacation rental shall register with the City of Cocoa Beach. The operation of a vacation rental without registration shall be a violation of this ordinance. Every day of such operation without registration shall constitute a separate violation, of the City of Cocoa Beach Code of Ordinances.

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COMPLIANCE (MASSEY) HEARING:

1. **Case No. CBPD-23-476**
   Respondent: Greene, Joseph
   Address of Property:
   Parcel ID#:
   Legal Description:

Code Section/Violation(s): **Section 3-32. - Fences and walls. L. (5).** Portions of fences constructed within fifteen (15) feet of a waterway may be constructed to a maximum height of four (4) feet, of the City of Cocoa Beach Code of Ordinances.

OLD OR UNFINISHED BUSINESS:

1. **Case No. CBPD-23-397**

Respondent:	KLT East Coast LLC
Address of Property:	637 S Orlando Ave
Parcel ID#:	25-37-14-51-26.A-4
Legal Description:	Parsons Add to Cocoa Beach Lots 4,5,6 Blk 26 A, Plat Book 0011, Page 0067

Code Section/Violation(s):

Section 10-22. - Sec. 10-22. - Enumerated conditions prohibited, declared nuisance; notice of violations, penalty. The existence of debris; holes or depressions in which water from time to time collects or which tend to create a breeding area or harboring area for pests; grass exceeding twelve (12) inches in height**,** of the City of Cocoa Beach Code of Ordinances.

IPMC Section 302. **Exterior Property Areas. IPMC Section 302.7**. **Accessory structures.** All accessory structures including fences and walls, shall be maintained structurally sound and in good repair, of the International Property Maintenance Code (IPMC) as adopted by Cocoa Beach Code of Ordinances.

IPMC Section 304. Exterior Structure. Section 304.1. **General**. The exterior of a structure shall be maintained in good repair and structurally sound, of the International Property Maintenance Code (IPMC) as adopted by Cocoa Beach Code of Ordinances.

IPMC Section 304 Exterior Structure. Section 304.9. Overhang extensions. All overhang extensions shall be maintained in good repair and properly anchored. All exposed surfaces of metal and wood shall be protected from the elements and against decay or rust, of the International Property Maintenance Code (IPMC) as adopted by Cocoa Beach Code of Ordinances.

IPMC Section 304 Exterior Structure. 304.10. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads, of the International Property Maintenance Code (IPMC) as adopted by Cocoa Beach Code of Ordinances.

IPMC Section 605. Electrical Equipment. Section 605.1. Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner, of the International Property Maintenance Code (IPMC) as adopted by Cocoa Beach Code of Ordinances.

NEXT MEETING:

The next regular meeting of the Code Enforcement Special Magistrate will be held on May 8, 2024.

ADJOURNMENT:

Any person desiring to appeal any decision made by the Code Enforcement Special Magistrate, with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and for such purposes, must ensure that a verbatim record and transcript of the proceeding is made in a form acceptable for official court proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her own expense, as the City does not provide one.

ATTN: PERSONS WITH DISABILITIES. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding shall, at least forty-eight (48) hours prior to the meeting, contact the Office of the City Clerk at (321) 868-3286; Florida Relay Service (800) 955-8771 (TTY); or (800) 955-8770 (Voice); or 711.

As of September 1, 2022, all City Meetings can be viewed live or on-demand on the City of Cocoa Beach YouTube channel.