



Meeting Agenda
Wednesday, May 8, 2024

9:00 AM

REGULAR

Cocoa Beach Country Club - 5000 Tom Warriner Boulevard, Cocoa Beach

WELCOME

A. Call to Order

1. Roll Call
2. Approval of Minutes

B. New Cases

1. Case No. 23-597

Respondent: Ramsey, Richard

Address of Property: 350 Capri Road

Parcel ID#: 25-37-10-02-K-3

Legal Description: COCOA ISLES 6TH ADDN LOT 3 BLK K

Code Section/Violation(s): Sec 10-22. – Enumerated conditions prohibited, declared nuisance; notice of violations, penalty. The existence of debris, rubbish, trash, tin cans, papers, garbage, stagnant water, and similar deposits and filth; deteriorated building materials exposed to weather; holes or depressions in which water from time to time collects or which tend to create a breeding area or harboring area for rodents, wild animals, mosquitoes, and other pests and insects; a wild intermixed or untended or dense wild growth or wild noxious or poisonous growth of trees, plants, vines, weeds, or underbrush or weeds or grass exceeding twelve (12) inches in height.

2. Case No. 23-721

Respondent: Durcam 99 LLLP

Address of Property: 99 North Atlantic Ave

Parcel ID#: 25-37-11-DD-A-1

Legal Description: COCOA BEACH LOT 1 RESUBD BLK A

Code Section/Violation(s): Sec 10-22. – Enumerated conditions prohibited, declared nuisance; notice of violations, penalty. The existence of debris, rubbish, trash, tin cans, papers, garbage, stagnant water, and similar deposits and filth; deteriorated building materials exposed to weather; holes or depressions in which water from time to time collects or which tend to create a breeding area or harboring area for rodents, wild animals, mosquitoes, and other pests and insects; a wild intermixed or untended or dense wild growth or wild noxious or poisonous growth of trees, plants, vines, weeds, or underbrush or weeds or grass exceeding twelve (12) inches in height.

3. **Citation No. 24004 and 24005**

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. 22-3.5 - Maintenance of abutting public rights-of-way. It shall be unlawful for any owner, lessee, custodian or occupant of any lot, tract or parcel of land in the city abutting any public street, right-of-way or land area dedicated for use as a public street within the city to allow to exist a public nuisance as defined by law between the paved or graded surface of any public street intended or designed for vehicle travel and the property line of the abutting real property.

4. **Case No. DSCE-24-2**

Respondent: Scott A Raben Revocable Trust

Address of Property: 104 Boca Ciega Rd

Parcel ID#: 25-37-15-03-S2-24

Legal Description: RIVER ISLES ADDN 1 LOT 24 S ISLE NO 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.

Code Section/Violation(s): 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.

5. **Case No. DSCE-24-21**

Respondent: Sahf, Mark

Address of Property: 104 W Leon Ln

Parcel ID#: 24-37-26-CI-31-16

Legal Description: COCOA OCEAN BEACH SUBD LOT 16 BLK 31

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.

Code Section/Violation(s): 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.

6. **Case No. DSCE-24-24**

Respondent: Sahf, Mark

Address of Property: 126 W Alachua Ln

Parcel ID#: 24-37-27-CI-30-13

Legal Description: COCOA OCEAN BEACH SUBD LOT 13 BLK 30

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.

Code Section/Violation(s): 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.

C. Compliance (Massey) Hearing

1. **Case No. CBPD-23-476**

Respondent: Greene, Joseph

Address of Property: REDACTED

Parcel ID#: REDACTED

Legal Description: REDACTED

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.

D. Adjournment

The next regular meeting of the Code Enforcement Special Magistrate will be held on June 12, 2024.

Note: 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.

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.