



Meeting Agenda
Wednesday, July 10, 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. CBPD-23-711
Respondent: BEACH STREET PLACE LLC
Address of Property: 366/368 N THIRD ST. COCOA BEACH, FL 32931
Parcel ID#: 25-37-10-81-113-8
Legal Description: COCOA BEACH, 7TH ADDN TO LOTS 8,9 BLK 113

Code Section/Violations:

Sec. 6-11. - Property maintenance code adopted.

IPMC Section 302 Exterior Property Areas 302.1 Sanitation. Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

IPMC Section 302 Exterior Property Areas. 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Section 304 Exterior Structure. 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound

and sanitary so as not to pose a threat to the public health, safety, or welfare.

Sec. 10-22. - Enumerated conditions prohibited, declared nuisance; notice of violations, penalty. The existence of debris, rubbish, trash, tin cans, papers, garbage, unlicensed motor vehicles, deteriorated building materials exposed to weather; grass exceeding twelve (12) inches in height.

Section 3-32. - Fences and walls. N. Commercial trash dumpster enclosures. All commercial trash dumpsters and their holding areas shall be wholly enclosed within an opaque enclosure on three (3) sides, with an operable opaque gate on the access side.

Sec. 10-6. - Mandatory mechanical containers. (a) Any multifamily building or any owner, lessee, or licensee of a commercial establishment which produces in excess of fourteen (14) cubic yards of refuse per month shall store such refuse in a mechanical container, provided adequate space is available on the premises for the location of the container. (b) Any construction project on which a building permit with a construction value in excess of three thousand dollars (\$3,000.00) has been issued shall be serviced during construction by a mechanical dumpster or roll off container unless the refuse therefrom is removed daily.

C. Compliance (Massey) Hearing

1. Case No. DSCE-24-21 and DSCE-24-24 Consolidated
Respondent: Sahf, Mark
Address of Property: 104 W Leon Ln, 126 W Alachua Ln
Parcel ID#: 24-37-26-CI-31-16, 24-37-27-CI-30-13
Legal Description: COCOA OCEAN BEACH SUBD LOT 16 BLK 31, 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.

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.

Section 2-06. - RS-1 single-family residential district. A. Scope. The regulations contained herein shall apply to all RS-1 single-family residential districts which are consistent with the low density residential classification as designated on the future land use map of the Cocoa Beach Comprehensive Plan. B. Purpose. This district is intended for single-family residential structures which preserve and enhance the low-density neighborhood values and character. C. Permitted principal uses and structures. 1. Single-family dwellings. 2. Community residential homes, level I. 3. Minor public utility structures owned, operated or supervised by the city. 4. Family day care in accordance with F.S. § 402.302(8).

Sec. 6-4. - Administration. (c) Permits. (1) Permit and permit fee required. It shall be unlawful for any person, firm or corporation to construct, erect, alter, repair, enlarge, move, or demolish any building or structure; or to erect, install, enlarge, alter, repair, remove, correct, or replace any electrical, gas, mechanical or plumbing system, or cause any such work to be done within the City of Cocoa Beach without first making application and obtaining a permit therefore from the building department, and upon payment of fees as adopted herein.

D. Adjournment

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.