



Meeting Agenda
Wednesday, September 11, 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. DSCE-24-46
Respondent: Minh Chi Ta and Van Thi Le
Address of Property: 5840 N Atlantic Ave Cocoa Beach FL 32931
Parcel ID#: 24-37-26-CG-102-1
Legal Description: AVON BY THE SEA LOTS 1, 2 & 3 AND W 1/2 OF LOT 4
BLK 102

Code Section/Violations: Sec. 13-21. - Doing business without a license/temporary permit; false statement in application. It shall be unlawful for any person, firm, or corporation to engage in any business, occupation, pursuit, profession, or trade, or to keep or maintain any institution, establishment, article, utility, or commodity, without first procuring and paying for a license so to do, as required by this chapter.

2. Case No. DSCE-24-136
Respondent: Rachael Aragon
Address of Property: 645 S Atlantic Ave Cocoa Beach FL 32931
Parcel ID#: 25-37-14-DD-7-7
Legal Description: COCOA BEACH LOT 7 RESUBD BLK 7

Code Section/Violations: Sec. 13-2. - License/permit required. Any nonexempt person, corporation, firm, partnership, joint venture, syndicate, or other group or combination acting as a unit, association or corporation, estate, trust business, trust, trustee, executor, administrator, receiver, or other fiduciary who maintains a business location or branch office within the city for the privilege of engaging in or managing any business, profession, or occupation not exempt by general law, shall first procure a license from the occupational license administrator by paying the amount of license fee provided therefore. Occupational licenses will only be issued when a business is located within the city limits of Cocoa Beach, Florida and has an address in a permanent or portable structure. When the business location is in a temporary structure, only a temporary permit will be issued. For purposes of this section, a business location includes a rental unit and a rental unit located within the municipal boundaries of the city is considered a business location.

Sec. 26.5-21. - Registration required. Every vacation rental owner, either personally or through an agent, shall register with the City of Cocoa Beach utilizing forms promulgated by the city and/or the city's third-party vendor responsible for such registrations. A separate registration shall be required for each vacation rental. The operation of a vacation rental without registration after the date registration is required shall be a violation of this ordinance, except in the instance of providing accommodations to fulfil a pre-existing contract as provided hereinafter. Every day of such operation without registration shall constitute a separate violation.

Sec. 26.5-53. - Maximum occupancy based on site capacity/limitations/grandfathering/previous rentals. (a) The maximum occupancy of a vacation rental shall be stated in the vacation rental registration form, and shall be limited to the lesser of: (1) Two (2) occupants (as defined herein) per bedroom (as defined herein), plus two (2) occupants. (2) A total of eight (8) occupants per vacation rental.

3. Case No. DSCE-24-203

Respondent: Mark Sahf Jr. and Mandy Thomas

Address of Property: 104 W Leon Cocoa Beach FL 32931

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

Legal Description: COCOA OCEAN BEACH SUBD LOT 16 BLK 31

Sec. 6-4, (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.

4. Case No. DSCE-24-252

Respondent: Mark Sahf Jr. and Mandy Thomas

Address of Property: 104 W Leon Cocoa Beach FL 32931

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

Legal Description: COCOA OCEAN BEACH SUBD LOT 16 BLK 31

Repeat Violation: The Special Magistrate ordered: "The properties are, or have been, being utilized by the Respondent as, in essence, mini motels with rooms that are separately rented, which is not permitted...." *** "The Respondent shall cease and desist in renting the properties 30 days from May 8, 2024." Respondent continues to violate both these portions of the Order.

C. Unfinished Business

1. Consolidated Case No. 24-21 AND 24-24

Respondent: Mark Sahf

Address of Properties: 104 W Leon Ln AND 126 W Alachua Ln Cocoa Beach, FL 32931

Parcel ID#: 25-37-26-CI-31-16 AND 25-37-26-CI-31-30-13)

Legal Description: COCOA OCEAN BEACH SUBD LOT 16 BLK 31 AND COCOA OCEAN BEACH SUBD LOT 13 BLK 30

Code Section/Violations: AFFIDAVIT OF COMPLIANCE

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.