



Meeting Agenda
Wednesday, February 12, 2025

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-24-317
Respondent: K GENE HARRIS
Address of Property: 126 E GADSDEN LN
Parcel ID#: 24-37-35-CJ-22-12
Legal Description: COCOA OCEAN BEACH SUBD REPLAT NO 1 LOT 12
BLK 22

Code Section/Violations: Chapter 13 - LICENSES AND BUSINESS TAXES. Sec. 13-2. - License/permit required. Anyone who maintains a business location within the city shall first procure a license from the occupational license administrator by paying the amount of license fee provided therefore.

Chapter 26.5 - VACATION RENTALS. Sec. 26.5-21. - Registration required. Every vacation rental owner shall register with the City of Cocoa Beach. The operation of a vacation rental without registration after the date registration is required shall be a violation of this ordinance.

Chapter 26.5 - VACATION RENTALS. 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.

Case No. 24-319

Respondent: BAYVIEW CAPITAL GROUP LLC

Address of Property: 329 CEDAR AVE

Parcel ID#: 25-37-10-75-*-61

Legal Description: CONVAIR COVE LOT 61

Code Section/Violations: Chapter 13 - LICENSES AND BUSINESS TAXES. Sec. 13-2. - License/permit required. Anyone who maintains a business location within the city shall first procure a license from the occupational license administrator by paying the amount of license fee provided therefore.

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2. Case No. DSCE-24-378

Respondent: THERESA A RIENDEAU TRUSTEE

Address of Property:

Parcel ID#: 25-37-10-81-114-7

Legal Description: COCOA BEACH, 7TH ADDN TO LOT 7 BLK 114

Code Section/Violations: Chapter 28 - STORMWATER MANAGEMENT AND POLLUTION PREVENTION. Sec. 28-31. - Discharges to the municipal [separate] storm sewer system. (a) No discharge to the city's storm sewer system ("MS4") shall be permitted to impair the operation of the MS4 or contribute to the failure of the MS4 to meet any local, state or federal requirements, including, but not limited to, NPDES permits.(b) Stormwater discharges to the MS4 from industrial, commercial

or construction activities and from new development or redevelopment projects are required to obtain appropriate local, state and/or federal permits prior to discharging the MS4.(c) Any person determined by the city to be responsible for a discharge contributing to the failure of the city's MS4 to comply with the provisions and conditions of an NPDES permit shall be guilty of a violation of this chapter and shall provide corrective measures as determined necessary by the NPDES stormwater permit manager, and shall be liable for fines and damages.

Chapter 26 - TRAFFIC. Sec. 26-10. - Parking on public rights-of-way. (a) Scope. The regulations herein this section shall apply to all house trailers, semitrailers, trailers, and commercial motor vehicles, as defined in Section 316.003, Florida Statutes. (b) Purpose and intent. The City of Cocoa Beach City Commission finds that the parking of certain vehicles defined above on public roads, streets or alleys could be hazardous to the citizens of Cocoa Beach by restricting visibility and impeding the free and safe flow of traffic thereon. Therefore, it is the purpose and intent of this ordinance to prohibit parking of certain vehicles during specific hours in the City of Cocoa Beach. Passenger cars and straight trucks that are not defined as commercial motor vehicles are specifically exempted from this section of the Code. (c) Regulations regarding parking of house trailers, semitrailers, trailers and commercial motor vehicles. Except as otherwise provided herein, no house trailers, semitrailers, trailers or commercial motor vehicles shall be parked or stored on any public rights-of-way, street or roadway in the City of Cocoa Beach at any time between the hours of 7:00 p.m. and 7:00 a.m.

C. Compliance (Massey) Hearing

1. Case No. 24-245

Respondent: Brendon Miller

Address of Property: 162 Bimini Rd

Parcel ID#: 25-37-03-01-*-8

Legal Description: COCOA ISLES 9TH ADDN SEC A LOT 8

Code Section/Violations: Chapter 13 - LICENSES AND BUSINESS TAXES. Sec. 13-2. - License/permit required. Anyone maintaining a business location 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.

Chapter 26.5 - VACATION RENTALS. Sec. 26.5-21. -
Registration required. Every vacation rental owner shall register with the City of Cocoa Beach. The operation of a vacation rental without registration after the date registration is required shall be a violation of this ordinance.

2. Case No. 24-259

Respondent: Richard Borer

Address of Property: 1034 Bali Road

Parcel ID#: 25-37-10-CW-I-12

Legal Description: COCOA ISLES 4TH ADDN LOT 12 BLK I

Code Section/Violations: 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.

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.