



**Meeting Agenda
Wednesday, March 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. 24-32

Respondent: David and Stephanie Bailey

Address of Property: 137 Bahama Blvd.

Parcel ID#: 25-37-03-79-*-20

Legal Description: COCOA ISLES 5TH ADDN REPLAT LOT 20

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.

ARTICLE II. - VACATION RENTAL REGISTRATION. 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.

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.

2. Case No. 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

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3. 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

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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 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.

ARTICLE II. - VACATION RENTAL REGISTRATION. 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.

D. Unfinished Business

1. Case No. 24-136

Respondent: Rachael Aragon

Address of Property: 645 S Atlantic Ave

Parcel ID#: 25-37-14-DD-7-7

Legal Description: COCOA BEACH LOT 7 RESUBD BLK 7

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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E. 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.