



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF COCOA BEACH, FLORIDA
COCOA BEACH COUNTRY CLUB
5000 TOM WARRINER BOULEVARD
February 21, 2024
9:00 A.M.

CALL TO ORDER: The meeting was called to order by the Special Magistrate at 9:00 A.M. The Special Magistrate swore in all members giving testimony.

Administrative Members Present:

Lonnie N. Groot, Special Magistrate
Robin Reiland, Code Enforcement Officer
Kacee Crawford, Clerk

The Special Magistrate approved the minutes of the previous meeting and explained the statutory requirements which establish the Code Enforcement Special Magistrate Hearing. He informed the Respondents as to the manner in which the hearings should be conducted and elaborated on the procedures for appeals.

NEW CASES:

1. Case No. 23-476

Respondent: Greene, Joseph
Address of Property: 337 Jack Drive
Parcel ID#: 24-37-27-01-*_09
Legal Description: Unknown

Code Section/Violation(s): **Sec 6-4 (c) Permits.** (1) Permit and permit fee required. It shall be unlawful to construct, erect, alter, repair, enlarge, move, 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.

Section 3-32. - Fences and walls. L. Residential properties. On properties designated for residential uses, the following shall apply: **5.** Portions of *fences* constructed within fifteen (15) feet of a waterway may be constructed to a maximum height of four (4) feet.

Code Enforcement Officer Robin Reiland provided an overview of the Case history and presented exhibits for review. Officer Reiland testified that the Respondent constructed a fence without permits and over the maximum height requirement of four (4) feet. Officer Reiland testified that a permit would no longer be required but that the fence height would still need to come into compliance per code herein. Officer Reiland testified that he had been in contact with the Respondent's legal representation and an agreement had been reached.

Associate Attorney Caitlin Lewis spoke in representation of the Respondent. Associate Attorney Lewis confirmed that the Respondent agreed to bring the fence into compliance within a reasonable time frame.

Code Enforcement Special Magistrate Ordered that the Respondent is found in violation; and shall be given until April 9, 2024 to come into compliance or a fine will be imposed in the amount of twenty-five dollars (\$25.00) per day thereafter until found in compliance. The Respondent shall be responsible to notify the Code Enforcement Officer to verify compliance.

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2. 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.

Code Enforcement Officer Robin Reiland requested the case be postponed per the request of the Respondent. Code Enforcement Special Magistrate Ordered the case be postponed until the next Special Magistrate hearing.

3. 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.

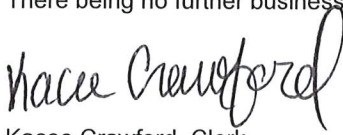
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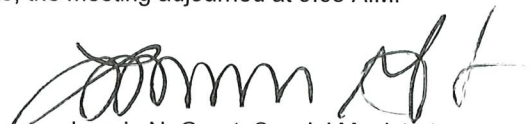
NEXT MEETING:

The next regular of the Code Enforcement Special Magistrate meeting will tentatively be held on March 13, 2024.

ADJOURNMENT:

There being no further business to come before the Special Magistrate, the meeting adjourned at 9:08 A.M.


Kacee Crawford, Clerk
May 9 2024


Lonnie N. Groot, Special Magistrate
Approved May 9, 2024