



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF COCOA BEACH, FLORIDA
COCOA BEACH COUNTRY CLUB
5000 TOM WARRINER BOULEVARD
May 8, 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
Kacee Crawford, Code Enforcement Officer
Gretchen R. Vose, City Attorney

The Special Magistrate 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. 23-597

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): **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 Kacee Crawford stated that the Respondent was found to be in compliance and that no further action needed to be taken.

The Respondent was not present as he was informed of his compliance.

Special Magistrate found the Respondent to be in compliance and issued an order of compliance.

2. 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): **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

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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.

Code Enforcement Officer Kacee Crawford introduced the case to the Special Magistrate.

The Respondent was not present, but was represented by his attorney, Nathan Meloon. City Attorney Gretchen R. Vose was present and facilitated an agreement with Mr. Meloon. The attorneys agreed to consolidate the cases DCSE-24-21 and DSCE-24-24. They agreed to allow the Respondent to honor their bookings for the next 30 days so as not to disrupt the travel plans of the renters on such short notice. They also agreed that within 30 days, the Respondent would register their vacation rental with the City. Additionally, the Respondent would obtain their business tax license with the City. They agreed that the homes would no longer be used as mini-motels and would obtain any necessary permits to return the home to a single-family residence, and to allow the City to complete inspections of the properties without obtaining additional warrants

The Special Magistrate accepted the agreement and issued the findings of fact, conclusion of law and order affirming the stipulations listed above.

6. Case No. DSCE-24-24

Respondent: Sahf, Mark
Address of Property: 126 W Alachua Ln
Parcel ID#: 24-37-27-CI-30-13
Legal Description: 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.

Case was consolidated with Case No. DSCE-24-21 above.

Compliance (Massey) Hearing:

1. Case No. CBPD-23-397

Respondent: Greene, Joseph
Address of Property: 337 Jack Drive
Parcel ID#: 24-37-27-01-*09
Legal Description: Bayview Park Section 2 Lot 9

Code Section/Violation(s): **Section 3-32. - Fences and walls. L. (5).** Portions of fences constructed within fifteen (15) feet of a waterway may be constructed to a maximum height of four (4) feet, of the City of Cocoa Beach Code of Ordinances.

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Code Enforcement Officer Kacee Crawford provided an overview of the case history and presented the exhibits for review. Officer Crawford testified that the Respondent had come into compliance. Officer Crawford issued an affidavit of compliance into evidence.

The Respondent nor his attorney were present as they had been informed of his compliance and given a copy of the affidavit of compliance.

The Special Magistrate found the Respondent to be in compliance and issued an order of compliance.

NEXT MEETING:

The next regular of the Code Enforcement Special Magistrate meeting will tentatively be held on June 12, 2024.

ADJOURNMENT:

There being no further business to come before the Special Magistrate, the meeting adjourned at 9:38 A.M.


Kacee Crawford, Clerk


Lonnie N. Groot, Special Magistrate