



**Meeting Agenda  
Wednesday, August 13, 2025**

**9:00 AM**

**REGULAR**

**Cocoa Beach City Hall  
2 South Orlando Ave.  
Cocoa Beach, Florida 32931**

**WELCOME**

- A. Call to Order
  - 1. Roll Call
  - 2. Approval of Minutes
- B. New Cases
  - 1. Case No. 24-282 - Violations of Section 13-2. - License/permit required, City of Cocoa Beach Code of Ordinances; (400 S Atlantic Ave) Beach Street Place LLC, Property Owner.
  - 2. Case No. 24-370 - Violations of Section 13-2. - License/permit required, City of Cocoa Beach Code of Ordinances; Sec. 26.5-21. - Registration required, City of Cocoa Beach Code of Ordinances; Sec. 26.5-53. - Maximum occupancy based on site capacity/ limitations/ grandfathering/ previous rentals, City of Cocoa Beach Code of Ordinances; Sec. 13.1-4. Specific misleading advertisements prohibited; punishments, City of Cocoa Beach Code of Ordinances; (127 Antigua Dr.) Lakshika and Priyantha Ranaweera, Property Owners.
  - 3. Case No. 25-25 - Violations of Section 13-2. - License/permit required, City of Cocoa Beach Code of Ordinances; Sec. 26.5-21. - Registration required, City of Cocoa Beach Code of Ordinances; (138 Esther Dr.) Isabella and Sieglinde Raymond, Property Owners.
  - 4. Case No. 25-99 - Violations of Section Sec. 22-3.5 - Maintenance of abutting public rights-of-way, City of Cocoa Beach Code of Ordinances; Sec. 10-22. - Enumerated conditions prohibited, declared nuisance; notice of violations, penalty, City of Cocoa Beach Code of Ordinances; Sec. 15-23.1. - Nuisance; designated personal property under certain conditions, City of Cocoa Beach

Code of Ordinances; Sec. 10-5. - Accumulation and disposal, City of Cocoa Beach Code of Ordinances; (54 Colonial Dr.) James Nance, Property Owner.

5. Case No. 25-157- Violations of Sec. 26.5-53. - Maximum occupancy based on site capacity/ limitations/ grandfathering/ previous rentals, City of Cocoa Beach Code of Ordinances. Sec. 13.1-4. Specific misleading advertisements prohibited; punishments, City of Cocoa Beach Code of Ordinances. Sec.26.5-58. Violations of this chapter, City of Cocoa Beach Code of Ordinances. (79 s Brevard Ave) Francis Duggan, Property Owner.

### C. Adjournment

Note: more than one member of the City Commission 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 City Clerk at (321-868-3286), no later than 4:00 p.m., at least 48 hours prior to the meeting.