



**Meeting Agenda
Wednesday, September 10, 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
- C. Compliance (Massey) Hearing
 - 1. Case No. 24-95 - Violations of Section 13-2 License/permit required, City of Cocoa Beach Code of Ordinances; Section 5-04 (N) Prohibited signs, City of Cocoa Beach Code of Ordinances; Section 6-4, (c) Permits (1), City of Cocoa Beach Code of Ordinances; Section 19-40 (a, f, i) General requirements, City of Cocoa Beach Code of Ordinances; Section 19-32 (a, b 14) Regulations, City of Cocoa Beach Code of Ordinances; Section 19-43 Existing gravity grease interceptor design/installation and requirements, City of Cocoa Beach Code of Ordinances; and Section 19-50 Best management practices and accidental discharge prevention, City of Cocoa Beach Code of Ordinances; (211 E Cocoa Beach Cswy) Twisted Tides C/O Joseph Holstein, Business Owner.
 - 2. Case No. 25-91 - Violations of Section Sec. 26.5-21. - Registration required, City of Cocoa Beach Code of Ordinances; Sec. 13-2. - License/permit required, City of Cocoa Beach Code of Ordinances; (300 S Orlando Ave) Michael Saracco, Property Owner.
- D. Rehearing
 - 1. 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.

E. 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.