

CITY OF COCOA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE
MINUTES
May 14, 2025

A. Call to Order

1. Roll Call
2. Approval of Minutes

Mr. Lonnie Groot approved the minutes

3. Adopt Special Magistrate Rules of Procedure

Mr. Lonnie Groot explained the Magistrate meeting process.

B. Massey Cases

1. **Case No. 23-338** - Violations of Section 6-4 (c) Permits. (1) Permit and permit fee required. It shall be unlawful for any person, firm or corporation to construct, erect, alter, repair, enlarge, move, or demolish any building or 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; (225 Minutemen Cswy) Cathy and Emerald Eberhart, Property Owners.

Ms. Danielle Crawford, Code Enforcement officer, stated that she wants this case dismissed. Mr. Groot explained that it is not typical for a government agency to admit fault and made a dismissal of the case.

C. New Cases

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.

Mr. Holstein was not present.

Ms. Crawford shared her evidence against the business. Stated they have not completed the BTR process and added that most of the issues were utilities. She shared several violations and asked that the respondent be ordered to comply with the violation and to correct utilities violations and remove the open flag.

Mr. Groot stated that the non-compliance of the BTR is a fine is \$250. followed by \$100 a day. The city is asking for 30 days to come into compliance before fines are issued.

Mr. Groot ordered that the respondent has until June 13th 2025 to come into compliance or will be fined \$100 and then \$200 a day thereafter.

2. **Case No. 24-143** - Violations of Section PERMITS [A] 105.1 Required, Florida

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Building Code; INSPECTIONS [A] 110.1 General, Florida Building Code; Section 304.1 General, International Property Maintenance Code; Section 304.6 Exterior walls, International Property Maintenance Code; 304.13 Window, International Property Maintenance Code; Section 303.1 Swimming pools, International Property Maintenance Code; (123 Sunset Dr.) Kathleen Behrmann, Property Owner.

Ms. Crawford entered her packet and PowerPoint into evidence. Stated the case started in March of 2023 and the building permit has expired. The work currently done has exceeded the permit time. Stated that they sent out a notice to update their permits for work being done and added some issues were addressed after a courtesy notice. Ms. Crawford shared their updated building permit. They're waiting on one more approval. stated that the new permit addresses all of the violations on the property. The city is asking for 30 days for permits to be issued after that they have 6 months to complete the issues. If not done in 30 days they would do a Masey hearing in which the fines will be determined, then.

Ms. Renee Crump reiterated the new building permit addresses the violations. and that they're waiting on permits for the windows.

Mr. Groot ordered that the respondent complete building process in 30 days or a Masey hearing will had.

3. **Case No. 24-176** - Violation of Sections 6-4 (c 1) Permits, City of Cocoa Beach Code of Ordinances; Section. 13-2 License/permit required, City of Cocoa Beach Code of Ordinances; (140 N Brevard Ave) FDK INC, Property Owner.

FDK Inc. representative Not Present. Ms. Crawford shared her evidence about awnings being built without permits. entered a packet into evidence. stated the btr was paid. Asked for 30 days to come into compliance or have a Masey hearing for fines.

Mr. Groot put into order to have 30 days for compliance or have fines issued.

4. **Case No. 25-46** - Violations of Section PERMITS [A] 105.1 Required, Florida Building Code; INSPECTIONS [A] 110.1 General, Florida Building Code; Section 10-5. - Accumulation and disposal, City of Cocoa Beach Code of Ordinances; Section 10-22 Enumerated conditions prohibited, declared nuisance; notice of violations, penalty, City of Cocoa Beach Code of Ordinances; Section 302.1 Sanitation, International Property Maintenance Code; Section 304.5 Foundation walls, International Property Maintenance Code; Section 304.6 Exterior walls, International Property Maintenance Code; Section 309.1 Infestation, International Property Maintenance Code; (1350 S Atlantic Ave) Mary Goldcamp, Property Owner.

Ms. Goldcamp was not present. Ms. Crawford enter a packet into evidence. Ms. Crawford shared history on this case sharing various violations throughout the years. stated that the property was deemed unsafe in April 2020. Nothing has been addressed since and has gotten worse. She stated that she has been speaking with the

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respondent over the phone. but no actions have been taken to address the issues. Several images were shown showing the structural and infestation issues from April 10th, 2025.

Ms. Crawford stated that the city is asking that the respondent was asked to comply immediately. Mr. Groot suggested a \$250 a day fine.

Mr. Groot Ordered that the respondent comply immediately. order will be sent by mail. Should they not comply immediately a fine of \$250 a day will be imposed.

D. Adjournment

The meeting adjourned at 9:38 A.M.

X

Danielle Crawford
Code Enforcement Officer

X



Lonnie Groot
Special Magistrate