

CITY OF COCOA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE
MINUTES
August 13, 2025

A. Call to Order

The meeting was called to order at 8:59 A.M.

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.

This Case was dismissed.

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.

This case was dismissed

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.

this case was dismissed

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.

Mr. Lonnie Groot, Special Magistrate, called for James Vance. He was not present. Ms. Danielle Crawford, Code Enforcement Officer, entered a PowerPoint into evidence, sharing her findings against the respondent. Shared images of vehicles on the sidewalk and missing valid registration. On April 7th, a notice was left. She shared photos of non-compliance after months. A notice of violation and hearing was posted on the door. The property remains in non-compliance.

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Mr. Groot construed the code of maintenance of right of way, stated that the property owner is in encroachment.

The city recommended the following fine if not in compliance by August 20th, 2025:
\$100 first day, \$150 each day.

Mr. Groot put into order the suggested fines until all code provisions have been put into compliance.

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.

Ms. Brooke Oxreider, Code Enforcement Officer, presented a PowerPoint showing examples of advertisements that appear to promote combined units with a higher total occupancy. She stated that a courtesy letter had been sent on June 23, 2025, and noted that the misleading issue relates to the titles of the listings showing a maximum occupancy higher than the code allows.

Mr. Francis Duggan responded, stating that he operates four separate units and limits each to five occupants, which is below the allowed maximum. He emphasized the professionalism and cleanliness of his properties, presented supporting documents and licenses, and stated that the practice of advertising combined units is common in other cities. He also claimed the advertisements are not duplicated across multiple platforms and that guests are not being misled.

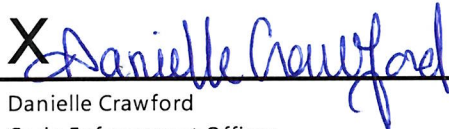
Ms. Oxreider reiterated that the violation is specifically about the wording of the advertisements and that each unit has a maximum of six occupants (for a total of 24 across the four units). Mr. Groot clarified that there is no evidence Mr. Duggan rents beyond the allowed occupancy and confirmed that the only issue is the misleading language in the advertisements. Mr. Duggan responded that parts of the advertisement were automatically generated by Airbnb.

After discussion regarding the wording of the advertisement, Mr. Groot and Mr. Brian Palmer, Deputy Director, advised that the advertisements must be revised so the occupancy and number of bedrooms are clearly and accurately represented. They dismissed sections 26.5-53 and 26.5-58 regarding other potential violations but gave Mr. Duggan has two weeks to correct the misleading language. A Massey hearing is scheduled for September 10th to confirm compliance.

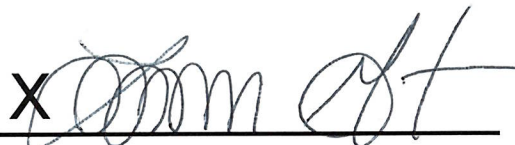
C. Adjournment

meeting was adjourned at 9:39 A.M.

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X 

Danielle Crawford
Code Enforcement Officer

X 

Lonnie Groot
Special Magistrate