Agenda
City of Cocoa
Code Enforcement Board Regular Meeting

May 21, 2026
6:00 PM
Community Services Department
Code Enforcement Division
65 Stone St
Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Swearing in Officers

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of May 21, 2026.
2. Minutes: Regular Meeting of January 15, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE26-227 / 930 Peachtree St. Cocoa, FL 32922, Pinukumar Patel property owner of 930 Peachtree St. Cocoa, FL 32922, in violation of the following City Codes.

    1. City Code Chapter 12 – Local Business Taxes. Sec. 12-15. - Penalty for doing business without a local business tax receipt.
    2. City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES USE. When the mobile vending unit will be operating on private property, the vehicle must be parked when in operation within an area on the property specifically authorized for a mobile vending unit on the property owner's city-approved master site plan. If the property owner does not have specific site plan approval for a mobile vending unit on the master site plan, the property owner shall be required to obtain supplemental site plan approval by the city manager before the mobile vending unit may operate on the subject property. For purposes of obtaining supplemental site plan approval, the property owner shall submit a site plan or detailed sketch depicting the proposed location of the mobile vending unit operations; all parking spaces, entrances and exits to and

from the site; and distances from any buildings or structures, sidewalks, rights-of-way, fire hydrants, fire lanes and landscaped areas, and such other information or documentation deemed by the city manager to be reasonably necessary to authorize a mobile vending unit on the subject property in a manner that is compatible with the existing uses on the subject property and the surrounding area and protects the public health, safety and welfare of the citizens of the city. The mobile vending unit area must be on a paved surface and not exceed an area of six hundred (600) square feet unless the city manager determines more area is required and the subject property clearly has ample space to support a larger sales area. The approved area must not adversely affect existing uses on the subject property or the flow of pedestrian and vehicular traffic on the developed site. There must be an adequate number of parking spaces available for the general public visiting the developed site. Supplemental site plan approval granted by the city manager under this subsection is subject to being suspended or revoked pursuant to subsection (H) or at such time the master site plan is revoked or modified by the planning and zoning board or city council.

3. City Code Chapter 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1204. – Water system. (a)- Generally. Which states: Generally. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Florida Building Code.

4. City Code Chapter. 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1302. – Mechanical equipment. (a). - Mechanical appliances. Which states: Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

2. CE26-01216 / 516 S Wilson Ave. Cocoa FL, 32922 / William Rivera (River International, LLC) property owner of 516 S Wilson Ave. Cocoa FL, in violation of the
following City Codes.
City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards.
Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous
buildings. Section 6-600- Generally.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III -Property
Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B)

3. CE26-000233 / 1035 W King St. Cocoa FL, 32922 / Priyangini Patel (P & P Investments of Florida LLC) property owner of 1035 W King St. Cocoa FL, in violation of
the following City Codes.
City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III –
Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B)

City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.-
Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.-
Exterior property areas.
Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. - District and
Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures.
City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5.
-Visual screens (fences, walls, hedges) (G) Maintenance. Maintenance.

City Code Chapter 6 -Buildings, Construction, and Property Regulations. Article III. -
Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements.
Section 6-1303. -Electrical Facilities. (c) Electrical system hazards. Where it is found that
the electrical system in a structure constitutes a hazard to the occupants or the
structure by reason of inadequate service, improper fusing, insufficient receptacle
and lighting outlets, improper wiring or installation, deterioration or damage, or for
similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.

City Code Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off-
site advertising / billboard regulation. (H) All signs shall be maintained to be visually and
aesthetically pleasing, i.e. pole and sign mainframe shall be freshly painted and rust
free, the sign face shall be free of pealing paint or general disrepair

4. CE25-001876/ 2471 W SHERWOOD CIR COCOA FL 32926

Geneva A Bonney, property owner of 2471 W SHERWOOD CIR COCOA FL 32926, in violation of the following City Codes:
(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards, Sec. 6-1003- Exterior Structure (g)

5. CE26-000126/ 1110 MYRTLE LN COCOA FL 32922
David J. Gossett, property owner of 1110 MYRTLE LN COCOA FL 32922, in violation of the following City Codes:
(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standard , Sec. 6-901- Accumulation (1)- All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.
(2) City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2) — Major recreational equipment stored forward of the front building line shall be parked within the established paved driveway.

6. CE25-000731/ 1116 Bristol Dr. Cocoa, FL 32922
Ramroop, Jagwanti property owner of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Codes.
(1) City of Cocoa Code Appendix A. Art. XV. Sec. 2 (A) — No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefore has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor

has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars ($500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

IV. Non-Compliance:

V. Manager Announcements: Status update for cases.

VI. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on June 18, 2026.

VII. Adjournment:

NOTICE TO THE PUBLIC:
This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they 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.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the Code Enforcement Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting or by calling (321)-433-8508.

CODE BOARD AGENDA ITEM

Memo Date:	04/20/2026
Agenda Date:	5/21/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Approve the agenda of the May 21, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:
Approve the agenda of the May 21, 2026, Code Board Meeting as presented or with amendments.

Code Enforcement Division
65 Stone St., Cocoa, FL 32922

Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

May 21, 2026
6:00 PM

Opening Matters

1. Call to order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Swearing in Officers

Approval of Agenda & Minutes

1. Approval of Meeting Agenda: May 21, 2026
2. Approval of Minutes for January 15, 2026
3. Submittal of Document Packet

CASES

1. CE-26-227 – 930 Peachtree St
2. CE-26-1216 – 516 S Wilson
3. CE-26-233 – 1035 W King St.
4. CE-25-1876 – 2471 W Sherwood Cir
5. CE-26-126 – 1110 Myrtle Ln
6. CE-25-731 – 1116 Bristol Dr

NON-COMPLIANCE

None

Manager Announcements

Status update for cases.

Next Meeting Date

June 18, 2026

Adjournment

Notice to Public:

This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they 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.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comments from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the [Code Enforcement Board] at [65 Stone St.] Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting May 21, 2026, or by calling (321)-433-8508

CODE BOARD AGENDA ITEM

Memo Date:	04/20/2026
Agenda Date:	5/21/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Approve the minutes of the January 15, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:
Approve the minutes of the January 15, 2026, Code Board Meeting as presented or with amendments.

Code Enforcement Board
Meeting Minutes
January 15, 2026

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, January 15, 2026, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Roberts called the meeting to order at 6:01 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Lloyd Roberts	Chairman
Josue Otero	Vice Chairman
Sharri Scott	Board Member
Dik Muller	Board Member
Gloria Weatherspoon	Board Member
Jody Hatcher	1rst Alternate
Thomas Zimmerman	2nd Alternate

MEMBERS ABSENT:

George Brown Jr.	Board Member

OTHERS PRESENT:

Jason Brimm	Code Enforcement Officer
Nathan Propst	Code Enforcement Officer
Terra Whittington	Code Enforcement Officer
William Burrows	Code Enforcement Officer
Kristin Eick	City Attorney
Darla Crowl	Recording Secretary
Officer Medina	Police Officer
Officer Shaker #39	Police Officer
Officer Anderson #22	Police Officer
Jennifer Justiniano	Acting Director
Councilperson Weeks	Code Enforcement Liaison

The Board Secretary swore in all Staff members giving testimony.

NEW BUSINESS:

1. Election of Code Enforcement Board Chairman

Motion by Mr. Roberts, seconded by Mr. Muller to nominate Mr. Roberts for Chairman. Vote on the motion carried unanimously.

2. Election of Code Enforcement Vice Chairman

Motion by Mr. Otero, seconded by Mr. Roberts to nominate Mr. Otero for Vice Chair. Vote on the motion carried unanimously.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: January 15, 2026

Chairman Roberts noted changes to the agenda (Items complied, tabled and withdrawn)

Motion by Ms. Scott, seconded by Mr. Otero, to approve to the agenda of January 15, 2026. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: November 20, 2025.

Motion by Mr. Otero, seconded by Ms. Scott, to approve to the minutes of November 20, 2025. Vote on the motion carried unanimously.

3. Submit to the record of all documents & notices for all cases on the Agenda.

4. Officer Brimm introduced 2 new Code Officers to the Board. Terra Whittington and William Burrows

CASES:

1. CE-25-1611 – 236 Orange St.

Tabled.

2. CE-25-1641 – 115 Stone St.

Code Enforcement Officer Nathan Propst provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Propst testified that the Property Owner was in violation of ***Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (l) and Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)*** of the City Code.

Code Enforcement Officer Propst requested that the Board find the Property Owner in violation and be given until February 18, 2026 (30 days) to come into compliance or impose a fine of up **to two hundred fifty dollars ($250.00)** ***Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas (l) and up to two hundred fifty dollars ($250.00) Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)*** per day until found in compliance.

Chairman Roberts asked Officer Propst if there had been any contact with anyone at that location. Officer Propst confirmed that no contact had been made except by certified mail which was returned with no signature. Officer Propst explained this property is near City Hall and goes by frequently and has not seen anyone for contact. More discussion amongst the Board members and staff.

Motion by Ms. Scott, seconded by Mr. Muller, to approve Staff's recommendation *and* find the Property Owner in violation. Vote on the motion carried unanimously.

3. CE-25-1605 – 144 Lynell Ln

Code Enforcement Officer Nathan Propst provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Propst testified that the Property Owner was in violation of ***Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) and Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5)*** of the City Code.

Code Enforcement Officer Propst requested that the Board find the Property Owner in violation and be given until February 18, 2026 (30 days) to come into compliance or impose a fine of up **to two hundred fifty dollars ($250.00)** ***Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) and up to two hundred fifty dollars ($250.00) Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5) per*** day until found in compliance.

Chairman Roberts had questions for Officer Propst about the extension cord going from property to the other. Officer Propst explained as of the last inspection the extension cord was gone. Ms. Scott had question about the city property and the property the violation was on. Attorney Eick asked if each violation was two hundred fifty dollars fine ($250.00). More discussion amongst the Board members and staff.

Motion by Vice Chair Otero, seconded by Ms. Scott, to approve Staff's recommendation *and* find the Property Owner in violation. Vote on the motion carried unanimously.

4. CE-25-1566 – 2414 Tulane Dr.

Complied.

5. CE-25-1565 – 2909 Ithaca Ct.

Complied.

6. CE- 25-1646 – 1335 W King St.

Complied.

7. CE-25-739 -126 Orange St

Tabled.

8. CE-25-740 – 127 Orange St.

Tabled.

NON-COMPLIANCE:

None

Manager Announcements:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on February 19, 2026.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:31 PM.

Approved on this _____ day of _____, 2026.

_____
Lloyd Roberts, Chairman

_____
Darla Crowl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date:	05/08/2026
Agenda Date:	5/21/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Pinukumar Patel of 930 Peachtree St. Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

1. City Code Chapter 12 – Local Business Taxes. Sec. 12-15. — Penalty for doing business without a local business tax receipt.
2. City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES USE. When the mobile vending unit will be operating on private property, the vehicle must be parked when in operation within an area on the property specifically authorized for a mobile vending unit on the property owner's city-approved master site plan. If the property owner does not have specific site plan approval for a mobile vending unit on the master site plan, the property owner shall be required to obtain supplemental site plan approval by the city manager before the mobile vending unit may operate on the subject property. For purposes of obtaining supplemental site plan approval, the property owner shall submit a site plan or detailed sketch depicting the proposed location of the mobile vending unit operations; all parking spaces, entrances and exits to and from the site; and distances from any buildings or structures, sidewalks, rights-of-way, fire hydrants, fire lanes and landscaped areas, and such other information or documentation deemed by the city manager to be reasonably necessary to authorize a mobile vending unit on the subject property in a manner that is compatible with the existing uses on the subject property and the surrounding area and protects the public health, safety and welfare of the citizens of the city. The mobile vending unit area must be on a paved surface and not exceed an area of six hundred (600) square feet unless the city manager determines more area is required and the subject property clearly has ample space to support a larger sales area. The approved area must not adversely affect existing uses on the subject property or the flow of pedestrian and vehicular traffic on the developed site. There must be an adequate number of parking spaces available for the general public visiting the developed site. Supplemental site plan approval granted by the city manager under this subsection is subject to being suspended or revoked pursuant to subsection (H) or at such time the master site plan is revoked or modified by the planning and zoning board or city council.

3. City Code Chapter 6 — Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1204. – Water system. (a)- Generally. Which states: Generally. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Florida Building Code.
4. City Code Chapter. 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1302. – Mechanical equipment. (a). -Mechanical appliances. Which states: Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

BACKGROUND:

On January 28th, 2026, Officer Propst made the following note;
I spoke with Mr. Patel at the store and he stated that he has been out of country for a while dealing with his spouse's health issues. The door is open to the shop and people are sitting at the entry way while waiting for the food truck that he allowed to park on his property. There is no water or power to the building and I do not see any evidence of business being conducted there.

On January 30th, 2026, Officer Propst made the following note; Upon driving by the store while out with my supervision, I was directed to cite the property owner due to the door being open. The door being open means that business is being conducted. NOV was sent on 2/3/26. Affidavit of posting was completed as well. Follow up due on March 10, 2026.

On March 11th, 2026, Officer Propst made the following note; I am extending the corrective action for this case due to the business no longer keeping the door open. I will reassess in 3 weeks.

On April 8th, 2026, I, Officer Brimm, assumed responsibility for the case and checked the property yesterday. Previously a Notice was mailed out, though it has not been signed for. An Amended Notice will be mailed out regarding the violations. No contact w/ the property owner.

On April 17th, 2026, The Cocoa Police Department Communications Center requested Officer Brimm to respond to the property. An individual was being detained and questioned who was in the property, later released. There was no power or water at the property and the owner wasn't present. Officer Brimm called the owner and spoke to him, made him aware of the violations for the property. Stated he would call back the following day.

The property is still in violation of the following city codes.

1. City Code Chapter 12 – Local Business Taxes. Sec. 12-15. - Penalty for doing business without a local business tax receipt.
2. City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES

USE.

3. City Code Chapter 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1204. – Water system. (a)- Generally.
4. City Code Chapter. 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1302. – Mechanical equipment.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed delivery of Notice of Violation, having receipt. Notice was posted in City Hall. Staff has had on-going communication with owner.

RECOMMENDED MOTION:

Find the property owner, Pinukumar Patel of 930 Peachtree St. Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

1. City Code Chapter 12 – Local Business Taxes. Sec. 12-15. — Penalty for doing business without a local business tax receipt.
2. City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES USE. When the mobile vending unit will be operating on private property, the vehicle must be parked when in operation within an area on the property specifically authorized for a mobile vending unit on the property owner's city-approved master site plan. If the property owner does not have specific site plan approval for a mobile vending unit on the master site plan, the property owner shall be required to obtain supplemental site plan approval by the city manager before the mobile vending unit may operate on the subject property. For purposes of obtaining supplemental site plan approval, the property owner shall submit a site plan or detailed sketch depicting the proposed location of the mobile vending unit operations; all parking spaces, entrances and exits to and from the site; and distances from any buildings or structures, sidewalks, rights-of-way, fire hydrants, fire lanes and landscaped areas, and such other information or documentation deemed by the city manager to be reasonably necessary to authorize a mobile vending unit on the subject property in a manner that is compatible with the existing uses on the subject property and the surrounding area and protects the public health, safety and welfare of the citizens of the city. The mobile vending unit area must be on a paved surface and not exceed an area of six hundred (600) square feet unless the city manager determines more area is required and the subject property clearly has ample space to support a larger sales area. The approved area must not adversely affect existing uses on the subject property or the flow of pedestrian and vehicular traffic on the developed site. There must be an adequate number of parking spaces available for the general public visiting the developed site. Supplemental site plan approval granted by the city manager under this subsection is subject to being suspended or revoked pursuant to subsection (H) or

at such time the master site plan is revoked or modified by the planning and zoning board or city council.

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Code Enforcement Agenda

Check one box

- Code Cases
- Non-Compliance Cases
- Lien Reductions Cases
- Other _____

Agenda Item Name: CE26-227 / 930 Peachtree St. Cocoa, FL 32922, Pinukumar Patel property owner of 930 Peachtree St. Cocoa, FL 32922, in violation of the following City Codes.

(1) City Code Chapter 12 – Local Business Taxes. Sec. 12-15. - Penalty for doing business without a local business tax receipt.

(2) City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES USE. When the mobile vending unit will be operating on private property, the vehicle must be parked when in operation within an area on the property specifically authorized for a mobile vending unit on the property owner's city-approved master site plan. If the property owner does not have specific site plan approval for a mobile vending unit on the master site plan, the property owner shall be required to obtain supplemental site plan approval by the city manager before the mobile vending unit may operate on the subject property. For purposes of obtaining supplemental site plan approval, the property owner shall submit a site plan or detailed sketch depicting the proposed location of the mobile vending unit operations; all parking spaces, entrances and exits to and from the site; and distances from any buildings or structures, sidewalks, rights-of-way, fire hydrants, fire lanes and landscaped areas, and such other information or documentation deemed by the city manager to be reasonably necessary to authorize a mobile vending unit on the subject property in a manner that is compatible with the existing uses on the subject property and the surrounding area and protects the public health, safety and welfare of the citizens of the city. The mobile vending unit area must be on a paved surface and not exceed an area of six hundred (600) square feet unless the city manager determines more area is required and the subject property clearly has ample space to support a larger sales area. The approved area must not adversely affect existing uses on the subject property or the flow of pedestrian and vehicular traffic on the developed site. There must be an adequate number of parking spaces available for the general public visiting the developed site. Supplemental site plan approval granted by the city

manager under this subsection is subject to being suspended or revoked pursuant to subsection (H) or at such time the master site plan is revoked or modified by the planning and zoning board or city council.

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(4) *City Code Chapter. 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1302. – Mechanical equipment. (a). - Mechanical appliances. Which states: Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.*

Short Name: CE26-227 / 930 Peachtree St. Cocoa, FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Pinukumar Patel of 930 Peachtree St. Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

(1) City Code Chapter 12 – Local Business Taxes. Sec. 12-15. - Penalty for doing business without a local business tax receipt.

(2) City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES USE. When the mobile vending unit will be operating on private property, the vehicle must be parked when in operation within an area on the property specifically authorized for a mobile vending unit on the property owner's city-approved master site plan. If the property owner does not have specific site plan approval for a mobile vending unit on the master site plan, the property owner shall be required to obtain supplemental site plan approval by the city manager before the mobile vending unit may operate on the subject property. For purposes of obtaining supplemental site plan approval, the property

owner shall submit a site plan or detailed sketch depicting the proposed location of the mobile vending unit operations; all parking spaces, entrances and exits to and from the site; and distances from any buildings or structures, sidewalks, rights-of-way, fire hydrants, fire lanes and landscaped areas, and such other information or documentation deemed by the city manager to be reasonably necessary to authorize a mobile vending unit on the subject property in a manner that is compatible with the existing uses on the subject property and the surrounding area and protects the public health, safety and welfare of the citizens of the city.
The mobile vending unit area must be on a paved surface and not exceed an area of six hundred (600) square feet unless the city manager determines more area is required and the subject property clearly has ample space to support a larger sales area. The approved area must not adversely affect existing uses on the subject property or the flow of pedestrian and vehicular traffic on the developed site. There must be an adequate number of parking spaces available for the general public visiting the developed site. Supplemental site plan approval granted by the city manager under this subsection is subject to being suspended or revoked pursuant to subsection (H) or at such time the master site plan is revoked or modified by the planning and zoning board or city council.

(3) *City Code Chapter 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1204. – Water system. (a)- Generally. Which states: Generally. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Florida Building Code.*

(4) *City Code Chapter. 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1302. – Mechanical equipment. (a). - Mechanical appliances. Which states: Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.*

Background:

On January 28th, 2026, Officer Propst made the following note;
I spoke with Mr. Patel at the store and he stated that he has been out of country for a while dealing with his spouses health issues. The door is open to the shop and people are sitting at the entry way while waiting for the food truck that he allowed to park on his property.

There is no water or power to the building and I do not see any evidence of business being conducted there.

On January 30th, 2026, Officer Propst made the following note; Upon driving by the store while out with my supervision, I was directed to cite the property owner due to the door being open. The door being open means that business is being conducted. NOV was sent on 2/3/26. Affidavit of posting was completed as well. Follow up due on March 10, 2026.

On March 11th, 2026, Officer Propst made the following note; I am extending the corrective action for this case due to the business no longer keeping the door open. I will reassess in 3 weeks.

On April 8th, 2026, I assumed responsibility for the case and checked the property yesterday. Previously a Notice was mailed out, thought it has not been signed for. An Amended Notice will be mailed out regarding the violations. No contact w/ the property owner.

On April 17th, 2026, I was called by the PD comm center to respond to the property. An individual was being detained and questioned who was in the property, later released. There was no power or water at the property and the owner wasn't present. I called the owner and spoke to him, made him aware of the violations for the property. Stated he would call me back the following day.

The property is still in violation of the following city codes.

(1) City Code Chapter 12 – Local Business Taxes. Sec. 12-15. - Penalty for doing business without a local business tax receipt.
(2) City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES USE.
(3) City Code Chapter 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1204. – Water system. (a)- Generally.
(4) City Code Chapter. 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1302. – Mechanical equipment.

Previous Action:

Staff confirmed delivery of Notice of Violation, having receipt. Notice was posted in City Hall. Staff has had on-going communication with owner.

REAL PROPERTY DETAILS
Account 2424195 - Roll Year 2025

Owners	PATEL, PINUKUMAR M
Mailing Address	3080 WATER OAK DR MERRITT ISLAND FL 32953
Site Address	930 PEACHTREE ST COCOA FL 32922 940 PEACHTREE ST COCOA FL 32922
Parcel ID	24-36-32-02-A-11
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1110 - RETAIL STORE - MULTIPLE UNITS
Total Acres	0.33
Site Code	0311 - FISKE
Plat Book/Page	0009/0036
Subdivision	COCOA ANNEX REPLAT NO 2
Land Description	COCOA ANNEX REPLAT NO 2 LOTS 11,12 BLK A



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$238,520	$225,450	$181,620
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$216,230	$196,580	$178,710
Assessed Value School	$238,520	$225,450	$181,620
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$216,230	$196,580	$178,710
Taxable Value School	$238,520	$225,450	$181,620

SALES / TRANSFERS

Date	Price	Type	Instrument
07/01/2005	$325,000	WD	5497/6158
12/05/2002	$155,000	WD	4772/1576
10/13/1999	--	TD	4100/3408
03/23/1989	--	QC	2986/3793
11/18/1981	--	QC	2338/0050
07/01/1975	$21,000	PT	1546/0058

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1100 - RETAIL STORE - 1 UNIT

Materials	
Exterior Wall:	PAINTED EXTERIOR , STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	PRE-STRS. CONC.

Details	
Year Built	1964
Story Height	14
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	2,000
Open Porch	500
Total Base Area	2,000
Total Sub Area	2,500

Extra Features	
Fence - Wood 6'	10
Paving - Asphalt	10,130
Paving - Concrete	140

PROPERTY DATA CARD #2

Building Use: 1100 - RETAIL STORE - 1 UNIT

Materials	
Exterior Wall:	PAINTED EXTERIOR , STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	PRE-STRS. CONC.

Details	
Year Built	1964
Story Height	14
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	1,200

Extra Features	
Washer Hookup	12

Sub-Areas	
Open Porch	300
Total Base Area	1,200
Total Sub Area	1,500

Extra Features	
Dryer Hookup	11

CFN 2005245564 07-11-2005 03:50 pm
OR Book/Page: 5497 / 6158

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 1 #Names: 3 Serv: 0.00
Trust: 1.00 Rec: 9.00 Excise: 0.00
Deed: 2,275.00 nt Tax: 0.00
Mtg: 0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Penny W. Bell
Glow Title & Escrow
125 East Merritt Island Causeway
Merritt Island, FL 32952
Parcel ID: **24-36-32-02-A-11**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **1st** day of **July, 2005** by **Vijay S. Mehta and Savita V. Mehta, husband and wife,** herein called the grantors, to **Pinukumar M. Patel,** whose post office address is **700 North Courtenay Parkway #614, Merritt Island, FL 32953,** hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Brevard County, State of Florida, viz.:

Lots 11and 12, in Block A, of REPLAT NO. 2 COCOA ANNEX RE-SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, at Page 36, of the Public Records of Brevard County, Florida

Subject to easements, restrictions and reservations of record, mortgage in favor of Diamond Square Redevelopment Agency, recorded on May 27, 2005, in Official Records Book 5473, Page 8510, Public Records of Brevard County, Florida and taxes for the year 2005 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Penny Bell

Witness #1 Printed Name

Witness #2 Signature

Cynthia L. Hazes

Witness #2 Printed Name

Vijay S. Mehta
2360 Raintree Lake Circle, Merritt Island, FL 32953

Savita V. Mehta
2360 Raintree Lake Circle, Merritt Island, FL 32953

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 1st day of July, 2005 by Vijay S. Mehta and Savita V. Mehta who produced valid identification and did not take an oath.

Notary Public

My commission expires:

PENNY W. BELL
MY COMMISSION # DD 403596
EXPIRES: April 1, 2009
Bonded Thru Notary Public Underwriters

File No: **G-12985**

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Notice of Violation

To: Pinukumar Patel
3080 Water Oak Dr.
Merrit Island, Fl. 32953

Date: 02/03/2026

Case: 26-0227

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 930 Peachtree St. Cocoa, FL. 32922
Parcel ID #: 24-36-32-02-A-11

Violation(s):

(1) *Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 6.-Plumbing facilities and fixture requirements. Section 6-1204. – Water system. (a)- Generally.*

(2) *Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 7. -Mechanical and electrical requirements. Section 6-1302. – Mechanical equipment. (a). -Mechanical appliances.*

(3) Chapter 12.- Local Business Taxes. Section 12-11.- Doing business without, or under a fraudulently obtained local business tax receipt.

Description of Violations:

(1) *Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 6.-Plumbing facilities and fixture requirements. Section 6-1204. – Water system. (a)- Generally.* Which states: ***Generally.*** Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing

fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Florida Building Code.

(2) *Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 7. -Mechanical and electrical requirements. Section 6-1302. – Mechanical equipment. (a). -Mechanical appliances.* Which states: ***Mechanical appliances.*** All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

(3) Chapter 12.- Local Business Taxes. Section 12-11.- Doing business without, or under a fraudulently obtained local business tax receipt. Which States: It shall be unlawful for any person to engage in any trade, business, profession or occupation within the city without a local business tax receipt as required by this chapter, or under a local business tax receipt issued upon a false statement made by any person engaged in any trade, business, profession or occupation within the city or in his behalf.

Corrective Action(s):

(1) Please restore water connection at the property while conducting business.

(2) Please restore power connection at the property while conducting business.

(3) Please apply and obtain a Local Business Tax Receipt to comply with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY March 10, 2026**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

Nathaniel Propst
Code Enforcement Officer
321-482-4608
npropst@cocoafl.org
Monday – Friday: 8AM – 5PM

9589 0710 5270 3700 7731 65

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☒ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

COCOA, FL. 32922
APR 08 2026
Postmark Here
USPS

Sent To
PinuKumar Patel
Street and Apt. No., or PO Box No.
3020 Water Oak Dr
City, State, ZIP+4®
Merritt Island, FL 32953

PS Form 3800, January 2023 PSN 7530-02-000-9047 **See Reverse for Instructions**

Scanned with CamScanner

9589 0710 5270 0223 0723 27

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

0227 NOV

Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- [x] Return Receipt (hardcopy) $
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage

$

Total Postage and Fees

$

USPS COCOA, FL. 32922 FEB 3 2026 Postmark Here

Sent To Pinkumar patel

Street and Apt. No., or PO Box No.
5080 Water oak Dr.

City, State, ZIP+4®
Merritt Island, FL. 32953

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JB. 26-227

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pinukumar Patel
3080 Water Oak Dr
Merritt Island, FL
32953

9590 9402 8439 3156 8607 28

2. Article Number (Transfer from service label)

9589 0710 5270 3700 7731 65

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature]

☐ Agent
☐ Addressee

B. Received by (Printed Name)

PATEL

C. Date of Delivery

04/10/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Scanned with CamScanner

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0227 was posted at the following location(s):

(1) Date Posted: 02/03/2026
Location: 65 Stone St. Cocoa, FL 32922

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of February, 2026 by Nathaniel Propst. Code Officer

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026

Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Amended Notice of Violation

To: Pinukumar Patel
3080 Water Oak Dr.
Merrit Island, Fl. 32953

Date: 4/8/2026

Case: 26-227

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 930 Peachtree St. Cocoa, FL 32922
Parcel ID: 24-36-32-02-A-11

Violations:

(1) *City Code Chapter 12 – Local Business Taxes. Sec. 12-15. - Penalty for doing business without a local business tax receipt.*

(2) *City Code Appendix A – Zoning. Article XIII – Supplementary District Regulations. Sec. 32 – Mobile Vending (G) SITE PLAN APPROVAL FOR ACCESSORY MOBILE VENDING SALES USE. When the mobile vending unit will be operating on private property, the vehicle must be parked when in operation within an area on the property specifically authorized for a mobile vending unit on the property owner's city-approved master site plan. If the property owner does not have specific site plan approval for a mobile vending unit on the master site plan, the property owner shall be required to obtain supplemental site plan approval by the city manager before the mobile vending unit may operate on the subject property. For purposes of obtaining supplemental site plan approval, the property owner shall submit a site plan or detailed sketch depicting the proposed location of the mobile vending unit operations; all parking spaces, entrances and exits to and from the site; and distances from any buildings or structures, sidewalks, rights-of-way, fire hydrants, fire lanes and landscaped areas, and such other information or documentation deemed by the city manager to be reasonably necessary to*

authorize a mobile vending unit on the subject property in a manner that is compatible with the existing uses on the subject property and the surrounding area and protects the public health, safety and welfare of the citizens of the city.
The mobile vending unit area must be on a paved surface and not exceed an area of six hundred (600) square feet unless the city manager determines more area is required and the subject property clearly has ample space to support a larger sales area. The approved area must not adversely affect existing uses on the subject property or the flow of pedestrian and vehicular traffic on the developed site. There must be an adequate number of parking spaces available for the general public visiting the developed site. Supplemental site plan approval granted by the city manager under this subsection is subject to being suspended or revoked pursuant to subsection (H) or at such time the master site plan is revoked or modified by the planning and zoning board or city council.

(3) *City Code Chapter 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1204. – Water system. (a)- Generally. Which states: Generally. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Florida Building Code.*

(4) *City Code Chapter. 6 - Building, construction and property regulations. Article. III - Property maintenance standards. Section 6-1302. – Mechanical equipment. (a). - Mechanical appliances. Which states: Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.*

Description of Violations:

(1) The business/property is currently without a valid Business Tax Receipt (BTR). The property is occasionally open and being used while mobile vendors are on the property.

(2) Mobile vendors (Food trucks) are operating on the property. The property does not have a master site plan on file with the City with mobile vendors approved nor is there a supplemental site plan that has been approved.

(3) There is currently no water account/water service associated with the property, and no water access is available. The business has been observed with the doors open and individuals in/out of the property.

(4) There is currently no FPL (Electric) account active/operating at the property. The business has been observed with the doors open and individuals in/out of the property.

Corrective Action:

(1) Please apply for and obtain a Business Tax Receipt (BTR).
(2) Please apply for an obtain an approved supplemental site plan for mobile vendors.
(3) Please reconnect/obtain water for the property.
(4) Please reconnect/obtain electric for the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY May 8, 2026**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the below signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

Jason Brimm
Code Enforcement Officer
321-474-0809
jbrimm@cocoafl.org
Monday – Friday: 8AM – 5PM

City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

AFFIDAVIT OF HAND DELIVERY/POSTING

Pursuant to Chapter 162, Florida Statutes, I Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement, hereby affirms that a copy of the Notice of Violation for case 26-227 was posted at the following location(s):

Date Delivered: 04/8/2026

Location: 65 Stone St. Cocoa, FL 32922
City Hall lobby

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of April, 2026 by Jason Brimm, Code Officer

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026

NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

Scanned with CamScanner

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Date: May 8, 2026
Case: 26-227

PATEL, PINUKUMAR M
930 Peachtree St.
Cocoa, FL 32922

Complainant	Respondent(s)
THE CITY OF COCOA	Patel, Pinukumar M.
A Florida municipal Corporation	Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on May 21, 2026, at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the Property of the Respondent(s) as set forth in the Notice(s) of Violation and shall make a determination as to whether such violation(s) is/are corrected pursuant to Section 162.07, Florida Statutes, and Chapter 6, of the City of Cocoa Code of Ordinances.

You are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above referenced hearing.

The Code Enforcement Board may enter an Order requiring the owner of the Property to correct any violation(s) by a specific date and that a fine may be imposed not to exceed Two Hundred and Fifty Dollars ($250.00) per violation for a first violation or Five Hundred Dollars ($500.00) per violation for a repeat violation, for each day any violation(s) exist(s) or continue(s) to exist beyond the date the Code Enforcement Board orders you to correct the violation(s). This penalty, if not paid, will become a lien on the Property and any other personal or real property owned by the Respondent(s) which can be satisfied by foreclosure and sale of said Property and/or other personal or real property.

AN AGGRIEVED PARTY, INCLUDING THE CITY OF COCOA, MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE ENFORCEMENT BOARD TO THE CIRCUIT COURT AS PROVIDED BY THE GENERAL LAW OF THE STATE OF FLORIDA. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED. FURTHER, IF AN APPEAL IS FILED, THE AGGRIEVED PARTY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE BOARD'S HEARING IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Jason Brimm | Code Enforcement Officer
321-474-0809: jbrimm@cocoafl.org

CODE BOARD AGENDA ITEM

Memo Date:	05/11/2026
Agenda Date:	5/21/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, William Rivera (River International, LLC) property owner of 516 S Wilson Ave, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation imposed immediately until the property is brought into compliance.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards.
Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally. Unsafe buildings. An unsafe building or premises shall mean any building, structure or property that endangers life, health, property or safety of the general public and has any of the following conditions:
(9) Any building, structure, property or portion thereof that is in such a condition as to constitute a public nuisance; and/or
(10 Any building, structure, property or portion thereof that is unsafe, unsanitary, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III -Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B)
Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is

either:
• Unsightly and interfere with the reasonable enjoyment of property by neighbors.
• Detrimentally affects property values in the surrounding neighborhood.
• Which is otherwise dangerous to health, safety, comfort, convenience and general
welfare.

BACKGROUND:

On April 22nd, 2026, I, (Code Officer Steel) was assigned to conduct an initial inspection of
516 S Wilson Ave. after police clear the open and unsafe structure. I observed multiple broken windows, junk / debris, and unusable construction material.
On April 23rd, 2026, I, (Code Officer Steel) generated a NOV. Code Officer Burrows posted
NOV on the property. Code Enforcement Manager (Tom Wilkinson) contacted both the general contractor (Rafael Rodriguez) and property owner (William Rivera) to inform them
of violations and how to come into compliance. The general contractor Rafael stated he is
currently obtaining bids to secure property and he'll remove debris as soon as possible.

On May 1st, 2026, I (Code Officer Steel) observed that no progress has been made. The
property was posted with a Notice of Hearing as well as a copy being sent to the property
owner via certified mail.

The property is still in violation of the following city codes.
City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally. Unsafe buildings. An unsafe building or premises shall
mean any building, structure or property that endangers life,
health, property or safety of the general public and has any of the following conditions:
(9) Any building, structure, property or portion thereof that is in such a condition as to constitute a public nuisance; and/or
(10 Any building, structure, property or portion thereof that is unsafe, unsanitary, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety
or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III - Property
Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B) Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:
• Unsightly and interfere with the reasonable enjoyment of property by neighbors.
• Detrimentally affects property values in the surrounding neighborhood.
• Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:
Staff contacted the property owner via phone call and issued a Notice of Violation with corrective action on violations. The property owner was told via phone call about how to resolve the violations with voluntary compliance.

RECOMMENDED MOTION:
Find the property owner, William Rivera (River International, LLC) property owner of 516 S Wilson Ave, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation imposed immediately until the property is brought into compliance.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally. Unsafe buildings. An unsafe building or premises shall mean any building, structure or property that endangers life, health, property or safety of the general public and has any of the following conditions:
(9) Any building, structure, property or portion thereof that is in such a condition as to constitute a public nuisance; and/or
(10 Any building, structure, property or portion thereof that is unsafe, unsanitary, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or

abandonment.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III - Property
Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B) Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:

- Unsightly and interfere with the reasonable enjoyment of property by neighbors.
- Detrimentally affects property values in the surrounding neighborhood.
- Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.

Code Enforcement Agenda

Check one box

- ○ Code Cases
- ○ Non-Compliance Cases
- ○ Lien Reductions Cases
- ○ Other _____

Agenda Item Name: CE26-01216 / 516 S Wilson Ave. Cocoa FL, 32922 / William Rivera (River International, LLC) property owner of 516 S Wilson Ave. Cocoa FL, in violation of the following City Codes.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III -Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B)

Short Name: CE26-001216 / 516 S Wilson Ave. Cocoa FL.

Through: Tom Wilkinson, Code Manager

Prepared by: Derrick Steel

Requested Action:
Find the property owner, William Rivera (River International, LLC) property owner of 516 S Wilson Ave, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation imposed immediately until the property is brought into compliance.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally. Unsafe buildings. An unsafe building or premises shall mean any building, structure or property that endangers life, health, property or safety of the general public and has any of the following conditions:

(9) Any building, structure, property or portion thereof that is in such a condition as to constitute a public nuisance; and/or

(10 Any building, structure, property or portion thereof that is unsafe, unsanitary, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III -Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B)
Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:

- *Unsightly and interfere with the reasonable enjoyment of property by neighbors.*
- *Detrimentally affects property values in the surrounding neighborhood.*
- *Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.*

Background:
On April 22nd, 2026, I, (Code Officer Steel) was assigned to conduct an initial inspection of 516 S Wilson Ave. after police clear the open and unsafe structure. I observed multiple broken windows, junk / debris, and unusable construction material.

On April 23rd, 2026, I, (Code Officer Steel) generated a NOV. Code Officer Burrows posted NOV on the property. Code enforcement manager (Tom Wilkinson) contacted both the general contractor (Rafael Rodriguez) and property owner (William Rivera) to inform them of violations and how to come into compliance. The general contractor Rafael stated he is currently obtaining bids to secure property and he'll remove debris as soon as possible.

On May 1st, 2026, I (Code Officer Steel) observed that no progress has been made. The property was posted with a Notice of Hearing as well as a copy being sent to the property owner via certified mail.

The property is still in violation of the following city codes.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally. Unsafe buildings. An unsafe building or premises shall mean any building, structure or property that endangers life, health, property or safety of the general public and has any of the following conditions:

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(10 Any building, structure, property or portion thereof that is unsafe, unsanitary, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety

or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III -Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B) ***Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:***

- *Unsightly and interfere with the reasonable enjoyment of property by neighbors.*
- *Detrimentally affects property values in the surrounding neighborhood.*
- *Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.*

Previous Action: Staff contacted the property owner via phone call and issued a Notice of Violation with corrective action on violations. The property owner was told via phone call about how to resolve the violations with voluntary compliance.

Estimate Property Taxes

Account: 2426111



Owners:

RIVER INTERNATIONAL LLC

Wrong ownership? Maybe this is why...

Mail Address:

5454 HOFFNER AVE STE 101 ORLANDO, FL 32812

Site Address:

516 S WILSON AVE COCOA FL 32922

Parcel ID:

24-36-33-53-E-4

Taxing District:

23D0 - COCOA

2025 Exemptions:

NONE

Missing an exemption? Maybe this is why...

Property Use:

0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)

Total Acres:

0.13

Site Code:

0001 - NO OTHER CODE APPL.

Plat Book/Page:

--

Subdivision Name:

DAVIDSONS UNRECORDED SUBD

Land Description:

DAVIDSONS UNRECORDED SUBD PART OF NW 1/4 OF SW 1/4 AS DES IN DB 410 PG 57 KNOWN AS DAVIDSONS UNREC SD LOT 4 BLK E

Value

Category	2025	2024	2023
Market Value:	$25,000	$25,000	$20,000
Agricultural Classified Use Value:	$0	$0	$0
Assessed Value Non-School:	$6,430	$5,850	$5,320
Assessed Value School:	$25,000	$25,000	$20,000
Homestead Exemption:	$0	$0	$0
Additional Homestead:	$0	$0	$0
Other Exemptions:	$0	$0	$0
Taxable Value Non-School:	$6,430	$5,850	$5,320
Taxable Value School:	$25,000	$25,000	$20,000

Sales/Transfers

Don't see your sale/transfer here? Maybe this is why...

Date	Price	Type	Instrument
12/20/2017	$5,500	WD	8055/90
12/18/2017	$600	QC	8055/86
06/21/2011	$1,500	QC	6405/438
10/12/2005	$8,000	XD	5552/539
02/01/1977	--	QC	1714/254

Buildings

Wrong building data? Maybe this is why...

No Data Found

3

2

Documentary Deed Tax $38.50
THIS INSTRUMENT PREPARED BY AND RETURN TO:
Sandra Tucci
Island Title & Escrow Agency Inc.
2245 N Courtenay Pkwy
Merritt Island, FL. 32953
File No. **17-6949**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **20th** day of **December, 2017** by **Michael Venne**, herein called the grantor, to **River International, LLC, a Florida limited liability company** whose post office address is 5454 Hoffner Ave., Ste. 101, Orlando, FL 32812, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BREVARD** County, State of Florida, viz.:

Start at a point 732.5 feet East of the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 24 South, Range 36 East and proceed South 159 feet to a point of beginning; thence continue South 48 feet; thence East 121.64 feet; thence North 48 feet; thence West 121.64 feet to the Point of Beginning.

This property is also known as Lot 4, Block E, of Davidson's Subdivision of the City of Cocoa, Brevard County, Florida, as shown by an unrecorded plat, dated October 28, 1946, on file with the Brevard County Tax Assessor at the County Courthouse, Titusville, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2018 and thereafter.

The property herein conveyed is vacant and unimproved land and has never been the homestead property of the grantor.

The grantee on this deed is further identified by Florida Department of State Document Number L12000033459.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

Page Two of Warranty Deed

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

AMY JUPIN

Witness #1 Printed Name

Witness #2 Signature

CATHY PENNER

Witness #2 Printed Name

Michael Venne
1130 S. Tropical Trail, Merritt Island, FL 32952

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 20th day of December, 2017 by Michael Venne who is personally known to me or has produced Driver's License as identification.

SEAL

CATHERINE T. PENNER
MY COMMISSION # FF 931087
EXPIRES: November 3, 2019
Bonded Thru Notary Public Underwriters

Notary Public

CATHERINE T. PENNER

Printed Notary Name

My Commission Expires:

File No. 17-6949

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Notice of Violation

To: William Rivera, Paola Rivera
5454 Hoffner Ave.
Suite 101
Orlando FL, 32812

Date: 04/23/2026

Case: 26-001216

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 516 S WILSON AVE COCOA FL 32922
Parcel ID #: 24-36-33-53-E-4

Violation(s):
(1) City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally.

(2) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B)

Description of Violation(s):

(1) City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article I. -Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally. ***Which states: Unsafe buildings. An unsafe building or premises shall mean any building, structure or property that endangers the life, health, property or safety of the general public and has any of the following conditions:***

(1) Any means of egress or portion thereof that is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic;
(2) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices, fire resistive ratings that are in disrepair or in a dilapidated or nonworking condition;
(3) The stress in any material, member, or portion thereof, due to all imposed loads including dead load exceeds the working stresses allowed in the city's building code for new buildings, which was in effect at the time of issuance of the certificate of occupancy;
(4) A building structure or portion thereof that has been damaged to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the city's building code for new buildings which was in effect at the time of issuance of the certificate of occupancy;
(5) Any exterior appendage or portion of a building or structure that is not securely fastened attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the building code for new buildings, which was in effect at the time of issuance of the certificate of occupancy;
(6) Any building, structure or portion thereof that is manifestly unsafe for any reason or is unsanitary for the purpose for which it is being used;
(7) Any building, structure or portion thereof, as a result of decay, deterioration or dilapidation that is likely to fully or partially collapse;
(8) Any building, structure, property or portion thereof that has been constructed or maintained in violation of a specific requirement of the building code or of a city ordinance or state law;
(9) Any building, structure, property or portion thereof that is in such a condition as to constitute a public nuisance; and/or
(10) Any building, structure, property or portion thereof that is unsafe, unsanitary, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

(2) *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. - Accumulation (B)* ***Which States: Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or***

underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:

a. Unsightly and interfere with the reasonable enjoyment of property by neighbors;
b. Detrimentally affects property values in the surrounding neighborhood;
c. An interference with potential fire suppression on the real property or adjoining property; or
d. Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.

An accumulation of dirt, litter, or debris in vestibules, doorways, or adjoining sidewalks or parking lots of all buildings or structures used for commercial or industrial purposes.

Corrective Action:

(1) Please adhere to all city ordinances for unfinished structure.
(2) Please remove junk / debris on property.

IF THE VIOLATIONS ARE NOT CORRECTED BY April 30, 2026**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

Derrick Steel
Code Enforcement Officer
321-408-0922
dsteel@cocoafl.org
Monday – Friday: 8AM – 5PM

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of posting for case 26-001216 was posted at the following location(s):

(1) Date Posted: 04/24/2026
Locations: 65 Stone Street Cocoa, FL 32922
516 S Wilson Ave Cocoa, FL 32922

William Burrows Jr
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of April, 2026 by William Burrows JR. Code Officer.

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026

Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3700 7900 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

DLE-1216

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- [x] Return Receipt (hardcopy) $ _____
- [ ] Return Receipt (electronic) $ _____
- [ ] Certified Mail Restricted Delivery $ _____
- [ ] Adult Signature Required $ _____
- [ ] Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and Fees
$

COCOA, FL. 32922
Postmark Here
APR 27 2026
USPS

C/O Paola Rivera
William Rivera

Sent To
River International, LLC

Street and Apt. No., or PO Box No.
5454 Hoffner Ave Ste 101

City, State, ZIP+4®
Orlando, FL 32812



Detail by Entity Name

Florida Limited Liability Company
RIVER INTERNATIONAL, LLC

Filing Information

Document Number	L12000033459
FEI/EIN Number	45-4734686
Date Filed	03/08/2012
Effective Date	03/08/2012
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/12/2021
Event Effective Date	NONE

Principal Address

5454 HOFFNER AVE
SUITE 101
ORLANDO, FL 32812

Changed: 07/12/2021

Mailing Address

5454 HOFFNER AVE
SUITE 101
ORLANDO, FL 32812

Changed: 07/12/2021

Registered Agent Name & Address

RIVERA, WILLIAM
5454 HOFFNER AVE
SUITE 101
ORLANDO, FL 32812

Address Changed: 07/12/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

RIVERA, WILLIAM
5454 HOFFNER AVE, SUITE 101
ORLANDO, FL 32812

Title VP

RIVERA, PAOLA
5454 Hoffner ave
Suite 101
orlando, FL 32812

Annual Reports

Report Year	Filed Date
2024	04/02/2024
2025	03/28/2025
2026	04/20/2026

Document Images

04/20/2026 -- ANNUAL REPORT	View image in PDF format
03/28/2025 -- ANNUAL REPORT	View image in PDF format
04/02/2024 -- ANNUAL REPORT	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
07/12/2021 -- LC Amendment	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
03/27/2015 -- ANNUAL REPORT	View image in PDF format
02/28/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
03/08/2012 -- Florida Limited Liability	View image in PDF format

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Date: May 8, 2026
Case: 26-001216

William Rivera
5454 Hoffner Ave. Ste-101
Orlando, FL 32812

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

William Rivera
Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on May 21, 2026, at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the Property of the Respondent(s) as set forth in the Notice(s) of Violation and shall make a determination as to whether such violation(s) is/are corrected pursuant to Section 162.07, Florida Statutes, and Chapter 6, of the City of Cocoa Code of Ordinances.

You are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above referenced hearing.

The Code Enforcement Board may enter an Order requiring the owner of the Property to correct any violation(s) by a specific date and that a fine may be imposed not to exceed Two Hundred and Fifty Dollars ($250.00) per violation for a first violation or Five Hundred Dollars ($500.00) per violation for a repeat violation, for each day any violation(s) exist(s) or continue(s) to exist beyond the date the Code Enforcement Board orders you to correct the violation(s). This penalty, if not paid, will become a lien on the Property and any other personal or real property owned by the Respondent(s) which can be satisfied by foreclosure and sale of said Property and/or other personal or real property.

AN AGGRIEVED PARTY, INCLUDING THE CITY OF COCOA, MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE ENFORCEMENT BOARD TO THE CIRCUIT COURT AS PROVIDED BY THE GENERAL LAW OF THE STATE OF FLORIDA. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED. FURTHER, IF AN APPEAL IS FILED, THE AGGRIEVED PARTY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE BOARD'S HEARING IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Derrick Steel | Code Enforcement Officer
321-408-0922: Dsteel@cocoafl.org

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-001216 was posted at the following location(s):

(1) Date Posted: 05/08/2026
Location: 65 Stone St. Cocoa, FL 32922, 516 S Wilson Ave. Cocoa FL, 32922

Derrick Steel II
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 8th day of May, 2026 by Derrick Steel. Code Officer

Notary Public State of Florida
Hartley Bennett
My Commission HH 754267
Expires 1/8/2030

NOTARY PUBLIC, State of Florida

Print Name: Harney Bennett

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date:	05/11/2026
Agenda Date:	5/21/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Priyangini Patel (P & P Investments of Florida LLC) of 1035 W King St., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance. City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. -Accumulation (B) Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either: • Unsightly and interferes with the reasonable enjoyment of property by neighbors. • Detrimentally affects property values in the surrounding neighborhood. • Which is otherwise dangerous to health, safety, comfort, convenience and general welfare. City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas. Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. -District and Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures. . By allowing homeless to camp or stay on the property is prohibited and not in keeping with the commercial character of the district.

Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G) Maintenance. All fences and walls shall be maintained in a structurally sound, clean, and aesthetically attractive manner, and in a condition equal to that which was originally approved at the time the building permit was issued. Specifically:
• Each fence stringer shall be securely fastened to the support posts and fence stringers.
• Each fence board shall be securely fastened to the support post and fence stringers.
• All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform and rust free appearance; however, this is not intended to prohibit the maintenance of fences in which deteriorated sections of the fence are replaced with new materials, which will take time to “age” or “weather” to replicate the appearance of the original fence.

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BACKGROUND:

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defacing the exterior structure. Pictures were taken and a NOV was generated and mailed
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On April 4th, 2026, I, (Code Officer Steel) conducted a follow-up investigation with Code
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On April 9th, 2026, I, (Code Officer Steel) spoke with the property owner (Mitch Patel) via
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The property is still in violation of the following city codes.

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Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:
• Unsightly and interferes with the reasonable enjoyment of property by neighbors.
• Detrimentally affects property values in the surrounding neighborhood.
• Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.

City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas. Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. -District and
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City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5.
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PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:
Staff contacted the property owner and issued a Notice of Violation with corrective action on violations. The property owner was told via phone call about how to resolve the violations with voluntary compliance.

RECOMMENDED MOTION:
Find the property owner, Priyangini Patel (P & P Investments of Florida LLC) of 1035 W King St., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

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Code Enforcement Agenda

Check one box

- Code Cases
- Non-Compliance Cases
- Lien Reductions Cases
- Other _____

Agenda Item Name: CE26-000233 / 1035 W King St. Cocoa FL, 32922 / Priyangini Patel (P & P Investments of Florida LLC) property owner of 1035 W King St. Cocoa FL, in violation of the following City Codes.

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. -Accumulation (B)

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Short Name: CE26-000233 / 1035 W King St. Cocoa FL, 32922

Through: Tom Wilkinson, Code Manager

Prepared by: Derrick Steel

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Previous Action: Staff contacted the property owner and issued a Notice of Violation with corrective action on violations. The property owner was told via phone call about how to resolve the violations with voluntary compliance.

Estimate Property Taxes

Account: 2424369



Owners:

P & P INVESTMENTS OF FLORIDA LLC

Wrong ownership? Maybe this is why...

Mail Address:

1775 N WICKHAM RD MELBOURNE FL 32935

Site Address:

1035 W KING ST COCOA FL 32922

Parcel ID:

24-36-32-04-*-4.03

Taxing District:

23D0 - COCOA

2025 Exemptions:

NONE

Wrong exemption? Maybe this is why...

Property Use:

1130 - CONVENIENCE STORE WITH GAS PUMP

Total Acres:

0.6

Site Code:

0310 - STATE ROAD 520

Plat Book/Page:

0008/0043

Subdivision Name:

VIRGINIA PARK RESUBD

Land Description:

VIRGINIA PARK RESUBD E 167.56 FT OF N 175 FT OF TRACT 4 AS DES IN DB 417 PG 371 EX 17 FT R/W

Value

Category	2025	2024	2023
Market Value:	$296,390	$294,840	$301,990
Agricultural Classified Use Value:	$0	$0	$0
Assessed Value Non-School:	$296,390	$294,840	$301,990
Assessed Value School:	$296,390	$294,840	$301,990
Homestead Exemption:	$0	$0	$0
Additional Homestead:	$0	$0	$0
Other Exemptions:	$0	$0	$0
Taxable Value Non-School:	$296,390	$294,840	$301,990
Taxable Value School:	$296,390	$294,840	$301,990

Sales/Transfers

Don't see your sale/transfer here? Maybe this is why...

Date	Price	Type	Instrument
09/25/2023	$615,000	WD	9900/1388
04/24/2014	--	WD	7164/1563
07/31/2002	--	QC	4673/2097
12/31/1985	$89,400	WD	2570/264
09/30/1965	--	WD	815/602

Buildings

Wrong building data? Maybe this is why...

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	STYRFM STUCCO , ARCH BLOCK
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	STEEL TRUSS RIGID

DETAILS

Description	Value
Bldg. Use:	1130 - CONVENIENCE STORE WITH GAS PUMP
Year Built:	2001
Story Height:	12
Floors:	1

DETAILS

Description	Value
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	1,680
Open Porch	180
Total Base Area	1,680
Total Sub Area	1,860

EXTRA FEATURES

Description	Units
Fence - Vinyl 6'	53
Paving - Concrete	2,524
Canopy	2,160
Light Poles	4
Fence - Chain Link 6'	20
Paving - Asphalt	15,543

THIS DOCUMENT PREPARED BY:
Speedway LLC
c/o 7-Eleven, Inc.
Legal Department
3200 Hackberry Road
Irving, Texas 75063

WHEN RECORDED MAIL TO:
Sutton Land of Texas, LLC
2121 Sage Road, Suite 270
Houston, TX 77056
Attn: Donna Moore

SEND FUTURE TAX STATEMENTS TO:
P & P Investments of Florida
1775 N. Wickham Road
Melbourne, FL 32935
Attn: Pinalben Patel

Parcel ID No.: 24-36-32-04-0000.0-0-0004.03

SPECIAL WARRANTY DEED

SPEEDWAY LLC, a Delaware limited liability company, SUCCESSOR BY MERGER WITH Hess Retail Stores LLC, a Delaware limited liability company, as evidenced by the Certificate of Merger attached hereto as **Exhibit A**, with a principal address of c/o 7-Eleven, Inc., 3200 Hackberry Road, Irving, Texas 75063 ("Grantor"), **GRANTS, BARGAINS, CONVEYS AND SELLS** to **P & P INVESTMENTS OF FLORIDA LLC**, a Florida limited liability company, with a principal address of 1775 N. Wickham Road, Melbourne, FL 32935 ("Grantee"), for the sum of TEN AND NO/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the real property located in the City of **Cocoa**, County of **Brevard**, State of **Florida** and more fully described on **Exhibit B** attached hereto and made a part hereof (the "Property"). For purposes of this Deed, the "Closing" shall mean the recordation of this Deed, fully-executed and acknowledged, in the official records of the County, and the "Closing Date" shall mean the date this Deed is so recorded.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, belonging or in anywise appertaining, to Grantee, its successors and assigns, forever. GRANTOR, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor is lawfully seized of said land in fee simple; that Grantor has good, right and lawful authority to sell and convey said land; Grantor has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as set forth above, and Grantor hereby SPECIALLY WARRANTS AND AGREES TO FOREVER DEFEND the Property against all persons lawfully claiming the same by, through or under it, but not otherwise,

SUBJECT TO (i) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; (ii) all covenants, conditions, restrictions, servitudes, liens, reservations, easements, rights-of-way, declarations, encumbrances and other matters of record or to which

reference is made in the public records; (iii) zoning and other regulatory laws and ordinances affecting the Property; (iv) matters that would be disclosed by an accurate survey; and (v) rights of tenants in possession (if any); and (v) any plat affecting the Property ("Conditions").

The payment of current ad valorem taxes on the Property having been prorated to the date hereof, the payment thereof is assumed by Grantee.

Invalidation of any one provision herein by judgment or court order shall in no way affect any other provision.

The Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

Neither Grantee nor its successors, assigns or legal representatives, lessees, or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall not be used for:

i. a grocery or convenience store selling at retail any food or food products, dairy products, beer, or wine or other alcoholic beverages for consumption off the premises, which restriction shall not apply to a liquor store selling liquor, beer, wine and mixtures; or

ii. the sale of motor fuels and petroleum products.

BY ITS ACCEPTANCE OF THIS CONVEYANCE, GRANTEE AGREES AS FOLLOWS: PURSUANT TO SECTION 10 OF THE SALES CONTRACT, DATED JULY 27, 2023, BY AND BETWEEN GRANTOR AND GRANTEE, SUBSECTIONS (A) THROUGH (I) BELOW SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON GRANTEE AND ITS SUBSIDIARIES, LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, FUTURE OWNERS OF ALL (OR ANY PORTION) OF THE PROPERTY, AND SHALL INURE TO THE BENEFIT OF GRANTOR AND ITS SUBSIDIARIES, LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, AS APPLICABLE. THE INTENTION OF GRANTOR AND GRANTEE IS THAT SAID COVENANTS SHALL LAST IN PERPETUITY. IF REQUESTED BY GRANTOR, GRANTEE OR THE THEN OWNER(S) OF THE PROPERTY, BY ITS ACCEPTANCE OF A DEED FOR ALL OR A PORTION OF THE PROPERTY, AGREES TO EXECUTE SUCH DOCUMENTATION OR TAKE SUCH ACTION AS GRANTOR MAY REASONABLY REQUEST TO CONFIRM OR OTHERWISE GIVE EFFECT TO SUCH COVENANTS.

a. Hazardous Substances. Except as set forth below, Buyer hereby assumes liability for, and agrees to take all actions required by law relating to, all environmental obligations or liabilities, including investigation, monitoring and remediation obligations and third party claims, arising from environmental conditions or Hazardous Substances (as defined herein) existing on, beneath or migrating from the Property as of the Closing Date, including, but not limited to: (i) any violation or alleged violation of, or liability or alleged liability under, any local, state or federal law, rule or regulation or common law duty pertaining to human health, natural resources or the environment, including, without limitation, the Comprehensive Environmental Response,

Compensation and Liability Act of 1980 (42 U.S.C. §9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6901 et seq.), the Federal Water Pollution Control Act (33 U.S.C. §1251 et seq.), the Clean Air Act (42 U.S.C. §7401 et seq.), the Emergency Planning and Community-Right-to-Know Act (42 U.S.C. §11001 et seq.), the Endangered Species Act (16 U.S.C. §1531 et seq.), the Toxic Substances Control Act (15 U.S.C. §2601 et seq.), the Occupational Safety and Health Act (29 U.S.C. §651 et seq.) and the Hazardous Substances Transportation Act (49 U.S.C. §1801 et seq.), and those relating to Lead Based Paint (as hereinafter defined) and each of their state counterparts and the regulations promulgated pursuant to said laws, all as amended from time to time (collectively, "Environmental Laws"), relating to or affecting the Property, whether or not caused by or within the control of Seller; (ii) the presence, release or threat of release of or exposure to any hazardous, toxic or harmful substances, wastes, materials, pollutants or contaminants (including, without limitation, asbestos or asbestos-containing materials, polychlorinated biphenyls, petroleum or petroleum products or byproducts, flammable explosives, radioactive materials, paint containing more than .05% lead by dry weight ("Lead Based Paint"), infectious substances or raw materials which include hazardous constituents) or any other substances or materials which are included under or regulated by Environmental Laws (collectively, "Hazardous Substances") or any toxic mold or fungus of a type that may pose a risk to human health or the environment or would negatively impact the value of the Property ("Toxic Mold"), on, in, under, migrating from or affecting all or any portion of the Property or any surrounding areas, regardless of whether or not caused by or within the control of Seller; (iii) any transport, treatment, recycling, storage, disposal or arrangement therefor of Hazardous Substances whether on the Property, originating from the Property, or otherwise associated with the Buyer or any operations conducted on the Property at any time; or (iv) any environmental investigation, assessment, audit or review conducted in connection with the Property or the operations conducted at any time thereon, including, without limitation, the cost of assessment, investigation, containment, removal and/or remediation of any and all Hazardous Substances or Toxic Mold from all or any portion of the Property or any surrounding areas, the cost of any actions taken in response to the presence, release or threat of release of any Hazardous Substances or Toxic Mold on, in, under, migrating from or affecting any portion of the Property or any surrounding areas to prevent or minimize such release or threat of release so that it does not migrate or further migrate or otherwise cause or threaten danger to present or future public health, safety, welfare or the environment, and costs incurred to comply with Environmental Laws in connection with all or any portion of the Property or any surrounding areas.

b. Indemnity. Buyer will protect, defend, hold harmless and indemnify Seller, Seller's respective subsidiaries, parent companies, affiliated companies, and successors-in-interest, Seller's directors, officers, agents and employees from and against any and all expenses, claims, actions, liabilities, attorney's fees, damages, losses, penalties, fines and interest of any kind whatsoever (including without limiting the foregoing, death of or injury to persons and damage to Property), actually or allegedly resulting from or connected with the environmental condition of the Property or from the omission or commission of any act, lawful or unlawful, by Buyer or its agents or employees, whether or not such act is within the scope of the employment of such agents or employees, or from leaks, seepage, spills or other loss of motor fuels or other toxic pollutants at the Property. Buyer hereby agrees that this indemnity shall survive the Closing.

c. Waiver and Release. Subject to the terms of subsection (d) below, (i) Buyer hereby waives, relinquishes and releases Seller from all costs by reason of or arising out of any environmental conditions at the Property and from any contribution action; and (ii) should any clean-up, remediation or removal of Hazardous Substances or other environmental conditions on the Property be required after the Closing Date, it is hereby understood and agreed that such clean-up, removal or

remediation shall be the responsibility of and shall be performed at the sole cost and expense of Buyer. It is understood and agreed that the Purchase Price reflects the allocation of risk set forth in this subsection. Further, notwithstanding anything to the contrary herein, Buyer covenants and agrees that in no event shall it commence any action or make any claim against Seller, its parent corporation, subsidiaries, affiliates and assigns, or any former owner or operator of the Property which in any way relates to the environmental or other condition of the Property, including any claim for property damage or diminution of property value by reason of the presence of Hazardous Substances at, on under or emanating from the Property, and Buyer hereby releases Seller from all such claims. It is acknowledged and agreed that the Purchase Price of the Property reflects the condition of the Property. Buyer's sole remedy after Closing with respect to any such contamination shall be for specific performance of Seller's obligations under this Section.

d. Remedial Measures. Notwithstanding the foregoing, Buyer is hereby advised that the Property has been impacted by subsurface petroleum contamination ("Release"), which has been reported to the Florida Department of Environmental Protection ("Department"). Seller is currently conducting Remedial Measures (as defined below) and shall, at its expense, use commercially reasonable efforts to complete such Remedial Measures after the Closing. As used herein, "Remedial Measures" shall consist of those activities which, in Seller's reasonable opinion, in consultation with the Department, are required to investigate and/or remediate petroleum hydrocarbon conditions or other environmental conditions originating on the Property prior to Closing. The Remedial Measures shall be undertaken in such a commercially reasonable manner, subject to the requirements of the Department, as to minimize disruption to Buyer's business on the Property. The parties agree that Seller's Remedial Measures shall be based upon the least stringent standards acceptable to the Department for non-residential or commercial purposes. Seller will provide to Buyer copies of all reports generated by the environmental consultant for delivery to the Department. Seller will be entitled to all reimbursement available with respect to the performance of the Remedial Measures and Buyer will cooperate with Seller in that regard to the extent reasonably requested. Seller acknowledges that the indemnity set forth in subsection (a) above shall not be applicable to the Release.

e. Access Agreement. At Closing, Seller and Buyer will execute an access agreement (the "Access Agreement"), pursuant to which Buyer will provide Seller with access to the Property for the purpose of performing the Remedial Measures. Buyer agrees that the Access Agreement will not be filed of record at the Closing.

f. Completion of Remedial Measures. Remedial Measures for the Property shall be deemed completed when either (i) Buyer receives a written determination from the appropriate governmental authority having jurisdiction over the Property that no further remedial activities are required to meet applicable industrial/commercial clean-up standards (excluding periodic monitoring) under applicable environmental laws, including without limitation a "No Further Action" letter or order; or (ii) if the applicable environmental laws do not provide for such a written determination, then when all necessary remedial activities have been completed to meet applicable industrial/commercial clean-up standards pursuant to a work plan approved by the Department or any appropriate governmental authority having jurisdiction over the Property (the "Satisfaction of Environmental Remediation"). Seller will deliver the Satisfaction of Environmental Remediation to Buyer and upon Buyer's receipt of the Satisfaction of Environmental Remediation, Seller shall thereafter be released from any liability associated with any Hazardous Substances on the Property prior to Closing.

g. Post-Closing Release. If, at any time after Closing, during the performance of the Remedial Measures at the Property, either party has reason to believe that a post-closing release

has occurred, such party shall notify the other immediately and take those steps reasonably required by law or by the Department, to determine and abate the source of the release. If, upon subsequent investigation by Seller and Buyer, hydrocarbon contamination is determined to have occurred subsequent to the Closing, Seller and Buyer shall agree on an allocation of responsibility for tests undertaken by Buyer and for the remediation expenses from that date forward based on the degree to which the post-closing release increased the estimated overall remediation costs, with Buyer and Seller to be responsible for their respective share of the remediation costs and entitled to receive the reimbursement applicable to their respective share. If the subsequent release is larger than the condition being remediated, Buyer shall become the "responsible party" and shall conclude any required remediation, and Seller shall reimburse Buyer its pro-rata share of such remediation costs base on the allocation of responsibility described above.

h. Memorandum of Agreement. At Closing, Seller and Buyer will execute and record a memorandum of agreement (the "Memorandum of Agreement") pursuant to which Buyer shall agree on behalf of itself and its successors, assigns, lessees, or other persons with any interest or control of the Property ("Buyer Controlled Entities") to assume a duty of cooperation with Seller. Such cooperation may include, without limitation (a) ongoing compliance with the Access Agreement, and agreement to modify the Access Agreement as may be reasonably necessary in Seller's sole discretion, to provide Seller the ongoing access to the Property necessary for the purpose of conducting the Remedial Measures; (b) executing or causing to be executed documents that are necessary for Seller to perform or complete the Remedial Measures, including any restrictive covenants that prohibit the use of the Property for non-residential purposes and/or the use of groundwater; (c) complying with the requirements and/or conditions of any institutional controls; (d) agreeing to not destroy, alter, remove, relocate or block any investigation, monitoring or remediation equipment, or otherwise interfere with or obstruct Seller's performance or completion of the Remedial Measures; (e) cooperating with Seller as to any ongoing or future investigations, including the installation of borings and monitoring wells at the Property, that are required by the Department or that Seller in its sole discretion determines are reasonably necessary; and cooperating with Seller as to any other reasonable requests necessary for the performance and completion of the Remedial Measures.

i. Survival. The covenants set forth in Section a. through i. shall survive Closing and shall be binding upon and shall inure to the successors and assigns of each of the parties and all subsequent purchasers of the Property. Upon the request of Seller, Buyer agrees to execute and deliver such instruments in recordable form as necessary to effect record notice of the foregoing rights and covenants.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has duly executed this deed this 29 day of SEPT, 2023 (the "Closing Date").

WITNESSES:

Printed Name: Adriana Velazco
Address: 3200 Hackberry Road
Irving, TX 75063

Printed Name: Aaron Torres
Address: 3200 Hackberry Road
Irving, TX 75063

GRANTOR:

SPEEDWAY LLC, a Delaware limited liability company

By: _____
Robbie Radant, Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

On this 25th day of September, 2023, before me, the undersigned, a Notary Public in and for the aforesaid County and State, on this day by means of [ ] physical presence or [ ] online notarization Robbie Radant, an Authorized Representative of Speedway LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she each executed the same as the act of such company for the purposes therein expressed and in the capacity therein stated.
Witness my hand and official seal.

Signature: _____
Typed or printed name: Tiffany Lewis
My commission expires: 2/21/26

(seal)

TIFFANY LEWIS
Notary Public, State of Texas
My Comm. Expires 2-21-2026
Notary ID 13360092-2

EXHIBIT A

Merger Certificate

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"HESS RETAIL OPERATIONS LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"HESS RETAIL STORES LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"HESS REALTY LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "SPEEDWAY LLC" UNDER THE NAME OF "SPEEDWAY LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE THIRTIETH DAY OF SEPTEMBER, A.D. 2015, AT 2:29 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE FIRST DAY OF OCTOBER, A.D. 2015 AT 12:01 O'CLOCK A.M.





2775076 8100M
SR# 20150326585

Authentication: 10176780
Date: 10-03-15

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 02:29 PM 09/30/2015
FILED 02:29 PM 09/30/2015
SR 20150326585 - File Number 2775076

STATE OF DELAWARE
CERTIFICATE OF MERGER OF
DOMESTIC LIMITED LIABILITY COMPANIES

Pursuant to Title 6, Section 18-209 of the Delaware Limited Liability Act, the undersigned limited liability company executed the following Certificate of Merger:

FIRST: The name of the surviving limited liability company is Speedway LLC,
and the name of the limited liability companies being merged into this surviving limited liability company is Hess Retail Operations LLC, Hess Retail Stores LLC, and Hess Realty LLC.

SECOND: The Agreement of Merger has been approved, adopted, certified, executed and acknowledged by each of the constituent limited liability companies.

THIRD: The name of the surviving limited liability company is Speedway LLC.

FOURTH: The merger is to become effective on 10/01/2015 at 12: 01 a.m.

FIFTH: The Agreement of Merger is on file at Speedway LLC
500 Speedway Drive, Enon, OH 45323,
the place of business of the surviving limited liability company.

SIXTH: A copy of the Agreement of Merger will be furnished by the surviving limited liability company on request, without cost, to any member of the constituent limited liability companies.

IN WITNESS WHEREOF, said surviving limited liability company has caused this certificate to be signed by an authorized person, the 30th day of September, A.D., 2015.

By: _____
Authorized Person

Name: Shane T. Pfleiderer
Print or Type

Title: Assistant Secretary

DE098 - 05/17/2007 C T System Online

EXHIBIT B

Property Description

The land referred to in this Commitment is described as follows:

A tract of land situated in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-two (32), Township Twenty-four (24) South, Range Thirty-six (36) East, in the City of Cocoa, Brevard County, Florida, described as follows: Begin at the point of intersection of the South line of King Street (also known as State Road No. 520) with the Northeast corner of the land conveyed to E. B. Klyce by deed recorded in Deed Book 387, Page 304, Public Records of Brevard County, Florida; and from the said Point of Beginning run East on the South line of King Street aforesaid a distance of one hundred fifty (150) feet to the right-of-way for a road and ditch fifty (50) feet in width, conveyed to the City of Cocoa by deed recorded in Deed Book 363, Page 292, public records aforesaid, (the said street being known as Fiske Boulevard); thence run South on the West line of the right-of-way conveyed to the City of Cocoa by deed aforesaid a distance of one hundred seventy-five (175) feet to the North line of land conveyed to City of Cocoa by deed recorded in Deed Book 371, Page 354; thence run West on the North line of the land conveyed to the City of Cocoa by deed recorded in Deed Book 371, Page 354, aforesaid a distance of one hundred fifty (150) feet to the Southeast corner of the land conveyed to E. B. Klyce aforesaid; thence run North on the East line of the land conveyed to E. B. Klyce aforesaid a distance of one hundred seventy-five (175) feet to the Point of Beginning.

Subject, however, to an easement for canal purposes on the East seventeen (17) feet of the land aforesaid and expressly reserving from the land herein described an easement for alley and public utility purposes twenty (20) feet wide, measured North from the South line of the above-described land and ex-tending from the East line to the West line thereof.

BEING THOSE premises conveyed by Deed made the 30th day of September, 1965 from Billups EasternPetroleum Company to Swift Oil Company, Inc. and recorded among the land records of Brevard County in O.R. 815, Page 602, Public Records of Brevard County, Florida.

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Notice of Violation

To: P & P INVESTMENTS OF FLORIDA LLC
1775 N Wickham Rd.
Melbourne FL, 32935

Date:02/02/26

Case: 26-0233

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 1035 W King St. Cocoa, FL 32922
Parcel ID #: 24-36-32-04-*-4.03

Violations:

(1) *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B)*

(2) *City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas.*

(3) *Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. - District and Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures.* ***By allowing homeless to camp or stay on the property is prohibited and not in keeping with the commercial character of the district.***

Description of Violations:

(1) *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B). Which states:* ***Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or***

underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:

a. Unsightly and interferes with the reasonable enjoyment of property by neighbors;
b. Detrimentally affects property values in the surrounding neighborhood;
c. An interference with potential fire suppression on the real property or adjoining property; or
d. Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.

An accumulation of dirt, litter, or debris in vestibules, doorways, or adjoining sidewalks or parking lots of all buildings or structures used for commercial or industrial purposes.

(2) *City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas. Which states:* ***Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.***

(3) *Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. -District and Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures. Which states:* ***All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.***

Corrective Action:

(1) *Please ensure any trash and debris is removed from the property to comply with city ordinances.*

(2) Please ensure the exterior of the building is free from any graffiti or other defacing to comply with city ordinances.

(3) Please remove or trespass the homeless from this property.

IF THE VIOLATIONS ARE NOT CORRECTED BY March 2, 2026**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

Derrick Steel
Code Enforcement Officer
321-408-0922
dsteel@cocoafl.org
Monday – Friday: 8AM – 5PM

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0233 was posted at the following location(s):

(1) Date Posted: 02/02/2026
Location: 65 Stone St. Cocoa, FL 32922

Derrick Steel II
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 2nd day of February, 2026 by Derrick C. Steel. Code Officer

Notary Public State of Florida
Hartley Bennett
My Commission HH 754267
Expires 1/8/2030

NOTARY PUBLIC, State of Florida

Print Name: Hartley Bennett

Personally Known_____OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3233 0756 13

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Case 233

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- [x] Return Receipt (hardcopy) $ ____
- [ ] Return Receipt (electronic) $ ____
- [ ] Certified Mail Restricted Delivery $ ____
- [ ] Adult Signature Required $ ____
- [ ] Adult Signature Restricted Delivery $ ____

Postage

$

Total Postage and Fees

$

USPS FEB 3 2026 COCOA, FL 32922

Postmark Here

Sent To
Priyangi Patel

Street and Apt. No., or PO Box No.
868 Jupiter Blvd NW STE-1

City, State, ZIP+4®
Palm bay FL, 32907

Place ZIP+4® in this box

USPS Permit

PLETE THIS SECTION

tems 1, 2, and 3.

r name and address on the reverse
we can return the card to you.

ch this card to the back of the mailpiece,
on the front if space permits.

Article Addressed to: Case233

Priyangini Patel
368 Jupiter Blvd NW STE-1
Palm bay FL, 32907

9590 9402 8439 3156 8632 93

2. Article Number *(Transfer from service label)*

9589 0710 5270 3233 0756 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X P. Patel ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* P. Patel

C. Date of Delivery 2/5/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Notice of Violation (Amended)

To: P&P Investments of Florida
1775 N Wickham rd.
Melbourne FL, 32935

Date:03/03/26

Case: 26-0233

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 1035 W King St. Cocoa, FL 32922
Parcel ID #: 24-36-32-04-*-4.03

Violations:

(1) *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B)*

(2) *City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas.*

(3) *Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. - District and Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures.* ***By allowing homeless to camp or stay on the property is prohibited and not in keeping with the commercial character of the district.***

(4) *Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. - Visual screens (fences, walls, hedges) (G) Maintenance.*

(5) *City Code Chapter 6 -Buildings, Construction, and Property Regulations. Article III. - Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements. Section 6-1303. -Electrical Facilities. (c)*

(6) *City Code Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off-site advertising / billboard regulation.*

Description of Violations:

(1) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B) Which states: ***Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:***

a. Unsightly and interferes with the reasonable enjoyment of property by neighbors;
b. Detrimentally affects property values in the surrounding neighborhood;
c. An interference with potential fire suppression on the real property or adjoining property; or
d. Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.

An accumulation of dirt, litter, or debris in vestibules, doorways, or adjoining sidewalks or parking lots of all buildings or structures used for commercial or industrial purposes.

(2) *City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas. Which states:* ***Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.***

(3) *City Code Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. -District and Intent-C-G. General Commercial District. (D) Prohibited*

Uses and Structures. Which states: ***All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.*** *By allowing homeless to camp or stay on the property, it is prohibited and not in keeping with the commercial character of the district.*

(4) *City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G) Maintenance. Which States: Maintenance.* ***All fences and walls shall be maintained in a structurally sound, clean, and aesthetically attractive manner, and in a condition equal to that which was originally approved at the time the building permit was issued.*** *Specifically:*

(1) A fence or wall shall be maintained in a vertical position, and shall not be permitted to sag or lean from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
(2) Deteriorated or rotten material shall be replaced.
(3) Each support post or footer shall be solidly attached to the ground.
(4) Each fence stringer shall be securely fastened to the support posts and face of the fence.
(5) Each fence board shall be securely fastened to the support post and fence stringers.
(6) All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform and rust-free appearance; however, this is not intended to prohibit the maintenance of fences in which deteriorated sections of the fence are replaced with new materials, which will take time to "age" or "weather" to replicate the appearance of the original fence.

(5) *City Code Chapter 6 -Buildings, Construction, and Property Regulations. Article III. -Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements. Section 6-1303. -Electrical Facilities. (c) Which States:* ***Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.***

(6) City Code Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off-site advertising / billboard regulation. (H) Which States:
All signs shall be maintained to be visually and aesthetically pleasing, i.e. pole and sign mainframe shall be freshly painted and rust free, the sign face shall be free of pealing paint or general disrepair;

Corrective Action:

(1) Please ensure any trash and debris is removed from the property to comply with city ordinances.

(2) Please ensure the exterior of the building is free from any graffiti or other defacing to comply with city ordinances.

(3) Please remove or trespass the homeless from this property.

(4) Please repair fence boards to be securely fastened to support post.

(5) Please service and maintain all electrical ports with exposed wiring.

(6) Please provide maintenance on property advertising sign.

IF THE VIOLATIONS ARE NOT CORRECTED BY April 6, 2026**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

Derrick Steel
Code Enforcement Officer
321-408-0922
dsteel@cocoafl.org
Monday – Friday: 8AM – 5PM

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: #233

Priyangini Patel
868 Jupiter Blvd NW STE-1
Palm bay, FL 32907



9590 9402 8439 3156 8632 17

2. Article Number *(Transfer from service label)*

9589 0710 5270 3700 7738 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X P. Patel

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
3/6/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery
  00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0233 was posted at the following location(s):

(1) Date Posted: 03/03/2026
Location: 65 Stone St. Cocoa, FL 32922

Derrick Steel II
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 3rd day of March, 2026 by Derrick Steel II. Code Officer

Notary Public State of Florida
Hartley Bennett
My Commission HH 754267
Expires 1/8/2030

NOTARY PUBLIC, State of Florida

Print Name: Hartley Bennett

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____



Detail by Entity Name

Florida Limited Liability Company
P & P INVESTMENTS OF FLORIDA LLC

Filing Information

Document Number	L21000151651
FEI/EIN Number	86-3262959
Date Filed	04/01/2021
Effective Date	03/31/2021
State	FL
Status	ACTIVE

Principal Address

868 JUPITER BLVD NW STE-1
PALM BAY, FL 32907

Mailing Address

868 JUPITER BLVD NW STE-1
PALM BAY, FL 32907

Registered Agent Name & Address

PATEL, PRIYANGINI
868 JUPITER BLVD NW
1
PALM BAY, FL 32907

Authorized Person(s) Detail

Name & Address

Title MBR

PATEL, PRIYANGINI
868 JUPITER BLVD NW STE-1
PALM BAY, FL 32907

Title MBR

PATEL, PINALBEN M
1775 N WICKHAM RD
MELBOURNE, FL 32935

Annual Reports

Report Year	Filed Date
2024	01/19/2024
2025	01/13/2025
2026	01/05/2026

Document Images

01/05/2026 -- ANNUAL REPORT	View image in PDF format
01/13/2025 -- ANNUAL REPORT	View image in PDF format
01/19/2024 -- ANNUAL REPORT	View image in PDF format
01/16/2023 -- ANNUAL REPORT	View image in PDF format
01/07/2022 -- ANNUAL REPORT	View image in PDF format
04/01/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Date: May 8, 2026
Case: 26-000233

Priyangini Patel
868 Jupiter Blvd NW Ste-1
Palm Bay, FL 32907

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Priyangini Patel
Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on May 21, 2026, at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the Property of the Respondent(s) as set forth in the Notice(s) of Violation and shall make a determination as to whether such violation(s) is/are corrected pursuant to Section 162.07, Florida Statutes, and Chapter 6, of the City of Cocoa Code of Ordinances.

You are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above referenced hearing.

The Code Enforcement Board may enter an Order requiring the owner of the Property to correct any violation(s) by a specific date and that a fine may be imposed not to exceed Two Hundred and Fifty Dollars ($250.00) per violation for a first violation or Five Hundred Dollars ($500.00) per violation for a repeat violation, for each day any violation(s) exist(s) or continue(s) to exist beyond the date the Code Enforcement Board orders you to correct the violation(s). This penalty, if not paid, will become a lien on the Property and any other personal or real property owned by the Respondent(s) which can be satisfied by foreclosure and sale of said Property and/or other personal or real property.

AN AGGRIEVED PARTY, INCLUDING THE CITY OF COCOA, MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE ENFORCEMENT BOARD TO THE CIRCUIT COURT AS PROVIDED BY THE GENERAL LAW OF THE STATE OF FLORIDA. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED. FURTHER, IF AN APPEAL IS FILED, THE AGGRIEVED PARTY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE BOARD'S HEARING IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Derrick Steel | Code Enforcement Officer
321-408-0922: Dsteel@cocoafl.org

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-000233 was posted at the following location(s):

(1) Date Posted: 05/08/2026
Location: 65 Stone St. Cocoa, FL 32922, 1035 W King St. Cocoa, FL 32922

Derrick R. Steel II
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 8th day of May, 2026 by Derrick Steel II. Code Officer

Notary Public State of Florida
Hartley Bennett
My Commission HH 754267
Expires 1/8/2030

NOTARY PUBLIC, State of Florida

Print Name: Hartley Bennett

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date:	05/12/2026
Agenda Date:	5/21/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Geneva A Bonney of 2471 W SHERWOOD CIR COCOA FL 32926, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance. (1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-1003- Exterior Structure (g)- Roof needs to be repaired and blue tarp removed.

BACKGROUND:

22Dec2025- Officer Burrows noticed this home was abandoned and roof was covered with a blue tarp.
27Jan2026- Certified letter was returned labeled “Deceased Unable to Forward”
30Apr2026- Officer Burrows posted a Notice of Hearing on the property and at City Hall.

The property is still in violation of the following city codes.
(2) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-1003- Exterior Structure (g)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Notice was posted in City Hall and on property.

RECOMMENDED MOTION:

Find the property owner, Geneva A Bonney of 2471 W SHERWOOD CIR COCOA FL 32926, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into

compliance.
(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-1003- Exterior Structure (g)- Roof needs to be repaired and blue tarp removed.

Code Enforcement Agenda

Check one box

- Code Cases
- Non-Compliance Cases
- Lien Reductions Cases
- Other _____

Agenda Item Name: CE25-001876/ 2471 W SHERWOOD CIR COCOA FL 32926
Geneva A Bonney, property owner of 2471 W SHERWOOD CIR COCOA FL 32926, in violation of the following City Codes:

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-1003- Exterior Structure (g)

Short Name: CE25-001876/ 2471 W SHERWOOD CIR COCOA FL 32926

Through: Tom Wilkinson, Code Manager

Prepared by: William Burrows

Requested Action: Find the property owner, Geneva A Bonney of 2471 W SHERWOOD CIR COCOA FL 32926, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-1003- Exterior Structure (g)- Roof needs to be repaired and blue tarp removed.

Background:

22Dec2025- Noticed this home was abandoned and roof was covered with a blue tarp.

27Jan2026- Certified letter was returned labeled “Deceased Unable to Forward”

30Apr2026- Posted a Notice of Hearing on the property and at City Hall.

The property is still in violation of the following city codes.

(2) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-1003- Exterior Structure (g)

Previous Action: Notice was posted in City Hall and on property.

REAL PROPERTY DETAILS
Account 2404469 - Roll Year 2025

Owners	BONNEY, GENEVA A
Mailing Address	2471 W SHERWOOD CIR COCOA FL 32926
Site Address	2471 W SHERWOOD CIR COCOA FL 32926
Parcel ID	24-35-13-05-*-112
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0026/0044
Subdivision	COCOA NORTH UNIT 4
Land Description	COCOA NORTH UNIT 4 LOT 112



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$196,370	$201,630	$203,900
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$196,370	$70,950	$68,890
Assessed Value School	$196,370	$70,950	$68,890
Homestead Exemption	$0	$25,000	$25,000
Additional Homestead	$0	$20,950	$18,890
Other Exemptions	$0	$25,000	$25,000
Taxable Value Non-School	$196,370	$20,000	$20,000
Taxable Value School	$196,370	$40,950	$38,890

SALES / TRANSFERS

Date	Price	Type	Instrument
03/13/2000	--	QC	4136/0482
11/03/1999	--	QC	4088/1435
03/30/1998	$61,900	WD	3816/2343
08/01/1991	$20,500	QC	3144/2178
05/16/1988	$54,300	WD	2906/1953
10/01/1980	$45,500	--	2263/0778

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1980
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,031
Garage	371
Total Base Area	1,031
Total Sub Area	1,402

Extra Features	
Screen Enclosure	180

Return to: (enclose self-addressed stamped envelope)
Name: **LANDSAFE TITLE OF FLORIDA, INC.**
Address: **277 Crockett Boulevard**
Merritt Island, Florida 32953
This Instrument Prepared by: Claire L. Mathews
of **LANDSAFE TITLE OF FLORIDA, INC.**
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S.#(s):

CFN:2000045258 03-17-2000 04:17 pm
OR Book/Page: 4136 / 0482

Sandy Crawford
Clerk Of Courts, Brevard County
#Pgs: 1 #Names: 4 Serv: 2.00
Trust: 1.00 Rec: 5.00 Excise: 0.00
Deed: 0.70 Int Tax: 0.00
Mtg: 0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Corrective
FILE NO: 00010755 **QUITCLAIM DEED**

THIS INDENTURE, Made this 6th day of March A.D. 2000, by and between Linda Bertrand, a single woman and Thomas G. Eaton, a single man

of the County of Brevard, in the State of FLORIDA hereinafter collectively referred to as "Seller", and Geneva A. Bonney
whose post office address is 2475 West Sherwood Circle, Cocoa, FL 32927

of the County of Brevard, in the State of FLORIDA hereinafter collectively referred to as "Buyer",

WITNESSETH: That Seller, for and in consideration of the sum of $10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in Brevard County, Florida, to-wit:

Lot 112, COCOA NORTH UNIT 4, according to the plat thereof as recorded in Plat Book 26, Page 44, of the Public Records of Brevard County, Florida.

This corrective deed is being recorded to include marital status of grantors which was omitted in deed recorded in Official Records Book 4088,Page 1435, of the Public Records of Brevard County, Florida.

To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns *forever.*

IN WITNESS WHEREOF, Seller has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Signature: _____
Printed name: SHERRY WITTIG
Signature: _____
Printed name: KRISTINE SOARES
Signature: _____
Printed name: _____
Signature: _____
Printed name: _____

_____ (Seal)
Linda Bertrand

_____ (Seal)
Thomas G. Eaton

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 13 day of March, 2000 by Linda Bertrand, a single woman and Thomas G. Eaton, a single man

who is/are personally known to me or who has/have produced as identification.

My Commission expires (seal)

Michael F. Desrosiers
Commission # CC 910545
Expires Feb. 15, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

_____
MICHAEL F. DESROSIERS
Printed Name:
Notary Public
Serial Number CC 910545

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Notice of Violation

To: BONNEY, GENEVA A
2471 W SHERWOOD CIR
COCOA, FL 32926

Date: 12/22/2025
Case: : 25-001876

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 2471 W SHERWOOD CIR COCOA FL 32926
Parcel ID #: 24-35-13-05-*-112

Violations:

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-1003- Exterior Structure (g)

Description of Violations:

(1) Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free form obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Corrective Action:

(1) Please obtain applicable permit and repair roof.

IF THE VIOLATIONS ARE NOT CORRECTED BY February 5, 2026**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board;

who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

William Burrows
Code Enforcement Officer
321-704-0647
wburrows@cocoafl.org
Monday – Friday: 8AM – 5PM

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-1876 was posted at the following location(s):

(1) Date Posted: 12/22/2025
Location: 65 Stone St. Cocoa, FL 32922

William Burrows, Sr
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22nd day of December, 2025 by William Burrows. Code Officer.

Santeria Robinson
NOTARY PUBLIC, State of Florida

SANTERIA ROBINSON
Notary Public
State of Florida
Comm# HH517528
Expires 4/17/2028

Print Name: _____

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

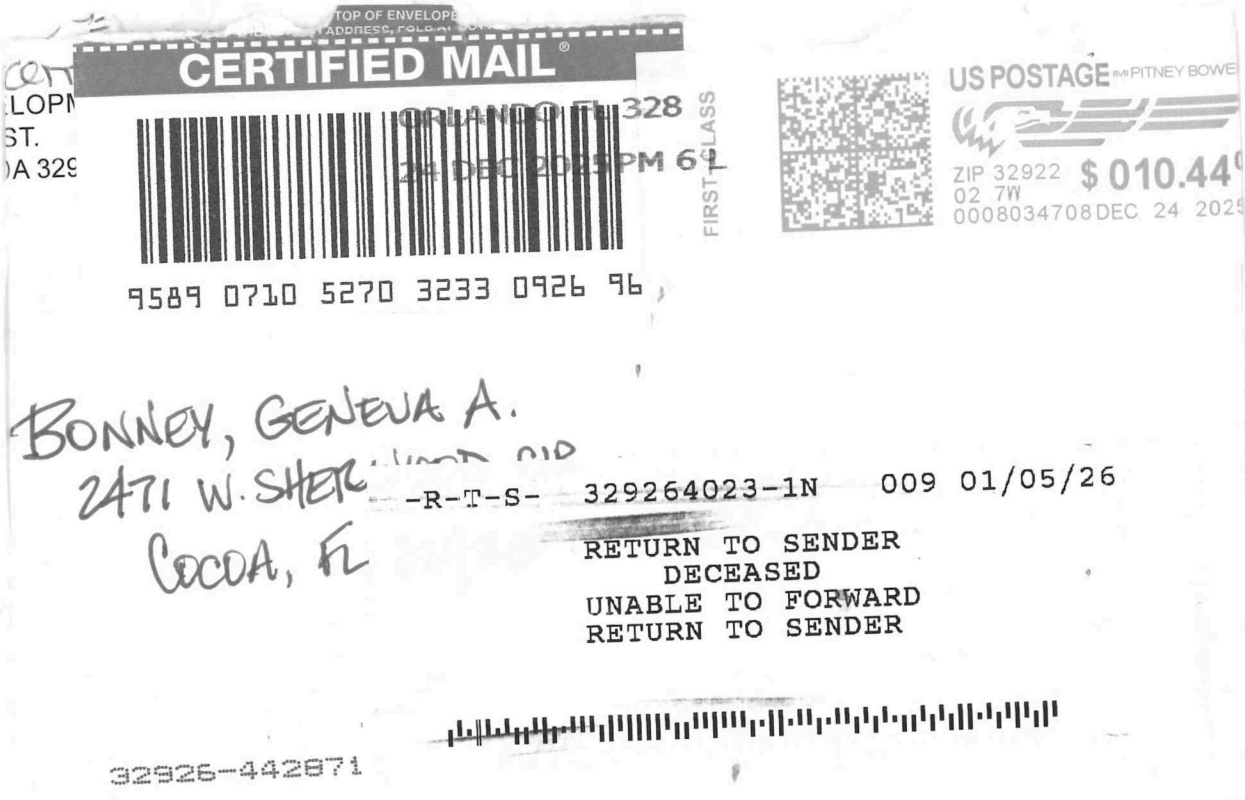
Total Postage and Fees
$

Sent To
BONNEY, GENEVA A
Street and Apt. No., or PO Box No.
2471 W. SHERWOODS CIR.
City, State, ZIP+4®
COCOA, FL 32926

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3233 0926 96

COCOA, FL 32922
DEC 23 2025
USPS 1876



TOP OF ENVELOPE

CERTIFIED MAIL®

ORLANDO FL 328
24 DEC 2025 PM 6 L

FIRST CLASS

US POSTAGE PITNEY BOWE
ZIP 32922 $ 010.44
02 7W
0008034708 DEC 24 2025

9589 0710 5270 3233 0926 96

BONNEY, GENEVA A.
2471 W. SHER[illegible] CIR
COCOA, FL

-R-T-S- 329264023-1N 009 01/05/26

RETURN TO SENDER
DECEASED
UNABLE TO FORWARD
RETURN TO SENDER

32926-442871

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Ammended Notice of Violation

To: BONNEY, GENEVA A
2471 W SHERWOOD CIR
COCOA, FL 32926

Date: 03/25/2025
Case: : 25-001876

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 2471 W SHERWOOD CIR COCOA FL 32926
Parcel ID #: 24-35-13-05-*-112

Violations:

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-1003- Exterior Structure (g)

Description of Violations:

(1) Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free form obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Corrective Action:

(1) Please obtain applicable permit and repair roof.

IF THE VIOLATIONS ARE NOT CORRECTED BY April 10, 2026**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board;

who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

William Burrows
Code Enforcement Officer
321-704-0647
wburrows@cocoafl.org
Monday – Friday: 8AM – 5PM

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF HEARING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-001876 was posted at the following location(s):

(1) Date Posted: 04/30/2026
Location: 65 Stone Street Cocoa, FL 32922
2471 W SHERWOOD CIR COCOA FL 32926

William Burrows

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April, 2026 by William Burrows. Code Officer.

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026

Darla D. Crowl

NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Date: April 29, 2026
Case: 25-001876

BONNEY, GENEVA A
2471 W SHERWOOD CIR
COCOA, FL 32926

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Bonney, Geneva A

Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on May 21, 2026 at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the Property of the Respondent(s) as set forth in the Notice(s) of Violation and shall make a determination as to whether such violation(s) is/are corrected pursuant to Section 162.07, Florida Statutes, and Chapter 6, of the City of Cocoa Code of Ordinances.

You are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above referenced hearing.

The Code Enforcement Board may enter an Order requiring the owner of the Property to correct any violation(s) by a specific date and that a fine may be imposed not to exceed Two Hundred and Fifty Dollars ($250.00) per violation for a first violation or Five Hundred Dollars ($500.00) per violation for a repeat violation, for each day any violation(s) exist(s) or continue(s) to exist beyond the date the Code Enforcement Board orders you to correct the violation(s). This penalty, if not paid, will become a lien on the Property and any other personal or real property owned by the Respondent(s) which can be satisfied by foreclosure and sale of said Property and/or other personal or real property.

AN AGGRIEVED PARTY, INCLUDING THE CITY OF COCOA, MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE ENFORCEMENT BOARD TO THE CIRCUIT COURT AS PROVIDED BY THE GENERAL LAW OF THE STATE OF FLORIDA. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED. FURTHER, IF AN APPEAL IS FILED, THE AGGRIEVED PARTY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE BOARD'S HEARING IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

William Burrows | Code Enforcement Officer
321-704-0647: wburrows@cocoafl.org

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF HEARING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-001876 was posted at the following location(s):

(1) Date Posted: 04/30/2026
Location: 65 Stone Street Cocoa, FL 32922
2471 W SHERWOOD CIR COCOA FL 32926

William Burrows

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April, 2026 by William Burrows. Code Officer.

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026

Darla D. Crowl

NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date:	05/12/2026
Agenda Date:	5/21/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, David J. Gossett of 1110 Myrtle Lane Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance. (1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III — Property Maintenance Standards , Sec. 6-901- Accumulation (1) — All weeds shall be cut and debris removed from property. (2) City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2)- Boat will be moved to an approved driveway if parked in the front of the house.

BACKGROUND:

21Jan2026 — While conducting field observations through the neighborhood, Officer Burrows detected a boat on a trailer in front and side of a house. The area surrounding it and all along the side of the house was overgrown with weeds. Some debris was also among the overgrowth. Officer Burrows left a card in an attempt to make personal contact.
22Jan2026 — The Notice of Violation was mailed.
10 Feb 2026 — Officer Burrows visited the property and left another card.
30Apr2026 — A Notice of Hearing was posted on property and at City Hall by Officer Burrows.

The property is still in violation of the following city codes.
(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III - Property Maintenance Standards, Sec. 6-901- Accumulation
(2) City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2) — Boat will be moved to an approved driveway if parked in front of the house.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:
Staff confirmed delivery of the Notice of Violation. The notice was posted in City Hall. Staff has had ongoing communication with the owner.

RECOMMENDED MOTION:
Find the property owner, David J. Gossett of 1110 Myrtle Lane Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.
(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III — Property Maintenance Standards , Sec. 6-901- Accumulation (1) — All weeds shall be cut and debris removed from property.
(2) City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2)- Boat will be moved to an approved driveway if parked in the front of the house.

Code Enforcement Agenda

Check one box

- Code Cases
- Non-Compliance Cases
- Lien Reductions Cases
- Other _____

Agenda Item Name: CE26-000126/ 1110 MYRTLE LN COCOA FL 32922
David J. Gossett, property owner of 1110 MYRTLE LN COCOA FL 32922, in violation of the following City Codes:

(1) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standard , Sec. 6-901- Accumulation (1)-* All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

(2) *City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2)-* Major recreational equipment stored forward of the front building line shall: Be parked within the established paved driveway.

Short Name: CE26-000126/ 1110 MYRTLE LN COCOA FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: William Burrows

Requested Action: Find the property owner, David J. Gossett of 1110 Myrtle Lane Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

(1) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)- All weeds shall be cut and debris removed from property.*

(2) *City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2)- Boat will be moved to an approved driveway if parked in the front of the house.*

Background:

21Jan2026- While driving through the neighborhood I noticed a boat on a trailer in front and side of a house. The area surrounding it and all along the side of the house was overgrown with weeds. Some debris was also among the overgrowth. I left a card in an attempt to make personal contact.

22Jan2026- Mailed out the Notice of Violation

10Feb2026- I stopped at the property and left another card.

30Apr2026- Posted a Notice of Hearing on property and at City Hall.

The property is still in violation of the following city codes.

(1) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS*, *Article III- Property Maintenance Standards, Sec. 6-901- Accumulation*
(2) *City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2)- Boat will be moved to an approved driveway if parked in front of the house.*

Previous Action:

Staff confirmed delivery of Notice of Violation. Notice was posted in City Hall. Staff has had on-going communication with owner.

REAL PROPERTY DETAILS
Account 2421669 - Roll Year 2025

Owners	GOSSETT, DAVID J
Mailing Address	1110 MYRTLE LANE COCOA FL 32922
Site Address	1110 MYRTLE LN COCOA FL 32922
Parcel ID	24-36-29-01-5-12
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0100
Subdivision	PINERIDGE SUBD
Land Description	PINERIDGE SUBD LOT 12 BLK 5



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$148,570	$144,070	$136,300
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$41,050	$39,900	$38,740
Assessed Value School	$41,050	$39,900	$38,740
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$16,050	$14,900	$13,740
Taxable Value School	$16,050	$14,900	$13,740

SALES / TRANSFERS

Date	Price	Type	Instrument
03/01/1969	--	--	1070/0868

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1957
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,168
Carport	269
Open Porch	64
Utility Room	61
Total Base Area	1,168
Total Sub Area	1,562

Extra Features	
Patio - Concrete	90

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Notice of Violation

To: GOSSETT, DAVID J
1110 MYRTLE LANE
COCOA, FL 32922

Date: 01/22/2026
Case: : 26-000126

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 1110 MYRTLE LN COCOA FL 32922
Parcel ID #: 24-36-29-01-5-12

Violations:

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)

(2) City Code Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2)

Description of Violations:

(1) All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

(2) Major recreational equipment stored forward of the front building line shall:
Be parked within the established paved driveway.

Corrective Action:

(1) Please cut down all weeds surrounding the boat and side of the house.
(2) Please remove boat and trailer from the front yard. It can be parked on the side but not forward of the house unless parked in an approved driveway.

IF THE VIOLATIONS ARE NOT CORRECTED BY February 6, 2026**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

William Burrows
Code Enforcement Officer
321-704-0647
wburrows@cocoafl.org
Monday – Friday: 8AM – 5PM

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of hearing for case 25-000126 was posted at the following location(s):

(1) Date Posted: 01/22/2026
Location: 65 Stone Street Cocoa, FL 32922

William O Burrows Jr
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of January, 2026 by William Burrows. Code Officer.

Darla D. Carol
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Carol

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
GOSSETT, DAVID J

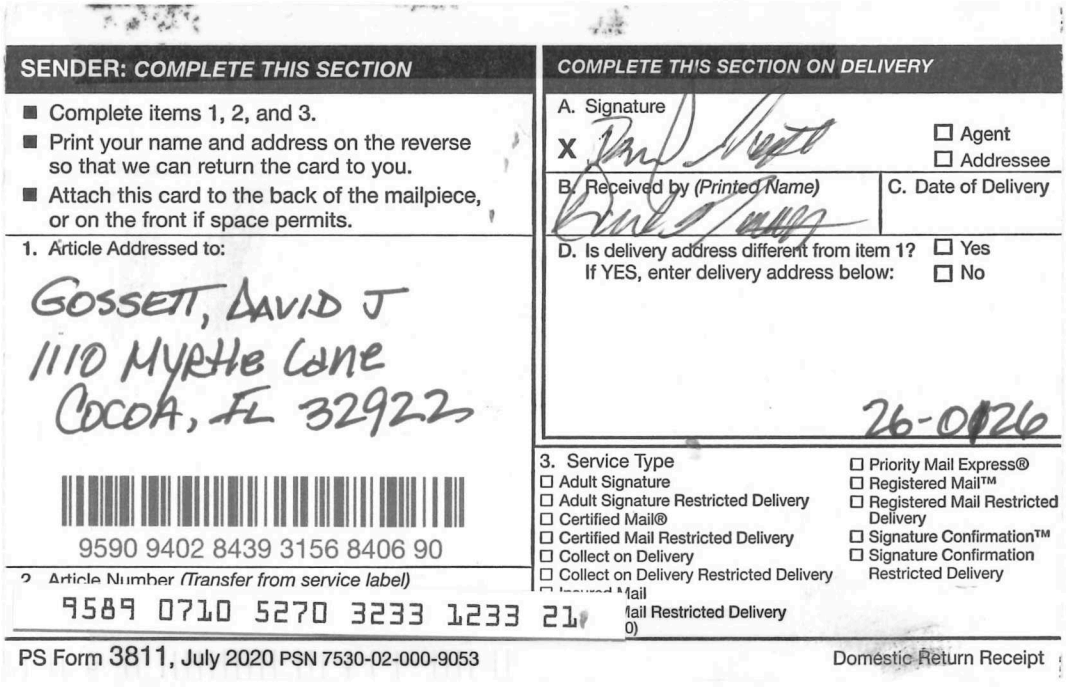
Street and Apt. No., or PO Box No.
1110 MYRTLE LANE

City, State, ZIP+4®
COCOA, FL 32922

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3233 1233 21

COCOA, FL. 32922
Postmark Here
JAN 22 2026
USPS



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GOSSETT, DAVID J
1110 Myrtle Lane
Cocoa, FL 32922

9590 9402 8439 3156 8406 90

2. Article Number (Transfer from service label)
9589 0710 5270 3233 1233 21

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

26-0026

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ail Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Date: April 30, 2026
Case: 26-000126

GOSSETT, DAVID J
1110 MYRTLE LANE
COCOA, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

GOSSETT, DAVID J

Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on May 21, 2026 at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the Property of the Respondent(s) as set forth in the Notice(s) of Violation and shall make a determination as to whether such violation(s) is/are corrected pursuant to Section 162.07, Florida Statutes, and Chapter 6, of the City of Cocoa Code of Ordinances.

You are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above referenced hearing.

The Code Enforcement Board may enter an Order requiring the owner of the Property to correct any violation(s) by a specific date and that a fine may be imposed not to exceed Two Hundred and Fifty Dollars ($250.00) per violation for a first violation or Five Hundred Dollars ($500.00) per violation for a repeat violation, for each day any violation(s) exist(s) or continue(s) to exist beyond the date the Code Enforcement Board orders you to correct the violation(s). This penalty, if not paid, will become a lien on the Property and any other personal or real property owned by the Respondent(s) which can be satisfied by foreclosure and sale of said Property and/or other personal or real property.

AN AGGRIEVED PARTY, INCLUDING THE CITY OF COCOA, MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE ENFORCEMENT BOARD TO THE CIRCUIT COURT AS PROVIDED BY THE GENERAL LAW OF THE STATE OF FLORIDA. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED. FURTHER, IF AN APPEAL IS FILED, THE AGGRIEVED PARTY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE BOARD'S HEARING IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

William Burrows | Code Enforcement Officer
321-704-0647: wburrows@cocoafl.org

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF HEARING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 26-000126 was posted at the following location(s):

(1) Date Posted: 04/30/2026
Location: 65 Stone Street Cocoa, FL 32922
1110 MYRTLE LN COCOA FL 32922

William Burrows

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April, 2026 by William Burrows. Code Officer.

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026

Darla D. Crowl

NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date:	05/12/2026
Agenda Date:	5/21/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Ramroop, Jagwanti of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Code listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance. (1) City of Cocoa Code Appendix A. Art. XV. Sec. 2 (A) — The property owner is to obtain a permit for all drywall and other work performed.

BACKGROUND:

3Feb2026 — Originally assigned to Officer Brimm, this case was transferred to Officer Burrows on this date. A building inspector was on site to check other work performed and noted significant drywall installation throughout the premises. Officer Brimm sent out the original Notice of Violation on 3Nov2025.
6Feb2026- Officer Burrows resent the NOV and posted a Notice of Hearing on the property and at City Hall.
9Feb2026- The homeowner called Officer Burrows and discussed the NOV and hearing. It was explained that all the drywall work done required a permit. When the homeowner discussed upcoming electrical work, Officer Burrows advised her to get a permit for that as well.
30Apr2026 — Due to the cancellation of multiple Code Board hearings, Officer Burrows reposted a Notice of Hearing on this date on the property and at City Hall. The property owner contacted Officer Burrows and said her son had been trying to apply for a permit but was having trouble with the online application process. It was suggested she come to City Hall and use the computer terminal here, where someone would be available to answer questions.

The property is still in violation of the following city codes.
(1) City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:
Staff confirmed delivery of the Notice of Violation. The notice was posted in City Hall. Staff has had ongoing communication with the owner.

RECOMMENDED MOTION:
Find the property owner, Ramroop, Jagwanti of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Code listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.
(1) City of Cocoa Code Appendix A. Art. XV. Sec. 2 (A) — The property owner is to obtain a permit for all drywall and other work performed.

Code Enforcement Agenda

Check one box

- Code Cases
- Non-Compliance Cases
- Lien Reductions Cases
- Other _____

Agenda Item Name: CE25-000731/ 1116 Bristol Dr. Cocoa, FL 32922
Ramroop, Jagwanti property owner of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Codes.

(1) *City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)- No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars ($500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any* deviation therefrom shall constitute a violation of this Code.

Short Name: CE25-000731/ 1116 Bristol Dr. Cocoa, FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: William Burrows

Requested Action: Find the property owner, Ramroop, Jagwanti of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Code listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

(1) *City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)- Property owner is to obtain a permit for all drywall and other work performed.*

Background:

3Feb2026- Originally assigned to Officer Brimm, this case was transferred to me this date. A building inspector was on site to check other work performed and noted significant drywall installation throughout the premises. Officer Brimm sent out the original Notice of Violation on 3Nov2025.

6Feb2026- I resent the NOV and posted a Notice of Hearing on the property and at City Hall.

9Feb2026- The homeowner called and we discussed the NOV and hearing. I explained that all the drywall work done required a permit. When she discussed upcoming electric work, I advised her to get a permit for that as well.

30Apr2026- Due to the cancellation of multiple Code Board hearings, I reposted a Notice of Hearing on this date on the property and at City Hall. The property owner called me and said her son had been trying to apply for a permit but was having trouble with the on-line application process. I suggested she come to City Hall and use the computer terminal here where someone would be available to answer questions.

The property is still in violation of the following city codes.

(1) City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)

Previous Action:

Staff confirmed delivery of Notice of Violation. Notice was posted in City Hall. Staff has had on-going communication with owner.

REAL PROPERTY DETAILS
Account 2422438 - Roll Year 2025

Owners	RAMROOP, JAGWANTI
Mailing Address	1116 BRISTOL DR COCOA FL 32922
Site Address	1116 BRISTOL DR COCOA FL 32922
Parcel ID	24-36-29-77-*-3
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0095
Subdivision	COCOA MODERN MANORS
Land Description	COCOA MODERN MANORS LOT 3



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$214,880	$211,990	$175,500
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$70,730	$68,740	$66,740
Assessed Value School	$70,730	$68,740	$66,740
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$20,730	$18,740	$16,740
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$25,000	$25,000	$25,000
Taxable Value School	$45,730	$43,740	$41,740

SALES / TRANSFERS

Date	Price	Type	Instrument
12/19/2002	$68,000	WD	4795/1200
01/10/1962	$19,200	WD	0456/0205

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1958
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,818
Enclosed Por	280
Open Porch	90
Total Base Area	1,818
Total Sub Area	2,188

Extra Features	
Carport	319
Pool Deck	614
Covered Patio	96
Pool - Residential	1

Prepared by and return to:
Claire L. Mathews
Security First Title Partners of the Space Coast
277 Crockett Boulevard
Merritt Island, Florida 32953

File Number: SC1417

CFN:2003016827 01-21-2003 09:54 am
OR Book/Page: 4795 / 1200

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 1 #Names: 2
Trust: 1.00 Rec: 5.00 Serv: 1.00
Deed: 476.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

Warranty Deed

Made this December 19, 2002 A.D, by

William J. Knight, an unmarried man

whose address is: 1112 Wandering Oaks Drive, Ormond Beach, Florida 32174
hereinafter called the grantor, to

Jagwanti Ramroop JR

whose post office address is: 1116 Bristol Drive, Cocoa, Florida 32922
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

Lot 3, of COCOA MODERN MANORS, according to the plat thereof as recorded in Plat Book 11, Page 95, of the Public Records of Brevard County, Florida

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name AMANDA C. CRAIG

Claire L. Mathews
Witness Printed Name

William J. Knight (Seal)
William J. Knight
Address: 1112 Wandering Oaks Drive, Ormond Beach, Florida 32174

(Seal)
Address:

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this December 19, 2002, by William J. Knight, an unmarried man, who is/are personally known to me or who has produced Florida drivers license as identification.

NotaryPublic
Name:

My Commission Expires:

CLAIRE L. MATHEWS
MY COMMISSION # DD 117739
EXPIRES: July 24, 2006
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Notice of Violation

To: Ramroop, Jagwanti
1116 Bristol Dr.
Cocoa, FL 32922

Date: 11/3/2025

Case: 25-731

To Whom It May Concern:

This is to advise you that an inspection of the below property was conducted and the conditions on the property at the time of the inspection violated City Ordinance(s).

Address: 1116 Bristol Dr. Cocoa, FL 32922
Parcel ID: 24-36-29-77-*-3

Violations:

(1) City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)

Description of Violations:

(1) No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars ($500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

Corrective Action:

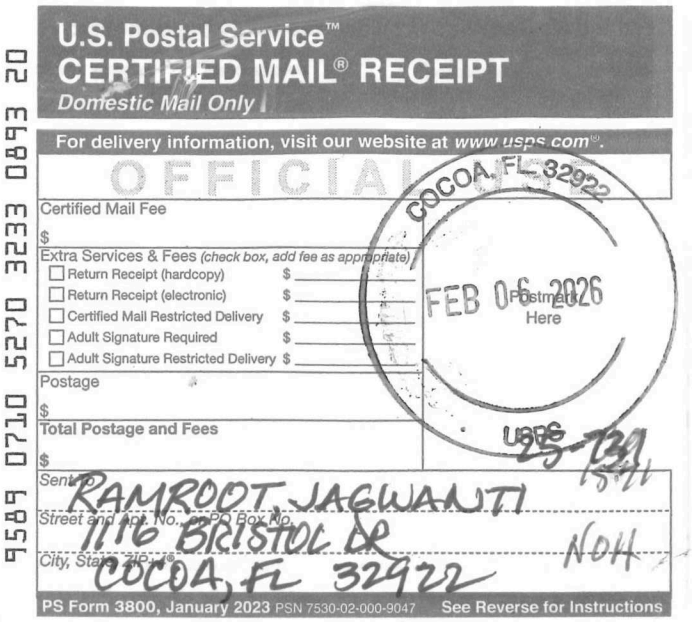
(1) Please obtain the appropriate permit(s) for all interior previously completed unpermitted work (drywall).

IF THE VIOLATIONS ARE NOT CORRECTED BY December 3, 2025**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the below signed Code Enforcement Officer as soon as possible.

If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

Jason Brimm
Code Enforcement Officer
321-474-0809
jbrimm@cocoafl.org
Monday – Friday: 8AM – 5PM



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

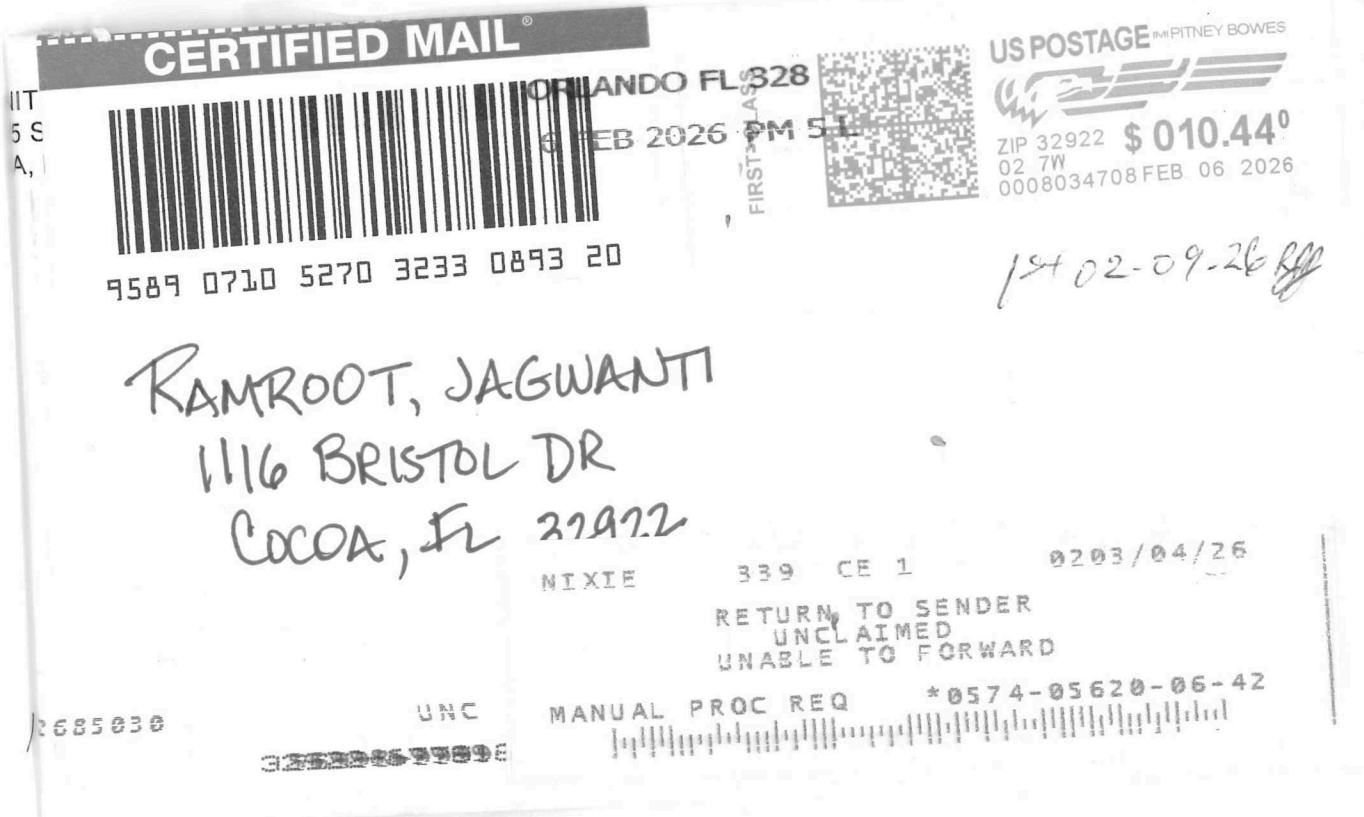
COCOA, FL 32922
FEB 06 2026
Postmark Here
USPS

Sent To
RAMROOT, JAGWANTI
Street and Apt. No., or PO Box No.
1116 BRISTOL DR
City, State, ZIP+4®
COCOA, FL 32922

25-139 1st NOH

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3233 0893 20



CERTIFIED MAIL®

9589 0710 5270 3233 0893 20

ORLANDO FL 328
6 FEB 2026 PM 5:1

US POSTAGE PITNEY BOWES
ZIP 32922 $ 010.44⁰
02 7W
0008034708 FEB 06 2026

1st 02-09-26

RAMROOT, JAGWANTI
1116 BRISTOL DR
COCOA, FL 32922

NIXIE 339 CE 1 0203/04/26
RETURN TO SENDER
UNCLAIMED
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2685030 UNC MANUAL PROC REQ

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Date: February 5, 2026
Case: 25-000731

RAMROOT, JAGWANTI
1116 BRISTOL DR
COCOA, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Ramrrot, Jagwanti

Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on March 19, 2026 at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the Property of the Respondent(s) as set forth in the Notice(s) of Violation and shall make a determination as to whether such violation(s) is/are corrected pursuant to Section 162.07, Florida Statutes, and Chapter 6, of the City of Cocoa Code of Ordinances.

You are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above referenced hearing.

The Code Enforcement Board may enter an Order requiring the owner of the Property to correct any violation(s) by a specific date and that a fine may be imposed not to exceed Two Hundred and Fifty Dollars ($250.00) per violation for a first violation or Five Hundred Dollars ($500.00) per violation for a repeat violation, for each day any violation(s) exist(s) or continue(s) to exist beyond the date the Code Enforcement Board orders you to correct the violation(s). This penalty, if not paid, will become a lien on the Property and any other personal or real property owned by the Respondent(s) which can be satisfied by foreclosure and sale of said Property and/or other personal or real property.

AN AGGRIEVED PARTY, INCLUDING THE CITY OF COCOA, MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE ENFORCEMENT BOARD TO THE CIRCUIT COURT AS PROVIDED BY THE GENERAL LAW OF THE STATE OF FLORIDA. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED. FURTHER, IF AN APPEAL IS FILED, THE AGGRIEVED PARTY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE BOARD'S HEARING IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

William Burrows | Code Enforcement Officer
321-704-0647: wburrows@cocoafl.org

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF HEARING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of hearing for case 25-001571 was posted at the following location(s):

(1) Date Posted: 02/05/2026
Location: 65 Stone Street Cocoa, FL 32922

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 5th day of February, 2026 by William Burrows. Code Officer.

NOTARY PUBLIC, State of Florida SANTERIA ROBINSON
Notary Public
State of Florida
Comm# HH517528
Expires 4/17/2028

Print Name: _____

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

Date: April 30, 2026
Case: 25-000731

RAMROOT, JAGWANTI
1116 BRISTOL DR
COCOA, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Ramrrot, Jagwanti

Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on May 21, 2026 at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

The Code Enforcement Board will receive testimony and evidence at said hearing regarding the violation(s) occurring upon the Property of the Respondent(s) as set forth in the Notice(s) of Violation and shall make a determination as to whether such violation(s) is/are corrected pursuant to Section 162.07, Florida Statutes, and Chapter 6, of the City of Cocoa Code of Ordinances.

You are entitled to testify and present evidence and witnesses in defense at the hearing. Since the proceedings of the Code Enforcement Board are legal in nature, you may wish to have legal counsel attend the above referenced hearing.

The Code Enforcement Board may enter an Order requiring the owner of the Property to correct any violation(s) by a specific date and that a fine may be imposed not to exceed Two Hundred and Fifty Dollars ($250.00) per violation for a first violation or Five Hundred Dollars ($500.00) per violation for a repeat violation, for each day any violation(s) exist(s) or continue(s) to exist beyond the date the Code Enforcement Board orders you to correct the violation(s). This penalty, if not paid, will become a lien on the Property and any other personal or real property owned by the Respondent(s) which can be satisfied by foreclosure and sale of said Property and/or other personal or real property.

AN AGGRIEVED PARTY, INCLUDING THE CITY OF COCOA, MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE ENFORCEMENT BOARD TO THE CIRCUIT COURT AS PROVIDED BY THE GENERAL LAW OF THE STATE OF FLORIDA. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED. FURTHER, IF AN APPEAL IS FILED, THE AGGRIEVED PARTY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE BOARD'S HEARING IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

William Burrows | Code Enforcement Officer
321-704-0647: wburrows@cocoafl.org

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF HEARING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-000731 was posted at the following location(s):

1571 WB

(1) Date Posted: 04/30/2026
Location: 65 Stone Street Cocoa, FL 32922
1116 Bristol Dr. Cocoa, FL 32922

William Burrows
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April, 2026 by William Burrows. Code Officer.

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026

Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-731 was posted at the following location(s):

(1) Date Posted: 11/3/2025
Location: 65 Stone St. Cocoa, FL 32922

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of November, 2025 by Jason Brimm. Code officer

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026

Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____