Agenda
City of Cocoa
Code Enforcement Board Regular Meeting

August 20, 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 of Officers

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of August 20, 2026.
2. Minutes: Regular Meeting of July 16, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE26 - 802 / Bryant, Purvette A. property owner of 373 Stone St. Cocoa, FL 32922, in violation of the following City Codes.

    1. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a) Which states: Generally. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.*

2. CE26-1256 / Sharpe, Everette Dewey property owner of 411 Thomas Ave. Cocoa, FL 32922, in violation of the following City Codes.

    1. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (a) Discarding junk onto premises of another. It shall be unlawful for any person to discard or abandon any debris or trash, as defined in the City Code, or junk upon premises not owner occupied by such person without*

the consent of the owner thereof or the person occupying same.

3. CE26 - 1496 / Robinson, Amy Kelly Avant property owner of 401 Churchill Dr. Cocoa, FL 32922, in violation of the following City Codes.

    1. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1002 – Swimming Pools, spas, and hot tubs. (a) Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.*

    2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (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.*

4. CE26-1516 / Kienitz, Patsy E. property owner of 1211 Columbia Way Cocoa, FL 32922, in violation of the following City Codes.

    1. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 – Generally. (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*

    2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands requires. (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.

5. CE26-1689 / 425 Pineda St., Cocoa, FL / William McNaughton, Christine Higgins property owner of 425 Pineda St., Cocoa, FL, in violation of the following City Codes.

    1. *Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1). Which states: 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.*

6. CE26-1686 / 927 Dixon Blvd., Cocoa, FL / McDonalds Corporation property owner of 927 Dixon Blvd., Cocoa, FL, in violation of the following City Codes.

    1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) . Which states: 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. *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.*

7. CE25-1659 / 713 Thomas Ave., Cocoa, FL / Milton Wilson property owner of 713 Thomas Ave., Cocoa, FL, in violation of the following City Codes.

    1. *City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states, 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.

8. CE-26-1246 / 2414 Tulane Dr. Cocoa, FL 32926 / Dunn, Reese's Mary Michelle.
The Code Enforcement Board held a public hearing on July 16, 2026, at which time the Board found the owner, Dunn, Reese's Mary Michelle, in violation of city code(s). The Code Enforcement Board provided the owner until August 15, 2026, to correct violation (1). Violation (2) was tabled until the August 20, 2026, Code Enforcement Board hearing.

    1. *Chapter 6 — Buildings, Construction and Property Regulations. Article III — Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) $25.00*
    2. *Chapter 6 — Buildings, Construction and Property Regulations. Article Ill — Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Tabled until the August 20, 2026, Code Enforcement Board hearing.*

9. CE 26-001400/Trinity Alliance, property owner of 950 N Cocoa Blvd., Cocoa, FL, in violation of the following City Codes.

    1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 4 - General Requirements. Sec. 6-1001(g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

IV. Non-Compliance:

1. CE 25-000731/ Jagwanti Ramroop, property owner of 1116 Bristol Dr., Cocoa, FL, in violation of the following City Codes.

    1. *City of Cocoa Code Appendix A. - Zoning. Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2. - Building Permits and Applications (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.

2. CE 26-000126/ David J Gossett, property owner of 1110 Myrtle Ln., Cocoa, FL, in violation of the following City Codes.

    1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3 - Nuisances. Sec. 6-901 - Accumulation. Clearance of lands required. (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.*

V. Abatement Appeals:

VI. Manager Announcements:

VII. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on September 17, 2026.

VIII. 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:	07/27/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Approve the Agenda of August 20, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:

RECOMMENDED MOTION:
Approve the Agenda of August 20, 2026, Code Board Meeting as presented or with amendments.

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

Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

August 20, 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: August 20, 2026
2. Approval of Minutes for July 16, 2026
3. Submittal of Document Packet

CASES

1. CE-26-802 – 373 Stone St
2. CE-26-1256 – 411 Thomas Ave
3. CE-26-1496 – 401 Churchill Dr
4. CE-26-1516 – 1211 Columbia Way
5. CE-26-1689 – 425 Pineda St
6. CE-26-1686 – 927 Dixon Blvd
7. CE-25-1659 – 713 Thomas Ave
8. CE-26-1246 – 2414 Tulane Dr.

9. CE-26-1400 – 950 N Cocoa Blvd

NON-COMPLIANCE

1. CE-25-000731 – 1116 Bristol Dr
2. CE-26-000126 – 1110 Myrtle Ln

Abatement Appeals:

Manager Announcements

None

Next Meeting Date

September 17, 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 August 20, 2026, or by calling (321)-433-8508.

CODE BOARD AGENDA ITEM

Memo Date:	07/27/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Approve the minutes of July 16, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:

RECOMMENDED MOTION:
Approve the minutes of July 16, 2026, Code Board Meeting as presented or with amendments.

Code Enforcement Board
Meeting Minutes
July 16, 2026

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, July 16, 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
George Brown Jr.	Board Member
JP Pauken	Board Member
Thomas Zimmerman	2nd Alternate

MEMBERS ABSENT:

Jody Hatcher	1st Alternate

OTHERS PRESENT:

Jason Brimm	Code Enforcement Officer
Nathan Propst	Code Enforcement Officer
William Burrows	Code Enforcement Officer
Derrick Steel	Code Enforcement Officer
Kristin Eick	City Attorney
Darla Crowl	Recording Secretary
Charlene Neuterman	Community Services Director
Jennifer Justiniano	Community Services Manager

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: July 16, 2026

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

Motion by Mr. Muller, seconded by Mr. Brown, to approve to the agenda of July 16, 2026. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: June 18, 2026.

Motion by Mr. Otero, seconded by Mr. Brown, to approve to the minutes of June 18, 2026. Vote on the motion carried unanimously.

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

CASES:

1. CE-26-1121 – 1044 Alamanda Ln

Complied.

2. CE-26-1246 – 2414 Tulane Dr

Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Brimm testified that the Property Owner was in violation of ***Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) and Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)*** of the City Code.

Code Enforcement Officer Brimm requested that the Board find the Property Owner in violation and be given until August 15, 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. Sec. 6-900 Generally. (b) (9) and up to two hundred fifty dollars ($250.00) Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)*** per day until found in compliance.

Property owner was sworn in: Reese's Dunn, 2414 Tulane Dr. and James Brown

Mr. Brown asked if the lighting was for security or decoration? Ms. Dunn wanted to read in her hearing statement to explain that her exterior security lights were sited under the city nuisance ordinance and wanted to clarify and clearly explain the citation does not meet the legal definition of a nuisance and why the case should be dismissed. Security lights were professionally installed in 2015 and have not changed in eleven years. Ms. Dunn stated there were multiple inspections with the lights being properly installed and did not violate any City of Cocoa ordinance. Ms. Dunn further explained that the City of Cocoa does not have a lighting ordinance that prohibits her lights. Ms. Dunn continued to read from her hearing statement and about her neighbor across the street that was complaining. Ms. Dunn filed a formal complaint of cease-and-desist order to the complaining neighbor and also filed a formal complaint with the City of Cocoa and submitted a notarized affidavit documenting on going harassment and misuse of the Code Enforcement Department to target her. Ms. Dunn wanted to talk about the vehicles in the grass and the seventy-two-hour window she was able to have the cars in the yard. Chairman Roberts explained to have more lights on the street she would need to talk to City Council. Chairman Roberts had questions about lighting code. Officer Brimm stated currently there isn't a lighting code as far as the brightness effecting neighboring properties that is why it was sited under nuisance. Discussion about the vehicles that are parked in the grass and getting a permit for a driveway. Manager Justiniano let the board members know that a permit was applied for earlier this year for the extension of the driveway. According to Planning and Zoning, Ms. Dunn has a large material of artificial turf in the backyard. She was directed to follow up with the city engineer to obtain authorization for the material artificial turf to be installed in the backyard to be considered pervious. Ms. Dunn explained she is over the lot coverage even if she removes the turf per Planning and Zoning. Vice Chair Otero wanted to try and come up with a solution because he felt that the lighting was too much. Ms. Dunn wanted to explain why she needed the lighting. Vice Chair Otero asked if they could dim the lights so not to affect the neighbors. Director Neuterman wanted to make a suggestion as to the other neighbors in the area. Their lights are on the soffit to face down and not on the fascia might be a solution for the brightness. Mrs. Weatherspoon explained to Ms. Dunn that she has been given a lot of suggestions to be able to keep her lights. Chairman Roberts asked Ms. Dunn how long she thought it

would take her to resolve the lighting issue. Mrs. Scott asked Officer Brimm what it would take to satisfy code. Would it take her to move the light underneath or have them removed, Officer Brimm stated yes. More discussion amongst the Board members, property owner and staff.

Motion by Chairman Roberts, seconded by Mrs. Scott, to amend Staff's recommendation twenty-five dollars per day ($25.00) Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) *and table (item #2)* ***Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) to August*** *20, 2026, meeting and* find the Property Owner in violation. Vote on the motion carried unanimously.

3. CE-26-1291 – 1424 Pineda St.

Complied.

4. CE-26-1541 – 434 Satsuma St

Complied.

5. CE-26-0417– 900 Friday Rd

Complied.

6. CE- 26-001553 – 1103 Myrtle Ln.

Code Enforcement Officer Willam Burrows provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Burrows testified that the Property Owner was in violation of *Code Appendix A. Art. XV. Sec 2 (A) Building permits* of the City Code.

Code Enforcement Officer Burrows requested that the Board find the Property Owner in violation and be given until August 15, 2026 (30 days) to come into compliance or impose a fine of up **to two hundred fifty dollars ($250.00** *Code Appendix A. Art. XV. Sec 2 (A)* ***per*** day until found in compliance.

Property owner was sworn in and translator: Jose Luis Castillo Rodas 1103 Myrtle Ln, Mario Conseco (translator)

Mr. Brown asked Officer Burrows to read the violation again and what it was for. Officer Burrows stated it was for the enclosed garage. Chairman Roberts asked why a permit wasn't pulled. Mr. Rodas said the person doing the work did not tell him he needed a permit for the work. Chairman Roberts said it has been over a year and still has not applied and why. Mr. Rodas said he applied for the permit 3 months ago and was denied. Manager Justiniano said a permit was applied for on October 13, 2025, with a lot of documentation but was missing signed and sealed plans and other detailed drawings for the mechanical, plumbing and electrical. Manager Justiniano explained the other items that are required by the Florida Building code. The plans examiner asked for documents which were not turned in. They were sent a 10-business day notice. On December 9, 2025, the permit was denied due to know response by the applicant. Chairman Roberts asked why if he applied in October that he never replied about the items needed. Once the permit has been denied the property owner will have to reapply and make sure to turn in the signed and sealed plans and other items per Manager Justiniano. Per the new House Bill there are only so many days they have to review and request documentation, and they will be needed before the application is done to make sure the review is done properly. Vice Chair Otero had questions for Manager Justiniano about the permit. Vice Chair Otero translated the conversation between him and the manager. More discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Vice Chair Otero, to amend Staff's recommendations *and give the property owner (60 days) September 14, 2026, and a fine of two dollars ($2.00) a day per violation and* find the Property Owner in violation. Vote on the motion 5 Yay 2 nays (Ms. Scott & Chairman Roberts)

NON-COMPLIANCE:

CE-26-0233 – 1035 W King St.

Director Neuterman requested the board table this case because of missing information.

Motion by Chairman Roberts, seconded by Mr. Brown, to table per Staff's recommendation. Vote on the motion carried unanimously.

Manager Announcements:

Director Neuterman made an announcement that earlier during the week she had sent out training for the new board members and the current code board members. Director would like to know when the training has been completed on record. The training is an Ethics class.

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on August 20, 2026.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:28 PM.

Approved on this _____ day of _____, 2026.

_____
Lloyd Roberts, Chairman

_____
Darla Crowl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date:	07/29/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Bryant, Purvette A. of 373 Stone 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 City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a) Which states: Generally. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.*

BACKGROUND:

On March 18, 2026, While conducting an initial investigation, I observed exterior stairs damaged and unsafe for anyone to use. NOV has been generated.

On April 28, 2026, While conducting a follow-up inspection, I observed that the violation still exists. I left my business card.

On May 14, 2026, Spoke with property owner (321-489-3795), said she would secure open and unsafe structure. She stated that she would price out different options to fix stairway.

On June 30, 2026, Spoke with property owner, stated her general contractor has reached out to the city to obtain permits. I informed her that her contractor could reach out to me for assistance applying for permits. If no progress is made or attempted by follow-up date this case will go to the August Code Board.

On July 22, 2026, I am assuming responsibility for the case moving forward, property will be reinspected tomorrow and move forward appropriately.

On July 23, 2026, I attempted to call the property owner at 321-489-3795, leaving a voicemail. The letter she sent requested an extension by June 30, I believe, which has passed. Unless the issue is complied with before the deadline for August Code board, this case will be going. Property owner e-mailed requesting another extension, which I responded to and denied. E-mail was uploaded.

On July 24, 2026, for documenting purposes, Officer Steel mailed the Notice of Violation on March 25, 2026.

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. 6-1003 – Exterior structure. (a)*

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:
Staff confirmed signed green card delivery of Notice of Violation. Notice was posted in City Hall. Staff had ongoing communication with property owner.

RECOMMENDED MOTION:
Find the property owner, Bryant, Purvette A. of 373 Stone 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 City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a) Which states: Generally. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26 - 802 / Bryant, Purvette A. property owner of 373 Stone St. Cocoa, FL 32922, in violation of the following City Codes.

(1) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a) Which states: Generally. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Short Name: CE26-802 / 373 Stone St. Cocoa, FL 32922

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Bryant, Purvette A. of 373 Stone 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 City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a) Which states: Generally. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Background:

On March 18, 2026, While conducting an initial investigation, I observed exterior stairs damaged and unsafe for anyone to use. NOV has been generated.

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On July 24, 2026, for documenting purposes, Officer Steel mailed the Notice of Violation on March 25, 2026.

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. 6-1003 – Exterior structure. (a)

Previous Action:

Staff confirmed signed green card delivery of Notice of Violation. Notice was posted in City Hall. Staff had ongoing communication with property owner.

Estimate Property Taxes

Account: 2425882



Owners:

BRYANT, PURVETTE A

Wrong ownership? Maybe this is why...

Mail Address:

1820 BARRINGTON CIR ROCKLEDGE FL 32955

Site Address:

373 STONE ST COCOA FL 32922

Parcel ID:

24-36-33-31-D-18

Taxing District:

23D0 - COCOA

2025 Exemptions:

NONE

Wrong exemption? Maybe this is why...

Property Use:

1264 - COMMERCIAL IMPROVEMENT NOT SUITABLE FOR OCCUPANCY

Total Acres:

0.14

Site Code:

0001 - NO OTHER CODE APPL.

Plat Book/Page:

0002/0006

Subdivision Name:

LAPHAMS SUBD

Land Description:

LAPHAMS SUBD LOT 18 BLK D

Value

Category	2025	2024	2023
Market Value:	$44,150	$44,150	$44,150
Agricultural Classified Use Value:	$0	$0	$0
Assessed Value Non-School:	$44,150	$44,150	$44,150
Assessed Value School:	$44,150	$44,150	$44,150
Homestead Exemption:	$0	$0	$0
Additional Homestead:	$0	$0	$0
Other Exemptions:	$0	$0	$0
Taxable Value Non-School:	$44,150	$44,150	$44,150
Taxable Value School:	$44,150	$44,150	$44,150

Sales/Transfers

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

Date	Price	Type	Instrument
10/23/2009	$40,000	WD	6075/1669
09/29/2009	--	WD	6075/1667
08/01/1972	$20,500	--	1270/439

Buildings

Wrong building data? Maybe this is why...

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	WOOD TRUSS

DETAILS

Description	Value
Bldg. Use:	1264 - COMMERCIAL IMPROVEMENT NOT SUITABLE FOR OCCUPANCY
Year Built:	1964
Story Height:	8
Floors:	2
Residential Units:	6
Commercial Units:	0

SUB-AREAS

Description	Square-Feet
Base Area 1st	2,065
Base Area 2nd	2,065
Open Porch	176
Total Base Area	4,130
Total Sub Area	4,306

EXTRA FEATURES

Description	Units
Paving - Concrete	3,080

CFN 2009226980, OR BK 6075 Page 1669, Recorded 12/07/2009 at 03:41 PM, Scott Ellis, Clerk of Courts, Brevard County Doc. D: $280.00

Prepared by
Michele Paccione
Security First Title & Escrow, LLC
1600 Sarno Road, Suite 20
Melbourne, Florida 32935

File Number SF09248

General Warranty Deed

Made this October 23, 2009 A D By **Brenda E Barfield**, hereinafter called the grantor, to **Purvette** A. Bryant, whose address is 1820 Barrington Circle, Rockledge, FL 32955

(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 18, Block D, LAPHAM'S SUBDIVISION, Plat Book 2, Page 6, Public Records of Brevard County, Florida

Parcel ID Number **24-36-33-31-0000D 0-0018 00**

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, 2008

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 Signature
Witness Printed Name Michele Paccione

Witness Signature
Witness Printed Name Jamie P. Wyce

Brenda E. Barfield (Seal)
Brenda E Barfield

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 23rd day of October, 2009, by Brenda E Barfield, who is/are personally known to me or who has produced Drivers License as identification

Notary Public
Print Name _____

My Commission Expires _____

MICHELE PACCIONE
MY COMMISSION EXPIRES
December 3, 2012
#DD 839499
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

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

Notice of Violation

To: Purvette Bryant
1820 Barrington Cir.
Rockledge, FL 32955

Date: 03/18/2026

Case: 26-0802

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: 373 Stone St. Cocoa, FL 32922
Parcel ID #: 24-36-33-31-D-18

Violation(s):
(1) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a)

Description of Violation(s):
(1) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a) Which states: Generally. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective Action:
(1) Please repair damaged exterior stairs to comply with city code.

IF THE VIOLATIONS ARE NOT CORRECTED BY April 22, 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 26-0802 was posted at the following location(s):

(1) Date Posted: 03/23/2026
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 23rd day of March, 2026 by Derrick c 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: _____

Scanned with CamScanner

9589 0710 5270 3233 1065 60

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

DS 802

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

$

COCOA, FL. 32922

Postmark Here

MAR 25 2026

USPS

Sent To Purvette Bryant

Street and Apt. No., or PO Box No. 1820 Barrington Cir.

City, State, ZIP+4® Rockledge, FL 32955

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

Scanned with CamScanner

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: 802

Purvette Bryant
1820 Barrington Cir.
Rockledge, Fl 32955

9590 9402 8439 3156 8393 66

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

9589 0710 5270 3233 1065 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Purvette Bryant-Clay ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*: Purvette Bryant-Clay

C. Date of Delivery: 4-3-26

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

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
321-433-8508

Date: August 3, 2026
Case Number: 26-802

NOTICE OF HEARING

Purvette Bryant
1820 Barrington Cir.
Rockledge, FL 32955

RE: 373 Stone St. Cocoa, FL 32922
Parcel ID: 24-36-33-31-D-18

Complainant:	v.	**Respondent(s):**
THE CITY OF COCOA		Purvette Bryant
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Please repair damaged exterior stairs to comply with city code.

Applicable City Code(s):

(1) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a)

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date:	07/29/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Sharpe, Everette Dewey of 411 Thomas Ave. Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine 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. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (a) Discarding junk onto premises of another. It shall be unlawful for any person to discard or abandon any debris or trash, as defined in the City Code, or junk upon premises not owner occupied by such person without the consent of the owner thereof or the person occupying same.*

BACKGROUND:

On April 27, 2026, Artasha Bailey called from 321-591-3270 with a complaint about the property across from her. Stated that the old mailbox was dumped on her property. After inspecting the property and taking initial photos I went back and researched the property. The dumped mailbox was photographed in 2020 for an old Code case. No contact with the owner yet. All documents related to the initial creation of a Code case were uploaded, including photos. A Notice of Violation was generated and e-mailed to the Case coordinator to mail out. A copy of the Notice will be printed and posted in City Hall, along with an affidavit of posting completed.

On May 28, 2026, Inspected property, debris is still on the easement. The mailbox from the adjacent property remains there. Going to determine if the issue can be abated and proceed.

On June 29, 2026, I inspected the property, the debris remains in the same area. Photos were taken; case will be going to August Code Board.

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*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had no communication with property owner.

RECOMMENDED MOTION:

Find the property owner, Sharpe, Everette Dewey of 411 Thomas Ave. Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine 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. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (a) Discarding junk onto premises of another. It shall be unlawful for any person to discard or abandon any debris or trash, as defined in the City Code, or junk upon premises not owner occupied by such person without the consent of the owner thereof or the person occupying same.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-1256 / Sharpe, Everette Dewey property owner of 411 Thomas Ave. Cocoa, FL 32922, in violation of the following City Codes.

(1) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (a) Discarding junk onto premises of another. It shall be unlawful for any person to discard or abandon any debris or trash, as defined in the City Code, or junk upon premises not owner occupied by such person without the consent of the owner thereof or the person occupying same.

Short Name: CE26-1256 / 411 Thomas Ave. Cocoa, FL 32922

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Sharpe, Everette Dewey of 411 Thomas Ave. 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. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (a) Discarding junk onto premises of another. It shall be unlawful for any person to discard or abandon any debris or trash, as defined in the City Code, or junk upon premises not owner occupied by such person without the consent of the owner thereof or the person occupying same.

Background:

On April 27, 2026, Artasha Bailey called from 321-591-3270 with a complaint about the property across from her. Stated that the old mailbox was dumped on her property. After inspecting the property and taking initial photos I went back and researched the property. The dumped mailbox was photographed in 2020 for an old Code case. No contact with the owner yet. All documents related to the initial creation of a Code case were uploaded,

including photos. A Notice of Violation was generated and e-mailed to the Case coordinator to mail out. A copy of the Notice will be printed and posted in City Hall, along with an affidavit of posting completed.

On May 28, 2026, Inspected property, debris is still on the easement. The mailbox from the adjacent property remains there. Going to determine if the issue can be abated and proceed.

On June 29, 2026, I inspected the property, the debris remains in the same area. Photos were taken; case will be going to August Code Board.

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*

Previous Action:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had no communication with property owner.

REAL PROPERTY DETAILS
Account 2422261 - Roll Year 2025

Owners	SHARPE, EVERETTE DEWEY
Mailing Address	411 THOMAS AVE COCOA FL 32922
Site Address	411 THOMAS AVE COCOA FL 32922
Parcel ID	24-36-29-75-A-16
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.17
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0096
Subdivision	ROYAL GARDEN HOMES
Land Description	ROYAL GARDEN HOMES LOT 16 BLK A



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$156,810	$154,270	$126,270
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$156,810	$154,270	$83,220
Assessed Value School	$156,810	$154,270	$126,270
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$156,810	$154,270	$83,220
Taxable Value School	$156,810	$154,270	$126,270

SALES / TRANSFERS

Date	Price	Type	Instrument
10/28/2025	$180,000	WD	10470/1639
12/20/2023	--	QC	9959/2808
07/26/2013	$12,700	XD	6934/0997
08/04/2010	--	WD	6430/1521
10/22/2003	--	QC	5112/3915
10/30/1994	$47,000	WD	3433/1299
07/30/1991	$45,000	WD	3140/3760
01/01/1900	--	NN	0006/0251

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	FLAT/SHED

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

Sub-Areas	
Base Area (1st)	960
Carport	180
Enclosed Por	220
Open Porch	35
Utility Room	120
Total Base Area	960
Total Sub Area	1,515

Extra Features	
Screen Enclosure	168
Pool - Residential	1
Pool Deck	259
All Screen - 1 Story	651
Covered Patio	161

CFN 2025220698, OR BK 10470 Page 1639, Recorded 11/03/2025 at 11:50 AM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: $1260.00

Prepared by:
Dockside Title, LLC
380 S. Courtenay Pkwy.
Merritt Island, Florida 32952
File Number: 25-2143
$180,000.00

General Warranty Deed

Made this **October 31, 2025**A.D. By **Joel Hanson**, hereinafter called the grantor, to **Everette Dewey Sharpe, Jr., an unmarried man,** whose post office address is: 411 Thomas Ave, 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 16, Block A, Royal Garden Homes Section One, according to plat thereof as recorded in Plat Book 11, Page 96, of the Public Records of Brevard County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 24-36-29-75-A-16

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, 2024.

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 1 Printed Name: Nadirul Khandker

Witness 1 Address: 5645 UPPER 182ND ST W
Farmington, MN 55024

Witness 2 Printed Name: Mozammel Khandker

Witness 2 Address: 5645 UPPER 182nd St W
FARMINGTON MN 55024

Joel Hanson (Seal)

Address: 2215 Humboldt Ave S
Mpls, MN
55405

State of MINNESOTA
County of HENNEPIN

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28 day of October, 2025 by **Joel Hanson**, who is/are personally known to me or who has/have produced valid photo ID as identification.

Notary Public
Print Name: Mozammel Khandker
My Commission Expires: 01/31/2030

MOZAMMEL KHANDKER
Notary Public
State of Minnesota
My Commission Expires
January 31, 2030

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

Notice of Violation

To: Sharpe, Everette Dewey
411 Thomas Ave.
Cocoa, FL 32922

Date: 4/28/2026

Case: 26-1256

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: 411 Thomas Ave. Cocoa, FL 32922
Parcel ID: 24-36-29-75-A-16

Violations:

(1) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (a) Discarding junk onto premises of another. It shall be unlawful for any person to discard or abandon any debris or trash, as defined in the City Code, or junk upon premises not owner occupied by such person without the consent of the owner thereof or the person occupying same.

Description of Violations:

(1) The previous/old mailbox from the property was disposed/moved to the adjacent property at 412 Thomas Ave. and placed on the easement.

Corrective Action:

(1) Please remove the disposed property on the easement of 412 Thomas Ave.

IF THE VIOLATIONS ARE NOT CORRECTED BY May 28, 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

JB 20-1256

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:

Everette Davey Sharpe
411 Thomas Ave
Cocoa, FL 32922

9590 9402 8439 3156 8639 96

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

589 0710 5270 3700 7901 31

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

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

9589 0710 5270 3700 7901 31

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

JB 26-1256

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
APR 29 2026
USPS

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Sent To
Everette Dewey Sharpe

Street and Apt. No., or PO Box No.
411 Thomas Ave

City, State, ZIP+4®
Cocoa, FL 32922

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

Scanned with CamScanner

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 26-1256 was posted at the following location(s):

Date Delivered: 04/29/2026

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 29th 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

Darla D. Crowl
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
321-433-8508

Date: August 3, 2026
Case Number: 26-1256

NOTICE OF HEARING

Sharpe, Everette Dewey
411 Thomas Ave.
Cocoa, FL 32922

RE: 411 Thomas Ave. Cocoa, FL 32922
Parcel ID: 24-36-29-75-A-16

Complainant:	v.	**Respondent(s):**
THE CITY OF COCOA		Sharpe, Everette Dewey
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) The previous/old mailbox from the property was disposed/moved to the adjacent property at 412 Thomas Ave. and placed on the easement.

Applicable City Code(s):

(1) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (a)

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date:	07/29/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Robinson, Amy Kelly Avant of 401 Churchill Dr. 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. 6-1002 – Swimming Pools, spas, and hot tubs. (a) Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.*
2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (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.*

BACKGROUND:

On May 20, 2026, received case after a citizen e-mailed about their complaint on the property. E-mail was attached, also e-mailed the owner inquiring if the issues could be seen from that side of their property. Inspected the property and took photos, several violations were noted. Aerial photos were also screenshot, which show the pool and the lack of maintenance pertaining to it for several years. The side of the fence was open on the property, trash/debris could be seen in the backyard, as well as extensive overgrown grass/vegetation in the backyard, this can be seen from both sides of the property. A vehicle is also parked on the front of the yard, which had a utility trailer attached to it at the time. All documents related to the initial creation of the Code case were uploaded, including all photos taken or obtained. A Notice of Violation will be generated today and mailed out via the Code coordinator. A copy will be posted in City Hall, and an affidavit of posting will be completed.

On June 22, 2026, I inspected the property, and some of the debris and trash had been removed from the yard. Property remains in violation. No cars were in the yard today. I will reinspect in about a week and a half.

On July 1, 2026, I inspected the property, no vehicles were observed in the yard or side of the property. Outdoor furniture is now being stored in the front yard, and the rear yard can still be seen is overgrown.

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. 6-1002 – Swimming Pools, spas, and hot tubs.*
2. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-901 – Accumulation.*
3. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-900 – Generally (b)(1)(9)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had no communication with property owner.

RECOMMENDED MOTION:

Find the property owner, Robinson, Amy Kelly Avant of 401 Churchill Dr. 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. 6-1002 – Swimming Pools, spas, and hot tubs. (a) Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.*
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occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26 - 1496 / Robinson, Amy Kelly Avant property owner of 401 Churchill Dr. Cocoa, FL 32922, in violation of the following City Codes.

(1) *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1002 – Swimming Pools, spas, and hot tubs. (a) Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.*

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Short Name: CE26-1496 / 401 Churchill Dr. Cocoa, FL 32922

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Robinson, Amy Kelly Avant of 401 Churchill Dr. 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.

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Background:

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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. 6-1002 – Swimming Pools, spas, and hot tubs.
(2) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-901 – Accumulation.
(3) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-900 – Generally (b)(1)(9)

Previous Action:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had no communication with property owner.

REAL PROPERTY DETAILS
Account 2422331 - Roll Year 2025

Owners	ROBINSON, AMY KELLY AVANT
Mailing Address	401 CHURCHILL DR COCOA FL 32922
Site Address	401 CHURCHILL DR COCOA FL 32922
Parcel ID	24-36-29-75-E-24
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.16
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0096
Subdivision	ROYAL GARDEN HOMES
Land Description	ROYAL GARDEN HOMES LOT 24 BLK E



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$198,430	$196,180	$165,240
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$126,200	$122,650	$165,240
Assessed Value School	$126,200	$122,650	$165,240
Homestead Exemption	$25,000	$25,000	$0
Additional Homestead	$25,722	$25,000	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$75,478	$72,650	$165,240
Taxable Value School	$101,200	$97,650	$165,240

SALES / TRANSFERS

Date	Price	Type	Instrument
01/24/2022	--	QC	9393/1473
07/27/2012	$75,800	WD	6664/0146
09/10/2010	$46,000	WD	6240/0269
05/25/2010	$29,800	CT	6172/2804
06/15/2006	--	WD	5666/7533
04/25/2005	--	WD	5579/6696
01/15/2003	--	WD	4792/0143
09/25/2002	$38,000	WD	4709/3017
05/21/2002	--	CT	4600/3490
08/28/2000	$10,000	QC	4213/2179
03/01/1997	--	QC	3656/1414
04/01/1996	--	QC	3563/4851
07/01/1994	--	QC	3407/2680
07/01/1994	--	QC	3662/4068
02/01/1994	$31,200	NN	3366/1656
08/30/1993	--	WD	3321/1208
08/01/1993	--	CT	3312/1921
11/16/1987	$58,900	WD	2858/2158
02/28/1986	$53,000	WD	2678/0136
07/31/1981	$40,000	WD	2318/1020

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

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

Sub-Areas	
Base Area (1st)	1,316

Extra Features	
Spa - Residential Attached	1

Sub-Areas	
Enclosed Por	294
Enclosed Por	150
Open Porch	25
Total Base Area	1,316
Total Sub Area	1,785

Extra Features	
Pool Deck	819
Pool - Residential	1

CFN 2022018158, OR BK 9393 Page 1473, Recorded 01/24/2022 at 04:11 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: $0.70

Prepared By: Amy Kelly Avant Robinson
401 Churchill Dr
Cocoa, FL 32922

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 24-36-29-75-0000E.0-0024.00

This Quit Claim Deed, Executed this 24 day of January, 2022

By (first party) Amy Kelly Avant Robinson FKA Amy Kelly Avant

To (second party) Amy Kelly Avant Robinson

Whose post office address is 401 Churchill Dr Cocoa FL 32922
(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of Brevard, State of Florida To Wit:

Lot 24, Block E, Royal Garden Homes Section One, a subdivision according to the plat thereof recorded at Plat Book 11, Page 96, in the Public Records of Brevard County, FL.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed, and delivered in the presence of :

Witness Signature as to First Party

MICHELLE LEVAR
Printed Name

Witness Signature as to First Party

SHATANYA BRYANT
Printed Name

Witness Signature as to Co-First Party (if any)

Printed Name

Witness Signature as to Co-First Party (if any)

Printed Name

Signature of First Party

Amy Kelly Avant Robinson
Printed Name

401 Churchill Dr
Post Office Address

Cocoa, FL 32922

Signature of Co-First Party (if any)

Printed Name

Post Office Address

STATE OF FLORIDA-COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 24th day of January, 20 22, by Amy Robinson, who is personally known to me or has produced FL DL as identification and who did/did not take an oath.

DEPUTY CLERK, per F.S. 695.03/92.50
Rachel M Sadoff, Clerk
Brevard County, Florida

Signature of Notary/Deputy Clerk

MICHELLE LEVAR
Printed Name

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

Notice of Violation

To: Robinson, Amy Kelly Avant
401 Churchill Dr.
Cocoa, FL 32922

Date: 5/20/2026

Case: 26-1496

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: 401 Churchill Dr. Cocoa, FL 32922
Parcel ID: 24-36-29-75-E-24

Violations:

(1) *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1002 – Swimming Pools, spas, and hot tubs. (a) Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.*

(2) *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (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.

(3) *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Sec. 6-900 - Generally. (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*

Description of Violations:

(1) *There pool in the backyard of the property is not being maintained, is unclean and unsanitary.*
(2) *There are trash, debris and other noxious items on and about the front and sides of the property. The grass/weeds are visible in the backyard of the property and overgrown beyond the allowable level of 12".*
(3) *There is a vehicle parked in the front yard of the property, no vehicles are permitted to be parked in the front or side yard of the property.*

Corrective Action:

(1) *Please maintain the pool and return it to a clean and sanitary state.*
(2) *Please remove all trash, debris and noxious items from the property and cut/lower the grass/weeds on the property.*
(3) *Please remove all vehicles parked on the front or side yard of the property.*

IF THE VIOLATIONS ARE NOT CORRECTED BY June 22, 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

JB-21e-1496

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:

Amy Kelly Avant Robinson
401 Churchill Dr.
Cocoa, FL 32922

9590 9402 8440 3156 0168 79

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

7589 0710 5270 3700 8155 13

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

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

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9589 0710 5270 3700 8155 13

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

JB 26-1496

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 $ ____

COCOA, FL. 32922
Postmark Here
MAY 21 2026
USPS

Postage
$

Total Postage and Fees
$

Sent To
Amy Kelly Avant Robinson

Street and Apt. No., or PO Box No.
401 Churchill Dr.

City, State, ZIP+4®
Cocoa, FL 32922

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

Scanned with CamScanner

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 26-1496 was posted at the following location(s):

Date Delivered: 05/20/2026

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 20th day of MAY, 2026 by JASON BRIMM. CODE OFFICER

Darla D. Crowl
NOTARY PUBLIC, State of Florida

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

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
321-433-8508

Date: August 3, 2026
Case Number: 26-1496

NOTICE OF HEARING

Robinson, Amy Kelly Avant
401 Churchill Dr. Cocoa, FL 32922

RE: 401 Churchill Dr. Cocoa, FL 32922
Parcel ID: 24-36-29-75-E-24

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		Robinson, Amy Kelly Avant
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

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Alleged Violation(s):

(1) There pool in the backyard of the property is not being maintained, is unclean and unsanitary.

(2) There are trash, debris and other noxious items on and about the front and sides of the property. The grass/weeds are visible in the backyard of the property and overgrown beyond the allowable level of 12”.

Applicable City Code(s):

(1) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1002 – Swimming Pools, spas, and hot tubs. (a)

(2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (1)

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date:	07/30/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Kienitz, Patsy E. of 1211 Columbia Way Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine 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. 6-900 – Generally. (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*
2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands requires. (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.*

BACKGROUND:

On May 22, 2026, while observing complaints about adjacent properties, Officer Steel and I observed multiple vehicles parked in the front and side of the yard. There was also debris observed in the middle of the yard. The tenant/owner became aggressive when asked about moving one of the vehicles, as he had stated to us both when we were addressing a complaint about a rooster/chicken at the neighboring property. The tenant had stated one of the vehicles was being moved, so I asked if the other might be moved as well. Photos were taken from the easement of the property; multiple violations were noted. All documents were uploaded and generated required for a new Code case to be started. A Notice of Violation was generated and mailed out via certified mail, posted in City Hall and an affidavit of posting was completed.

On May 28, 2026, While reviewing cases I noticed the certified mail receipt was not received back for the Notice of Violation, so I generated an amended notice and e-mailed it to the Code coordinator to print and mail out. An affidavit of posting was completed again, and a copy of the Notice was posted in City Hall.

On June 29, 2026, I inspected the property and observed the same violations to be present. Photos were taken and uploaded. The case will be going to August Code Board.

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. 6-900 – Generally (b) (1) (9)*
2. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-901 – Accumulation (1)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt and returned certified “green” card. Notice was posted in City Hall. Staff had initial contact with tenants at the property.

RECOMMENDED MOTION:

Find the property owner, Kienitz, Patsy E. of 1211 Columbia Way Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine 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. 6-900 – Generally. (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*
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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.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-1516 / Kienitz, Patsy E. property owner of 1211 Columbia Way Cocoa, FL 32922, in violation of the following City Codes.

(1) *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 – Generally. (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*

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Short Name: CE26-1516 / 1211 Columbia Way. Cocoa, FL 32922

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Kienitz, Patsy E. of 1211 Columbia Way 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. 6-900 – Generally. (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*

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Background:

On May 22, 2026, while observing complaints about adjacent properties, Officer Steel and I observed multiple vehicles parked in the front and side of the yard. There was also debris observed in the middle of the yard. The tenant/owner became aggressive when asked about moving one of the vehicles, as he had stated to us both when we were addressing a complaint about a rooster/chicken at the neighboring property. The tenant had stated one of the vehicles was being moved, so I asked if the other might be moved as well. Photos were taken from the easement of the property; multiple violations were noted. All documents were uploaded and generated required for a new Code case to be started. A Notice of Violation was generated and mailed out via certified mail, posted in City Hall and an affidavit of posting was completed.

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(2) *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-901 – Accumulation (1)*

Previous Action:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt and returned certified “green” card. Notice was posted in City Hall. Staff had initial contact with tenants at the property.

REAL PROPERTY DETAILS
Account 2415648 - Roll Year 2025

Owners	KIENITZ, PATSY E
Mailing Address	1211 COLUMBIA WAY COCOA FL 32922
Site Address	1211 COLUMBIA WAY COCOA FL 32922
Parcel ID	24-36-20-BO-9-3
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.17
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0100
Subdivision	PINERIDGE UNIT NO 3
Land Description	PINERIDGE UNIT NO 3 LOT 3 BLK 9



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$203,810	$209,580	$185,390
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$90,250	$87,710	$85,160
Assessed Value School	$90,250	$87,710	$85,160
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$25,722	$25,000	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$39,528	$37,710	$35,160
Taxable Value School	$65,250	$62,710	$60,160

SALES / TRANSFERS

Date	Price	Type	Instrument
08/01/2024	--	QC	10123/2525
04/30/2018	--	DC	8158/0399
03/05/2002	--	QC	7653/1747
01/01/1900	--	NN	0228/0474

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

Details	
Year Built	1959
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,766
Enclosed Por	456
Open Porch	72
Utility Room	96
Total Base Area	1,766
Total Sub Area	2,390

Extra Features
No Data Found

CFN 2024156192, OR BK 10123 Page 2525, Recorded 08/01/2024 at 01:50 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: $0.70

Prepared by and record and return to:

PATTY TIMMINS
AKA PATSY E. KIENITZ
1211 Columbia Way
Cocoa, FL 32922

QUITCLAIM DEED
(Enhanced Life Estate Deed)

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PATSY E. KIENITZ f/k/a PATTY TIMMINS, an un-remarried widow, whose address is 1211 Columbia Way, Cocoa, FL 32922 (the "Grantor"), hereby remises, releases, and quit claims unto PATSY E. KIENITZ, an un-remarried widow, whose address is 1211 Columbia Way, Cocoa, FL 32922, (the "Life Tenant"), for her life, without any liability for waste, and with full power and authority in such Life Tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiaries (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the Life Tenant, the remainder, if any, to DAMON ARMAND GIRARD, a single man, and JOSHUA DYLAN TIMMINS, a single man, as Joint Tenants With Full Rights of Survivorship, (collectively, the "Remainder Beneficiaries"), all of Grantor's right, title, interest, and claim in or to the real property located in Brevard County, Florida, described as follows:

Lot three (3) in Block nine (9) in PINERIDGE UNIT NO. 3, a subdivision according to the plat filed in Plat Book 12, Page 100, Public Records of Brevard County, Florida.

Subject to: Taxes for the current year and subsequent years.

Parcel Identification Number: 24-36-20-BO-9-3

Real Property known as 1211 Columbia Way, Cocoa, FL 32922

This deed was prepared without the benefit of a Title search.

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor's, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant for the natural life of the Life Tenant, with the remainder, if any, in the Remainder Beneficiaries and Remainder Beneficiaries successors and assigns, forever.

The purpose of this Quitclaim Deed is to create a life estate in the Life Tenant with the remainder in the Remainder Beneficiaries for estate planning purposes. There is no new consideration for this Quitclaim Deed. By signing this Quitclaim Deed, Grantor quit claims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Remainder Beneficiaries. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from her status as Grantor.

Signed by the Grantor, PATSY E. KIENITZ f/k/a PATTY TIMMINS on August 1st, 2024.

Signed, sealed and delivered in our presence:

Linda Smith
Witness Signature

Linda Smith
Print Witness Name
100 Parnell St. Suite B
Address Merritt Island, FL 32953

S Leggett
Witness Signature

Stacey Leggett
Print Witness Name
100 Parnell St. Suite B
Address Merritt Island, FL 32953

Patsy J Kienitz
PATSY E. KIENITZ f/k/a PATTY TIMMINS - Grantor
1211 Columbia Way
Cocoa, FL 32922

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical appearance **OR** _____ online notarization this 1st day of August, 2024, by PATSY E. KIENITZ f/k/a PATTY TIMMINS , who is personally known to me or provided a FL Dr Lic. as identification.

S Leggett
Notary Public, State of Florida

STACEY LEGGETT
Notary Public - State of Florida
Commission # HH 284553
My Comm. Expires Oct 28, 2026
Bonded through National Notary Assn.

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

Notice of Violation

To: Kienitz, Patsy E.
1211 Columbia Way
Cocoa, FL 32922

Date: 5/22/2026

Case: 26-1516

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: 1211 Columbia Way Cocoa, FL 32922
Parcel ID: 24-36-20-BO-9-3

Violations:

(1) *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 – Generally. (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*

(2) *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands requires. (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.

Description of Violations:

(1) There are multiple vehicles parked on the front yard and corner/side of the property which is prohibited.
(2) There is debris in the front of the yard.

Corrective Action:

(1) Please remove all vehicles parked in the front or corner/side of the property.
(2) Please remove all debris from the front of the yard.

IF THE VIOLATIONS ARE NOT CORRECTED BY June 22, 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

9589 0710 5270 3700 7905 20

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

JTB 26-1516

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
MAY 28 2026
USPS

Sent To
Patsye E Kienitz

Street and Apt. No., or PO Box No.
121 Columbia WAY

City, State, ZIP+4®
Cocoa, FL 32922

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

Scanned with CamScanner

JB 26-1516

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:

Patsy E Kienitz
1211 Columbia Way
Cocoa, FL 32922



9590 9402 8440 3156 0164 59

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

9589 0710 5270 3700 7905 20

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ...red Mail
- ☐ ...red Mail Restricted Delivery ...r $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

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 Amended Notice of Violation for case 26-1516 was posted at the following location(s):

Date Delivered: 05/28/2026

Location: City of Cocoa City Hall lobby
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 28th day of May, 2026 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: _____

Scanned with CamScanner

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 26-1516 was posted at the following location(s):

Date Delivered: 05/22/2026

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 22nd day of MAY, 2026 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: _____

Scanned with CamScanner

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 3, 2026
Case Number: 26-1516

NOTICE OF HEARING

KIENITZ, PATSY E
1211 Columbia Way
Cocoa, Fl 32922

RE: 1211 Columbia Way Cocoa, FL 32922
Parcel ID: 24-36-20-BO-9-3

Complainant:	v.	**Respondent(s):**
THE CITY OF COCOA		KIENITZ, PATSY E
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) There are multiple vehicles parked on the front yard and corner/side of the property which is prohibited.
(2) There is debris in the front of the yard.

Applicable City Code(s):

(1) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 – Generally. (b)
(2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands requires. (1)

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you

choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

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Jason Brimm
Code Enforcement Officer
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Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date:	07/30/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, William McNaughton, Christine Higgins of 425 Pineda St., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine up to $250/day per violation be imposed immediately until the property is brought into compliance.

1. *Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1). Which states: 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.*

BACKGROUND:

On June 12th, 2026, I was conducting a proactive patrol in District 2 of the City of Cocoa. I noticed that a chain link fence was protruding into the public sidewalk. I considered this to be a safety issue due to the use of E-bikes and bicycles in the city.

On June 14th, 2026, I issued an NOV to the property owners with corrective actions and a corrective date of July 15th 2026. The NOV was also posted at city hall.

On July 15th , 2026, I reinspected the property and found the chain-link fence to be in the same position.

I did not receive a return receipt of the mailed NOV.

I attempted to make contact with the residents on July 26th, 2026.

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

1. *City Code Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1).*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff attempted contact with the property owner through the issuance of a Notice of Violation with

corrective action on violations. NOV was not signed for; staff attempted to make contact with the residents at the property in person. Staff have been unable to make contact with residents at the property or property owner.

RECOMMENDED MOTION:

Find the property owner, William McNaughton, Christine Higgins of 425 Pineda St., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine up to $250/day per violation be imposed immediately until the property is brought into compliance.

1. *Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1). Which states: 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.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-1689 / 425 Pineda St., Cocoa, FL / William McNaughton, Christine Higgins property owner of 425 Pineda St., Cocoa, FL, in violation of the following City Codes.

*Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1). Which states: **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**.*

Short Name: CE26-1689 / 425 Pineda St., Cocoa, FL

Through: Jennifer Justiniano, Community Services Manager

Prepared by: Nathaniel Propst

Requested Action:
Find the property owner, William McNaughton, Christine Higgins of 425 Pineda 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 Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1).

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

City Code Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1).

Previous Action:

Staff attempted contact with the property owner through the issuance of a Notice of Violation with corrective action on violations. NOV was not signed for; staff attempted to make contact with the residents at the property in person. Staff have been unable to make contact with residents at the property or property owner.

REAL PROPERTY DETAILS
Account 2421584 - Roll Year 2025

Owners	MCNAUGHTON, WILLIAM C; HIGGINS, CHRISTINE LINDA
Mailing Address	5201 MC NAUGTON LN COCOA FL 32927
Site Address	425 PINEDA ST COCOA FL 32922
Parcel ID	24-36-29-00-503
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.61
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	S 140 FT OF E 200 FT OF N 1/4 OF SW 1/4 EX RD R/W



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$117,460	$84,960	$67,560
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$79,580	$72,350	$65,780
Assessed Value School	$117,460	$84,960	$67,560
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$79,580	$72,350	$65,780
Taxable Value School	$117,460	$84,960	$67,560

SALES / TRANSFERS

Date	Price	Type	Instrument
06/07/2012	--	PR	6640/2074
06/07/2012	--	PR	6627/1183
06/08/2009	--	CT	5965/1385
06/02/2006	$109,500	WD	5654/8200
05/01/1976	$12,500	--	1623/0545

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	BRD/LAP SIDING
Frame:	WOOD FRAME
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1976
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,224
Open Porch	32
Total Base Area	1,224
Total Sub Area	1,256

Extra Features	
Fireplace	1

2

Prepared by and Return to: KE

Thomas R. Townsend, Jr.
THOMAS R. TOWNSEND, P.A.
984 S. Florida Avenue
Rockledge, FL 39255
(321) 632-4656

CFN 2012120332 OR BK 6627 PAGE 1183,
Recorded 06/22/2012 at 12:20 PM. Mitch Needelman. Clerk of Courts. Brevard County
Doc D. $0.70 # Pgs:2

Property Appraisers Parcel Identification Number:

24-36-29-00-00503.0-0000.00

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED, Made the 7 day of June 2012, Between CHRISTINE LINDA HIGGINS, the duly qualified and acting personal representative of the estate of HARRIET ANN MCNAUGHTON, a/k/a HARRIET A. MCNAUGHTON, a/k/a HARRIETT MCNAUGHTON, a/k/a A. MCNAUGHTON, deceased, whose post office address is 6942 Glenhaven Avenue, Cocoa, FL 32927, hereinafter called the Grantor, and: William C. McNaughton, whose post office address is 5201 McNaughton Lane, Cocoa, FL 32927, and Christine Linda Higgins, whose post office address 6942 Glenhaven Avenue, Cocoa, FL 32927, Joint Tenants with Rights of Survivorship, hereinafter called the Grantee; Grantor conveys to Grantee the following real property in Brevard County, Florida:

(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, wherever the context so admits or requires.)

Property located at 425 Pineda Street, Cocoa, Florida and more particularly described as: The portion of the East 200 feet of the South 504.4 feet of the North Quarter (N ¼) of the Southwest Quarter (SW ¼) of Section 29, Township 24 South, Range 36 East lying South of the Property described in Official Records Book 562, Page 423, of the Public Records of Brevard County, Florida.

TITLE TO PROPERTY NOT EXAMINED OR APPROVED - THOMAS R. TOWNSEND, P.A.

PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTOR

This is a Personal Representative's Deed issued in distribution of the Estate of HARRIET ANN MCNAUGHTON, a/k/a HARRIET A. MCNAUGHTON, a/k/a HARRIETT MCNAUGHTON, a/k/a A. MCNAUGHTON, Deceased, as administered in Brevard County Circuit Court, File No. 05-2012-CP-064023-XXXX-XX.

Subject to valid restrictions, reservations, and easements of record and real estate taxes unpaid, if any.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(This deed is being re-recorded to add second witness)

Signed, sealed and delivered in the presence of:

Witness Signature (as to Grantor)

Heather Chapman
Printed Name

Witness Signature (as to Grantor)

CANDACE J. TOWNSEND
Printed Name

Christine L. Higgins PR
Grantor Signature, Christine Linda Higgins, Personal Representative, Estate of Harriet Ann McNaughton, a/k/a Harriet A. McNaughton, a/k/a Harriett McNaughton, a/k/a A. McNaughton, deceased

STATE OF FLORIDA)

COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me on June 7, 2012, by **Christine Linda Higgins**, as personal representative, who identified this instrument as the Personal Representative's Deed of the estate of **HARRIET ANN MCNAUGHTON, a/k/a HARRIET A. MCNAUGHTON, a/k/a HARRIETT MCNAUGHTON, a/k/a A. MCNAUGHTON, deceased,** and who signed the instrument willingly.

Sworn to and subscribed before me this 7th day of June, 2012 by **Christine Linda Higgins**, who is personally known to me.

NOTARY RUBBER STAMP SEAL

NOTARY PUBLIC STATE OF FLORIDA
CANDACE J. TOWNSEND
MY COMMISSION # EE 088480
EXPIRES: June 28, 2015
Bonded Thru Budget Notary Services

Witness my hand and official seal in the County and State last aforesaid this 7th day of June A.D. 2012.

Notary Signature

CANDACE J. TOWNSEND
Printed Notary Signature

Search > Account Summary

Real Estate Account #2421584

Owner:
MCNAUGHTON, WILLIAM C
HIGGINS, CHRISTINE LINDA

Situs:
425 PINEDA ST
COCOA

Parcel details
Form to Change Mailing Address
Property Appraiser

Get Bills By Email
Sign up

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/21/2025** for **$1,959.92**.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)
2024 Annual Bill	$0.00
	Print (PDF)
2023 Annual Bill	$0.00
	Print (PDF)
2022 Annual Bill	$0.00

	Print (PDF)
2021 Annual Bill	$0.00
	Print (PDF)
2020 Annual Bill	$0.00
	Print (PDF)
2019 Annual Bill	$0.00
	Print (PDF)
2018 Annual Bill	$0.00
	Print (PDF)
2017 Annual Bill	$0.00
	Print (PDF)
2016 Annual Bill	$0.00
	Print (PDF)
2015 Annual Bill	$0.00
	Print (PDF)
2014 Annual Bill	$0.00
	Print (PDF)
2013 Annual Bill	$0.00
	Print (PDF)
2012 Annual Bill	$0.00
	Print (PDF)
2011 Annual Bill	$0.00

E-Check Payments: E-Check payments are **FREE**! *May not be used to pay delinquent property taxes, E-Titles or toll violations

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

Notice of Violation

To: William McNaughton, Christine Higgins
5201 McNaugton Ln.
Cocoa, Fl. 32927

Date: 06/14/2026

Case: 26-1689

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: 425 Pineda St. Cocoa, Fl. 32922
Parcel ID #: 24-36-29-00-503

Violation(s):

(1) Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1).

Description of Violation(s):

(1) Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1). Which states: **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**.

Corrective Action(s):

(1) Please repair the fence on the North side of the property to maintain it in a vertical position and prevent it from leaning into the sidewalk.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 15, 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 4196 1293 51

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

NP 26-11-99

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

OFFICIAL USE

Certified Mail Fee
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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
JUN 12 2026
Postmark Here
USPS

Sent To
William McNaughton + Christine Higgins

Street and Apt. No., or PO Box No.
5201 McNaughton Ln.

City, State, ZIP+4®
Cocoa, FL 32927

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

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 26-1689 was posted at the following location(s):

(1) Date Posted: 06/15/2026
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 fifteenth day of June, 2026 by Nathaniel Propst. 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 X OR Produced Identification _____

Type of Identification Produced: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 3, 2026
Case Number: 26-1689

NOTICE OF HEARING

WILLIAM MCNAUGHTON, CHRISTINE HIGGINS
5201 MCNAUGTON LN.
COCOA, FL. 32927

RE: 425 Pineda St. Cocoa, Fl. 32922
Parcel ID: 24-36-29-00-503

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		WILLIAM MCNAUGHTON, CHRISTINE HIGGINS
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Fence not maintaining a vertical position, leaning into the sidewalk on the North side of the parcel.

Applicable City Code(s):

(1) Appendix A. -Zoning. Article XIII. – Supplementary District Regulations. Section 5.- Visual screens (fences, walls, hedges). (g)- Maintenance. (1).

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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.

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

CODE BOARD AGENDA ITEM

Memo Date:	07/30/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, McDonalds Corporation of 927 Dixon Blvd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine up to $250/day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) . Which states: 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. *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.*

BACKGROUND:

On June 12th, 2026, I was conducting a proactive patrol in District 2 of the City of Cocoa. I noticed that the Southern area of the parcel was extremely overgrown adjacent to the restaurant and the park. Upon further investigation I also discovered that there was no local business tax receipt for this business as well. I issued an NOV to the property owner and the listed registered agent with corrective actions and a corrective date of July 12th 2026. The NOV was also posted at city hall.

On July 13th , 2026, I reinspected the property finding the overgrown area still existing as well as no BTR and none applied for.

I received a return receipt of the mailed NOV signed by the property owner. I also received mail from the listed registered agent stating that they are not affiliated with the business.

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

1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) .*
2. *Chapter. 12 Local Business Taxes. Section 12-11. – Doing Business without, or under a fraudulently obtained local business tax receipt*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff contacted the property owner and listed registered agent through the issuance of a Notice of Violation with corrective action on violations. NOV was signed for showing that the property owner was made aware of the violations.

RECOMMENDED MOTION:

Find the property owner, McDonalds Corporation of 927 Dixon Blvd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine up to $250/day per violation be imposed immediately until the property is brought into compliance.

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2. *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.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-1686 / 927 Dixon Blvd., Cocoa, FL / McDonalds Corporation property owner of 927 Dixon Blvd., Cocoa, FL, in violation of the following City Codes.

(1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) . Which states: **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) *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.***

Short Name: CE26-1686 / 927 Dixon Blvd., Cocoa, FL

Through: Jennifer Justiniano, Community Services Manager

Prepared by: Nathaniel Propst

Requested Action:
Find the property owner, McDonalds Corporation of 927 Dixon Blvd., 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.

(1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) .*

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

Background:
On June 12th, 2026, I was conducting a proactive patrol in District 2 of the City of Cocoa. I noticed that the Southern area of the parcel was extremely overgrown adjacent to the restaurant and the park. Upon further investigation I also discovered that there was no local business tax receipt for this business as well.

On June 12th, 2026, I issued an NOV to the property owner and the listed registered agent with corrective actions and a corrective date of July 12th 2026. The NOV was also posted at city hall.

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I received a return receipt of the mailed NOV signed by the property owner. I also received mail from the listed registered agent stating that they are not affiliated with the business.

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

(1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) .*

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

Previous Action:

Staff contacted the property owner and listed registered agent through the issuance of a Notice of Violation with corrective action on violations. NOV was signed for showing that the property owner was made aware of the violations.

REAL PROPERTY DETAILS
Account 2421359 - Roll Year 2025

Owners	MCDONALD'S CORPORATION; (SS #90596)
Mailing Address	110 N CARPENTER ST ATTN: DEPT 027 - RE TAX CHICAGO IL 60607
Site Address	927 DIXON BLVD COCOA FL 32922
Parcel ID	24-36-29-BY-*-8
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	2110 - FAST FOOD RESTAURANT
Total Acres	4.79
Site Code	0312 - DIXON
Plat Book/Page	0009/0037
Subdivision	CRESTVIEW ACRES
Land Description	CRESTVIEW ACRES PART OF TRACT 8 LYING E OF RD & VACATED LYONS AVE & PART OF PB 11 PG 20 & VACATED AMELIA CT AS DES IN ORB 596 PG 1 EX ORB 2317 PG 571



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$1,157,320	$1,129,250	$1,087,930
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$1,157,320	$1,129,250	$1,087,930
Assessed Value School	$1,157,320	$1,129,250	$1,087,930
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$1,157,320	$1,129,250	$1,087,930
Taxable Value School	$1,157,320	$1,129,250	$1,087,930

SALES / TRANSFERS

Date	Price	Type	Instrument
12/20/1988	--	WD	2981/4664
12/20/1988	--	WD	2981/4662
06/05/1986	--	WD	2753/1616

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 2110 - FAST FOOD RESTAURANT

Materials	
Exterior Wall:	STUCCO , STONE
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	BAR JOIST RIGID

Details	
Year Built	1985
Story Height	13
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	4,928
Total Base Area	4,928
Total Sub Area	4,928

Extra Features	
Light Poles	6
Wall - Concrete - Block	264
Paving - Concrete	2,546
Paving - Asphalt	31,632
Wall - Concrete - Stucco	264
Fence - Wood 6'	150
Covered Patio	412

PROPERTY DATA CARD #2

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials	
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	BAR JOIST RIGID

Details	
Year Built	1985
Story Height	10
Floors	1
Residential Units	
Commercial Units	1

Sub-Areas	
Base Area (1st)	750
Total Base Area	750
Total Sub Area	750

Extra Features	
Wood Deck	104
Fence - Chain Link 4'	15

Cocoa, Florida
927 Dixon Boulevard
L/C: 09-0596
File #7660

McDonalds Corp
McDonalds plaza
Oak Brook, IL
60521

RECORDED AND VERIFIED
Clerk Circuit Court
Brevard Co., Florida

GENERAL WARRANTY DEED

This General Warranty Deed, made this 20th day of December, 1988, is between McDONALD'S RESTAURANT OPERATIONS, INC., a Delaware corporation ("Grantor"), whose principal place of business is in Wilmington, Delaware and McDONALD'S CORPORATION, dba McDonald's Corporation, a Delaware Company ("Grantee"), One McDonald's Plaza, Oak Brook, Illinois 60521.

The Grantor, for no consideration, has granted, bargained and sold to the Grantee, its successors and assigns, forever, the land and improvements described in Exhibit A, attached.

Together with all the tenements, hereditaments, appurtenances and every privilege, right, title, interest and estate, reversion, remainder and easements belonging or in any way pertaining to it. The Grantor warrants the title to the above described land and will defend it against the lawful claims of all persons whomsoever.

Executed this 20th day of December, 1988.

GRANTOR: McDONALD'S RESTAURANT OPERATIONS, INC., a Delaware corporation

By: John R Hadfield

Signed, Sealed and Delivered in Our Presence:

Province
~~STATE~~ OF Ontario
~~COUNTY OF~~ Canada

The foregoing instrument was acknowledged before me this 10th day of January, 1989, by John Hadfield, Vice President of McDonald's Restaurant Operations, Inc., on behalf of the corporation.

Notary Public

My Commission ~~Expires~~: has no expiry date

This instrument prepared by Michael J. Sise, attorney, One McDonald's Plaza, Oak Brook, Illinois 60521.

Please send all subsequent tax bills to Post Office Box 66207, AMF O'Hare, Chicago, Illinois 60666.

This document is exempt from the Documentary Stamp Tax under Rule 12B-4.14(17) - Corporation - Contribution to Capital.

6336612

89 FEB 27 PM 2:37

2778J

OFF. REC.
2981

PAGE
4664

COCOA, FLORIDA
927 Dixon Boulevard
L/C: 009-0596 File #7660

Brevard County

A parcel of land lying in the Northeast 1/4 of Section 29, Township 24 South, Range 36 East, being portions of Lots 8 and 9 of the PLAT OF CRESTVIEW ACRES, as recorded in Plat Book 9, Page 37 of the public records of Brevard County, Florida, and being more particularly described as follows:

Begin at the Northeast corner of said Lot 8 and run S.89° 25'00"W., along the North line of said Lot 8, a distance of 130.50 feet; thence N.89° 36'00W., along said North line, a distance of 157.31 feet, to a point on the Easterly right of way line of Dixon Boulevard (also known as State Road No. 503 - a 100 foot right of way); thence S.34° 01'51"W., along said Easterly right of way line, a distance of 53.16 feet, to the point of curvature of a 1482.69 foot radius curve to the right; thence Southwesterly, along the arc of said curve and along said right of way line, thru a central angle of 4° 05'50" an arc distance of 106.03 feet; thence run S.27° 20'19"E., a distance of 456.56 feet, to a point on the North right of way line of Nancy Avenue (a 50 foot right of way); thence S.89° 47'43"E., along said North right of way line, a distance of 390.22 feet, to a point on the East line of aforesaid Lot 9 of the PLAT OF CRESTVIEW ACRES: thence N.28° 14'44"W., along said East line, a distance of 290.90 feet, to the Northeast corner of said Lot 9; thence N.00° 26'55"W., along an Easterly line of aforesaid Lot 8 of the PLAT OF CRESTVIEW ACRES, a distance of 76.56 feet; thence N.21° 48'10"W., along an Easterly line of said Lot 8, a distance of 219.82 feet, to the Point of Beginning.

EXHIBIT A

OFF. REC. 2981 PAGE 4665

Search > Account Summary

Real Estate Account #2421359

Owner:
McDonald's Corporation
(SS #90596)

Situs:
927 DIXON BLVD
COCOA

Parcel details
Form to Change Mailing Address
Property Appraiser

Get Bills By Email
Sign up

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **03/09/2026** for **$24,890.61**.

Account History

E-Check Payments: E-Check payments are **FREE**! *May not be used to pay delinquent property taxes, E-Titles or toll violations

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

Notice of Violation

To: McDonald's Corporation
ATTN: Dept 027 - Re Tax
110 N Carpenter St.
Chicago, IL. 60607

Date: 06/12/2026

Case: 26-1686

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: 927 Dixon Blvd. Cocoa, Fl. 32922
Parcel ID #: 24-36-29-BY-*-8

Violation(s):

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1)

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

Description of Violations:

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) . Which states: 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) *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:

(1) Please ensure any underbrush, grass and other vegetation is maintained and kept under (12) twelve inches to comply with city ordinances. Specifically, the Southern area of the parcel.

(2) Please apply and obtain a local Business Tax Receipt by contacting the Cocoa Building Department, or by emailing BTR@cocoafl.gov.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 12, 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 4196 1293 20

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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
JUN 15 2026
Postmark Here
USPS

Sent To
McDonald's Corporation Attn: Dept 057 RE TAX
Street and Apt. No., or PO Box No.
110 N Carpenter St
City, State, ZIP+4®
Chicago, IL 60607

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

NP 21e-116816

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:

Prentice-Hall Corporation
Systems, ITC
1201 Hayes St. Ste 105
Tallahassee, FL 32301

9590 9402 8440 3156 0044 70

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

9589 0710 5270 4196 1293 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Andrew Driggers

C. Date of Delivery

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
- ☐ sured Mail Restricted Delivery ver $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



Detail by Entity Name

Foreign Profit Corporation
MCDONALD'S CORPORATION

Cross Reference Name

MCDONALD'S CORPORATION

Filing Information

Document Number	842255
FEI/EIN Number	36-2361282
Date Filed	12/29/1978
State	DE
Status	ACTIVE
Last Event	DROPPING DBA
Event Date Filed	12/09/1996
Event Effective Date	NONE

Principal Address

110 N CARPENTER ST
CHICAGO, IL 60607-2101

Changed: 04/01/2019

Mailing Address

711 JORIE BLVD
3rd floor
OAK BROOK, IL 60523

Changed: 04/13/2021

Registered Agent Name & Address

PRENTICE-HALL CORPORATION SYSTEM, INC.
1201 HAYES ST
STE 105
TALLAHASSEE, FL 32301

Address Changed: 04/01/1994

Officer/Director Detail

Name & Address

Title CEO

KEMPCZINSKI, CHRISTOPHER
110 N. Carpenter Street
CHICAGO, IL 60607-2101

Title CFO

IAN, BORDEN
110 N CARPENTER ST
CHICAGO, IL 60607-2101

Title Asst. Secretary

MERCK, HAL B
110 N. Carpenter Street
CHICAGO, IL 60607-2101

Title VP

TRATAR, CELINA
110 N CARPENTER ST
CHICAGO, IL 60607-2101

Title Asst. Treasurer

Meader, Scott R
110 N CARPENTER ST
CHICAGO, IL 60607-2101

Title SENIOR VICE PRESIDENT/ASSISTANT SECRETARY

STEELE, ANGELA K
110 N CARPENTER ST
CHICAGO, IL 60607-2101

Annual Reports

Report Year	Filed Date
2024	04/11/2024
2025	04/14/2025
2026	04/13/2026

Document Images

04/13/2026 -- ANNUAL REPORT	View image in PDF format
04/14/2025 -- ANNUAL REPORT	View image in PDF format
05/20/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/11/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- ANNUAL REPORT	View image in PDF format
07/14/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/22/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format

03/30/2020 -- ANNUAL REPORT	View image in PDF format
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05/09/2017 -- ANNUAL REPORT	View image in PDF format
08/22/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
04/04/2014 -- ANNUAL REPORT	View image in PDF format
02/25/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
02/19/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format
01/04/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/05/2006 -- ANNUAL REPORT	View image in PDF format
01/10/2005 -- ANNUAL REPORT	View image in PDF format
03/02/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/30/2001 -- ANNUAL REPORT	View image in PDF format
05/15/2000 -- ANNUAL REPORT	View image in PDF format
04/16/1999 -- ANNUAL REPORT	View image in PDF format
04/16/1998 -- ANNUAL REPORT	View image in PDF format
04/18/1997 -- ANNUAL REPORT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
04/18/1995 -- ANNUAL REPORT	View image in PDF format

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

Notice of Violation

To: Prentice-Hall Corporation System, INC.
1201 Hayes St. Ste: 105
Tallahassee, FL. 32301

Date: 06/12/2026

Case: 26-1686

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: 927 Dixon Blvd. Cocoa, Fl. 32922
Parcel ID #: 24-36-29-BY-*-8

Violation(s):

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1)

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

Description of Violations:

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) . Which states: 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) *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:

(1) Please ensure any underbrush, grass and other vegetation is maintained and kept under (12) twelve inches to comply with city ordinances. Specifically, the Southern area of the parcel.

(2) Please apply and obtain a local Business Tax Receipt by contacting the Cocoa Building Department, or by emailing BTR@cocoafl.gov.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 12, 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

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NP 26-11-26

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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
Postmark Here
JUN 15 2026

Sent To
Prentice-Hall Corporation Systems, Inc

Street and Apt. No., or PO Box No.
1201 Hays St Ste 105

City, State, ZIP+4®
Tallahassee FL 32301

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

NP 20-1686

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:

McDonald's Corporation
Attn: Dept 087. RE TAX
110 N. Carpenter St
Chicago, IL 60607

9590 9402 8440 3156 0044 87

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

9589 0710 5270 4196 1293 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature

James DeJohnette

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* JAMES DeJOHNETTE

C. Date of Delivery

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
- ☐ ed Mail
- ☐ ed Mail Restricted Delivery
- r $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

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 26-1686 was posted at the following location(s):

(1) Date Posted: 06/12/2026
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 Twelfth day of June, 2026 by Nathaniel Propst. 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 X OR Produced Identification _____

Type of Identification Produced: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 3, 2026
Case Number: 26-1686

NOTICE OF HEARING

MCDONALD'S CORPORATION
ATTN: DEPT 027 - RE TAX
110 N CARPENTER ST.
CHICAGO, IL. 60607

RE: 927 Dixon Blvd. Cocoa, Fl. 32922
Parcel ID: 24-36-29-BY-*-8

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		MCDONALD'S CORPORATION
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Underbrush and vegetation on the South side of the parcel needs to be maintained and cut.

(2) The business on the property needs to apply and obtain a Local Business Tax Receipt.

Applicable City Code(s):

(1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1)*

(2) *City Code Chapter. 12 Local Business Taxes. Section 12-11. – Doing Business without, or under a fraudulently obtained local business tax receipt.*

Respondent(s) Rights
You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action
If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights
Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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.

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

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 3, 2026
Case Number: 26-1686

NOTICE OF HEARING

PRENTICE-HALL CORPORATION SYSTEM, INC.
1201 HAYES ST. STE: 105
TALLAHASSEE, FL. 32301

RE: 927 Dixon Blvd. Cocoa, Fl. 32922
Parcel ID: 24-36-29-BY-*-8

Complainant:	v.	**Respondent(s):**
THE CITY OF COCOA		MCDONALD'S CORPORATION
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Underbrush and vegetation on the South side of the parcel needs to be maintained and cut.

(2) The business on the property needs to apply and obtain a Local Business Tax Receipt.

Applicable City Code(s):

(1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1)*

(2) *City Code Chapter. 12 Local Business Taxes. Section 12-11. – Doing Business without, or under a fraudulently obtained local business tax receipt.*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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.

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

CODE BOARD AGENDA ITEM

Memo Date:	07/30/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Milton Wilson of 713 Thomas Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine up to $250/day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states, 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.*

BACKGROUND:

On November 25th, 2025, I was directed to go to the property and conduct an inspection of permits needed due to work being done. I went to the property and talked to Milton Wilson and told him what would require a permit. He understood and stated he would get them taken care of. I issued an NOV to the property owner with a corrective date of January 2nd, 2026. The NOV was also posted at city hall.

On January 8th, 2026, the BCPAO updated and reflected Milton Wilson as the owner. I also mailed an amended NOV to him.

On April 7th , 2026, I found that all permits were applied for except the HVAC Permit.

I have contacted Mr. Wilson via phone call, and he stated that he would have his HVAC guy take care of the permit.

I received a return receipt of the mailed NOV signed by the property owner.

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

1. *City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff contacted the property owner through mailing of NOV, NOV was signed for showing property owner did receive it. The property owner was also talked to in person and via phone call.

RECOMMENDED MOTION:

Find the property owner, Milton Wilson of 713 Thomas Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine up to $250/day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states, 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.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1659 / 713 Thomas Ave., Cocoa, FL / Milton Wilson property owner of 713 Thomas Ave., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states, 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: CE25-1659 / 713 Thomas Ave., Cocoa, FL

Through: Jennifer Justiniano, Community Services Manager

Prepared by: Nathaniel Propst

Requested Action:
Find the property owner, Milton Wilson of 713 Thomas Ave., 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 Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.

Background:

On November 25th, 2025, I was directed to go to the property and conduct an inspection of permits needed due to work being done. I went to the property and talked to Milton Wilson and told him what would require a permit. He understood and stated he would get them taken care of.

On November 25th, 2025, I issued an NOV to the property owner with a corrective date of January 2nd, 2026. The NOV was also posted at city hall.

On January 8th, 2026, The BCPAO updated and reflected Milton Wilson as the owner I also mailed an amended NOV to him.

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I have contacted Mr. Wilson via phone call, and he stated that he would have his HVAC guy take care of the permit.

I received a return receipt of the mailed NOV signed by the property owner.

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

City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.

Previous Action:

Staff contacted the property owner through mailing of NOV, NOV was signed for showing property owner did receive it. Property owner was also talked to in person and via phone call.

REAL PROPERTY DETAILS

Account 2422396 - Roll Year 2025

Owners	JONES, JANICE M; TEEL, EDDIE T
Mailing Address	1855 ATTUCKS AVE ORLANDO FL 32811
Site Address	713 THOMAS AVE COCOA FL 32922
Parcel ID	24-36-29-76-H-16
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.18
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0013/0039
Subdivision	ROYAL GARDEN HOMES SEC 2
Land Description	ROYAL GARDEN HOMES SEC 2 LOT 16 BLK H



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$165,350	$160,940	$135,120
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$165,350	$45,900	$44,570
Assessed Value School	$165,350	$45,900	$44,570
Homestead Exemption	$0	$25,000	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$165,350	$20,900	$19,570
Taxable Value School	$165,350	$20,900	$19,570

SALES / TRANSFERS

Date	Price	Type	Instrument
09/24/2025	--	PB	10447/0312
11/17/2024	--	DC	10425/2591
09/02/2024	--	QC	10152/1294
04/30/1997	$53,900	WD	3659/4213
11/01/1996	--	QC	3621/2331
02/01/1993	--	QC	3267/4568
02/01/1984	$52,000	WD	2485/2908
02/28/1979	$39,900	--	2019/0686
05/01/1970	$150,000	--	1127/0376

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	1963
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,456
Open Porch	72
Utility Room	104
Total Base Area	1,456
Total Sub Area	1,632

Extra Features	
Screen Enclosure	256

Pursuant to changes in statutes or in our classifications, images for this record are not viewable on the website.

Pursuant to changes in statutes or in our classifications, images for this record are not viewable on the website.

Pursuant to changes in statutes or in our classifications, images for this record are not viewable on the website.

Search > Account Summary

Real Estate Account #2422396

Owner:
Teel, Eddie
Jones, Janice M

Situs:
713 THOMAS AVE COCOA FL 32922

Parcel details
Form to Change Mailing Address
Property Appraiser
Corrected



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/18/2025** for **$3,206.83**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2025 Annual Bill	$0.00	**Paid** $3,206.83	11/18/2025	**Receipt** #816-26-00000250	Print (PDF)
2024					
2024 Annual Bill	$0.00	**Paid** $978.27	11/18/2025	**Receipt** #816-26-00000250	Print (PDF)
Certificate #3593		**Redeemed**	11/18/2025	**Face** $925.73, **Rate** 6.75%	
		Paid $978.27			

2023					
2023 Annual Bill	$0.00	**Paid** $988.19	11/18/2025	**Receipt** #816-26-00000250	Print (PDF)
Certificate #3449		**Redeemed**	11/18/2025	**Face** $891.66, **Rate** 6.75%	
		Paid $988.19			
2022					
2022 Annual Bill	$0.00	**Paid** $876.19	08/27/2024	**Receipt** #000-24-00359834	Print (PDF)
Certificate #3411		**Redeemed**	08/27/2024	**Face** $828.51, **Rate** 0.25%	
		Paid $876.19			
2021 Annual Bill	$0.00	**Paid** $729.67	04/06/2022	**Receipt** #231-22-00001531	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $669.20	01/05/2021	**Receipt** #409-21-00000723	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $656.22	03/04/2020	**Receipt** #213-20-00002013	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $532.16	03/04/2019	**Receipt** #418-19-00001142	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $534.82	04/11/2018	**Receipt** #005-18-00000014	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $552.59	05/04/2017	**Receipt** #218-17-00000571	Print (PDF)
2015					
2015 Annual Bill	$0.00	**Paid** $603.44	06/10/2016	**Receipt** #819-16-00000134	Print (PDF)
Certificate #4446		**Redeemed**	06/10/2016	**Face** $568.75, **Rate** 0.25%	
		Paid $603.44			
2014 Annual Bill	$0.00	**Paid** $478.74	04/02/2015	**Receipt** #204-15-00003065	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $446.17	04/17/2014	**Receipt** #2014-6451834	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $470.47	04/03/2013	**Receipt** #2013-6449320	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $638.41	05/09/2012	**Receipt** #2012-6460698	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $670.00	05/19/2011	**Receipt** #2011-6424325	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $617.35	05/06/2010	**Receipt** #2010-1805497	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $589.49	03/26/2009	**Receipt** #2009-1803394	Print (PDF)

2007 Annual Bill ⓘ	$0.00	**Paid** $598.06	03/03/2008	**Receipt** #2008-1802940	Print (PDF)
2006 Annual Bill ⓘ	$0.00	**Paid** $591.91	03/05/2007	**Receipt** #2007-1802709	Print (PDF)
2005 Annual Bill ⓘ	$0.00	**Paid** $557.91	12/31/2005	**Receipt** #2006-1803011	Print (PDF)
Total Amount Due	**$0.00**				

E-Check Payments: E-Check payments are **FREE**! *May not be used to pay delinquent property taxes, E-Titles or toll violations

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

Notice of Violation

To: Janice Jones, Eddie Teel
1855 Attucks Ave.
Orlando, FL. 32811

Date: 11/25/2025

Case: 25-1659

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: 713 Thomas Ave. Cocoa, Fl. 32922
Parcel ID #: 24-36-29-76-H-16

Violation(s):
City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.

Description of Violations:
City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states, *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:
Please apply and obtain required permit(s) for all interior/exterior renovations that have already been completed or are in the process of being completed, I.E. (Windows, exterior door(s), H-vac etc.).

IF THE VIOLATIONS ARE NOT CORRECTED BY January 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.

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

CASE#1659 NOV

9589 0710 5270 3233 0887 12

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
Postmark Here
NOV 25 2025
USPS

Sent To JANice Jones, Ennie Teel

Street and Apt. No., or PO Box No.
1855 Attucks Ave.

City, State, ZIP+4®
Orlando, FL, 32811

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

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: CASE # 16SP NOV

JANICE JONES, EDDIE FUEL

1855 ATTUCKS AVE.

ORLANDO, FL. 32811

9590 9402 8439 3156 8425 26

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

9589 0710 5270 3233 0887 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Janice Jones

C. Date of Delivery

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
- ☐ ured Mail Restricted Delivery er $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

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 25-1659 was posted at the following location(s):

(1) Date Posted: 11/25/2025
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 25 day of November, 2025 by Nathan Propst. 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: _____

REAL PROPERTY DETAILS
Account 2422396 - Roll Year 2026

Owners	WILSON , MILTON
Mailing Address	276 EAGLE ESTATES DR DEBARY FL 32713
Site Address	713 THOMAS AVE COCOA FL 32922
Parcel ID	24-36-29-76-H-16
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.18
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0013/0039
Subdivision	ROYAL GARDEN HOMES SEC 2
Land Description	ROYAL GARDEN HOMES SEC 2 LOT 16 BLK H



VALUE SUMMARY

Category	2026	2025	2024
Market Value	$143,020	$165,350	$160,940
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$143,020	$165,350	$45,900
Assessed Value School	$143,020	$165,350	$45,900
Homestead Exemption	$0	$0	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$143,020	$165,350	$20,900
Taxable Value School	$143,020	$165,350	$20,900

SALES / TRANSFERS

Date	Price	Type	Instrument
10/23/2025	$108,000	WD	10478/0471
09/24/2025	--	PB	10447/0312
11/17/2024	--	DC	10425/2591
09/02/2024	--	QC	10152/1294
04/30/1997	$53,900	WD	3659/4213
11/01/1996	--	QC	3621/2331
02/01/1993	--	QC	3267/4568
02/01/1984	$52,000	WD	2485/2908
02/28/1979	$39,900	--	2019/0686
05/01/1970	$150,000	--	1127/0376

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	1963
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,456
Open Porch	72
Utility Room	104
Total Base Area	1,456
Total Sub Area	1,632

Extra Features	
Screen Enclosure	256

Prepared by and Recording requested by:
Kristina Beliveau-Brown
Brownstone Title Services, LLC
195 Wekiva Springs Road, Suite 101
Longwood, FL 32779

File Number: 2025-341
Parcel ID: 24-36-29-76-0000H.0-0016.00
Consideration: $108,000.00

Warranty Deed

Know All Men By These Presents that, **Janice M. Jones, a married woman of 1855 Attucks Drive, Orlando, FL 32811 and Eddie T. Teel,** single of 4282 Goldfield Trace, Suwannee, GA 30024 (henceforth referred to as "Grantor"), for consideration paid, grant to **Milton Wilson, a married man**, (henceforth referred to as "Grantee") of **276 Eagle Estates Drive, DeBary, FL 32713**, with **WARRANTY COVENANTS:**

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Brevard, Florida, viz:

Lot 16, Block H, ROYAL GARDEN HOMES SECTION TWO, according to the Plat thereof as recorded in Plat Book 13, Page 39, of the Public Records of Brevard County, Florida.

The property described herein is not the homestead of the grantors, nor is it contiguous to their homestead.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, 2024.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of October, 2025.

NotaryCam Doc ID: 2bb7c4c2-b5d6-4e66-a3d6-94bbb65f2bf6

Witness 1 Printed Name:
Turnisha Akins
Witness 1 Address:
3571 Clay Brick Rd Harmony, FL 34773

Janice M Jones
Janice M. Jones

Eddie T Teel
Eddie T. Teel

Kristina Brown
Witness 2 Printed Name:
Kristina Brown
Witness 2 Address:
195 Wekiva Springs Road, Suite 101
Longwood, FL 32779

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of (__) physical presence or (✓) online notarization, this 23rd day of October, 2025, by Janice M Jones, and Eddie T Teel, (__) who is/are personally known to me or (✓) who has/have produced GA & FL Driver's License as identification.

Signature of Notary Public
Turnisha Akins
Print, Type/Stamp Name of Notary

TURNISHA AKINS
Notary Public - State of Florida
Commission # HH 178254
My Comm. Expires Dec 10, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 2bb7c4c2-b5d6-4e66-a3d6-94bbb65f2bf6

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

Notice of Violation

To: Milton Wilson
276 Eagle Estates Dr.
Debary, FL. 32713

Date: 1/08/2026

Case: 25-1659

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: 713 Thomas Ave. Cocoa, Fl. 32922
Parcel ID #: 24-36-29-76-H-16

Violation(s):
City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.

Description of Violations:
City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states, *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:
Please apply and obtain required permit(s) for all interior/exterior renovations that have already been completed or are in the process of being completed, I.E. (Windows, exterior door(s), H-vac etc.).

IF THE VIOLATIONS ARE NOT CORRECTED BY February 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 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

Case# 1659 NOV Attached

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 $	

USPS
JAN 15 2026
COCOA FL 32922
Postmark Here

Sent To: Milton Wilson

Street and Apt. No., or PO Box No.: 276 Eagle Estates Dr.

City, State, ZIP+4®: Debary, FL. 32713

9589 0710 5270 3233 0490 10

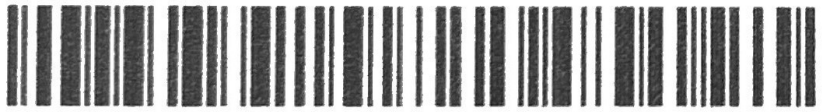
Case #1659 NOV Amended:

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:

Milton Wilson
276 Eagle Estates Dr.
Debary, FL. 32713



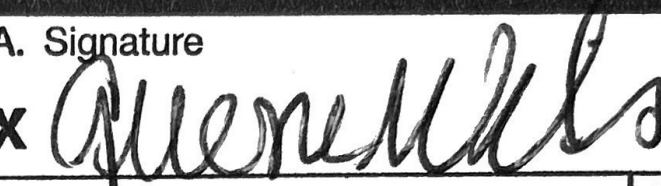
9590 9402 8439 3156 8379 59

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

9589 0710 5270 3233 0490 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
1/17

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ isured Mail
- ☐ isured 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

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 25-1659 Amended was posted at the following location(s):

(1) Date Posted: 01/08/2026
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 8 day of January, 2026 by Nathaniel Propst. 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: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 3, 2026
Case Number: 25-1659

NOTICE OF HEARING

MILTON WILSON
276 EAGLE ESTATES DR.
DEBARY, FL. 32713

RE: 713 Thomas Ave. Cocoa, Fl. 32922
Parcel ID: 24-36-29-76-H-16

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		MILTON WILSON
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Permit has not been obtained for the HVAC work that was done on the property.

Applicable City Code(s):

(1) *City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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.

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

CODE BOARD AGENDA ITEM

Memo Date:	07/29/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Enact the $25.00 per day fine beginning August 16, 2026, as defined in the Code Enforcement Board Order issued on July 16, 2026, for violation (1), as the property remained in non-compliance after the August 15, 2026, compliance deadline. Violation (2) was tabled by the Board until the August 20, 2026, Code Enforcement Board hearing, to be addressed.

BACKGROUND:

May 2, 2026, Inspected property after a complaint was received on or around April 21, 2026. The property was observed in violation. Vehicle was observed parked in the front yard. Lights are not on but visible and previous photo provided shows them active at night. Notice of Violation will be generated and e-mailed to the Code case coordinator to print and mail out on Monday. A copy of the Notice will be posted in City Hall and an affidavit of posting will be completed.
June 2, 2026, Inspected the property and observed the vehicle to still be parked in the front yard. The lights can be visibly seen on the roof still. Photos are supposed to be taken tonight or tomorrow morning of them illuminated to attach to the case file. A Notice of Hearing was posted at the property as well as mailed out via certified mail. A copy was posted in the City Hall lobby, and an affidavit of posting was completed.

June 16, 2026, The Community Services Director took photos of the lighting around 5am, still showing them on and operational. The vehicles were observed to be in the front yard, parked. This case will be going to the July Code Board.

July 2, 2026, I inspected the property, and multiple vehicles were observed parked in the front yard of the property. The exterior lights around the fascia of the roof are still present. Photos were taken and uploaded.

July 7, 2026, The property owner called me and speak at length about the violations, including texting me photos she had taken at night of her property and around it. She also e-mailed me the previous day after speaking with her, which included her argument regarding the violation(s). E-mail was attached to the documents.

July 16, 2026, I had on-going communication with the property owner today and yesterday via text, e-mail and phone calls. The violations were explained and she was encouraged to attend the Code Board.

July 16, 2026, The Code Enforcement Board held a public hearing and found the owner in violation of City Code. The Board ordered compliance with violation (1) by August 15, 2026, and tabled violation (2) until the August 20, 2026, Code Enforcement Board meeting.

1. *Chapter 6 — Buildings, Construction and Property Regulations. Article III — Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) $25.00*
2. *Chapter 6 — Buildings, Construction and Property Regulations. Article III —*

Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Tabled until the August 20, 2026, Code Enforcement Board hearing.

August 15, 2026, the property remains in violation.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on July 16, 2026, at which time the Board found the owner, Dunn, Reese's Mary Michelle, in violation of City Code(s). The Board ordered the owner to correct violation (1) by August 15, 2026. Violation (2) was tabled until the August 20, 2026, Code Enforcement Board meeting for further consideration.

RECOMMENDED MOTION:

Enact the $25.00 per day fine beginning August 16, 2026, as defined in the Code Enforcement Board Order issued on July 16, 2026, for violation (1), as the property remained in non-compliance after the August 15, 2026, compliance deadline. Violation (2) was tabled by the Board until the August 20, 2026, Code Enforcement Board hearing, to be addressed.

Code Enforcement Agenda (Non-compliance Case)

Check one box

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

Agenda Item Name: CE-26-1246 / 2414 Tulane Dr. Cocoa, FL 32926 / Dunn, Reese's Mary Michelle.

The Code Enforcement Board held a public hearing on July 16, 2026, at which time the Board found the owner, Dunn, Reese's Mary Michelle, in violation of city code(s). The Code Enforcement Board provided the owner until August 15, 2026, to correct violation (1). Violation (2) was tabled until the August 20, 2026, Code Enforcement Board hearing.

(1) Chapter 6 — Buildings, Construction and Property Regulations. Article III — Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) $25.00

(2) Chapter 6 — Buildings, Construction and Property Regulations. Article Ill — Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Tabled until the August 20, 2026, Code Enforcement Board hearing.

Short Name: CE-26-1246 / 2414 Tulane Dr. Cocoa, FL 32926 / Dunn, Reese's Mary Michelle.

Through: Jennifer Justiniano, Community Services Manager

Prepared by: Jason Brimm

Requested Action: Enact the $25.00 per day fine beginning August 16, 2026, as defined in the Code Enforcement Board Order issued on July 16, 2026, for violation (1), as the property remained in non-compliance after the August 15, 2026, compliance deadline. Violation (2) was tabled by the Board until the August 20, 2026, Code Enforcement Board hearing, to be addressed.

Background:

May 2, 2026, Inspected property after a complaint was received on or around April 21, 2026. The property was observed in violation. Vehicle was observed parked in the front yard. Lights are not on but visible and previous photo provided shows them active at night.

Notice of Violation will be generated and e-mailed to the Code case coordinator to print and mail out on Monday. A copy of the Notice will be posted in City Hall and an affidavit of posting will be completed.

June 2, 2026, Inspected the property and observed the vehicle to still be parked in the front yard. The lights can be visibly seen on the roof still. Photos are supposed to be taken tonight or tomorrow morning of them illuminated to attach to the case file. A Notice of Hearing was posted at the property as well as mailed out via certified mail. A copy was posted in the City Hall lobby, and an affidavit of posting was completed.

June 16, 2026, The Community Services Director took photos of the lighting around 5am, still showing them on and operational. The vehicles were observed to be in the front yard, parked. This case will be going to the July Code Board.

July 2, 2026, I inspected the property, and multiple vehicles were observed parked in the front yard of the property. The exterior lights around the fascia of the roof are still present. Photos were taken and uploaded.

July 7, 2026, The property owner called me and speak at length about the violations, including texting me photos she had taken at night of her property and around it. She also e-mailed me the previous day after speaking with her, which included her argument regarding the violation(s). E-mail was attached to the documents.

July 16, 2026, I had on-going communication with the property owner today and yesterday via text, e-mail and phone calls. The violations were explained and she was encouraged to attend the Code Board.

July 16, 2026, The Code Enforcement Board held a public hearing and found the owner in violation of City Code. The Board ordered compliance with violation (1) by August 15, 2026, and tabled violation (2) until the August 20, 2026, Code Enforcement Board meeting.

(1) Chapter 6 — Buildings, Construction and Property Regulations. Article III — Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) $25.00

(3) Chapter 6 — Buildings, Construction and Property Regulations. Article Ill — Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Tabled until the August 20, 2026, Code Enforcement Board hearing.

August 15, 2026, the property remains in violation.

Previous Action:

The Code Enforcement Board held a public hearing on July 16, 2026, at which time the Board found the owner, Dunn, Reese's Mary Michelle, in violation of City Code(s). The Board ordered the owner to correct violation (1) by August 15, 2026. Violation (2) was tabled until the August 20, 2026, Code Enforcement Board meeting for further consideration.

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

Notice of Violation

To: Dunn, Reese's Mary Michelle
2414 Tulane Dr.
Cocoa, FL 32926

Date: 5/4/2026

Case: 26-1246

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: 2414 Tulane Dr. Cocoa, FL 32926
Parcel ID: 24-36-18-IU-5-4

Violations:

(1) *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*
(2) *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Any other condition or use that constitutes a nuisance to the public which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety, and welfare of city residents.*

Description of Violations:

(1) *Vehicles are prohibited from being parked on the front or corner side of the yard area.*
(2) *The lighting on the roof is a nuisance to neighboring properties, it shines into and onto their properties.*

Corrective Action:

(1) Please remove all vehicles parked or stored on the yard of the property.
(2) Please remove the lights or place them underneath the soffit of the home to prevent the lighting from shining into adjacent properties.

IF THE VIOLATIONS ARE NOT CORRECTED BY June 4, 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 26-1246 was posted at the following location(s):

Date Delivered: 05/4/2026

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 5th day of MAY, 2026 by JASON BRIMM, Code Officer

NOTARY PUBLIC, State of Florida

Notary Public State of Florida
Darla D Crowl
My Commission HH 327008
Expires 11/11/2026

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3700 7907 97

U.S. Postal Service™
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JB 26 1246

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

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Certified Mail Fee
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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
MAY 04 2026
Postmark Here
USPS

Sent To
Reese's Meymichelle Dunn

Street and Apt. No., or PO Box No.
2414 Tulane Dr

City, State, ZIP+4®
Cocoa, FL 32926

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

JB 26-1246

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:

Reese's Mary Michelle Dunn
2414 Tulane Dr.
Cocoa, FL 32926

9590 9402 8440 3156 0194 05

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

9589 0710 5270 3700 7907 97

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

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
- ☐ d Mail Restricted Delivery
  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

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

Date: July 2, 2026
Case: 26-1246

Dunn, Reese's Mary Michelle
2414 Tulane Dr.
Cocoa, FL 32926

Complainant	**Respondent(s)**
THE CITY OF COCOA	Dunn, Reese's Mary Michelle
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 July 16, 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

9589 0710 5270 4196 1620 20

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JD case - 1246

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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
JUL 02 2026
Postmark Here

Sent To
Reese's MARCY Michelle Dixon

Street and Apt. No., or PO Box No.
2414 Tulare DR

City, State, ZIP+4®
COCOA, FL 32926

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

Scanned with CamScanner

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 Hearing for case 26-1246 was posted at the following location(s):

Date Delivered: 7/2/2026

Location: City of Cocoa City Hall lobby
2414 Tulane Dr. Cocoa, FL 32926

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 July, 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

JB 24-1246

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:

Reese's Mary Michelle Dunn

2414 Tulare DR.

Cocoa, FL 32926

9590 9402 8440 3156 0025 13

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

7589 0710 5270 4196 1620 20

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

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
- ☐ sured Mail Restricted Delivery ver $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

CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 26-1246

THE CITY OF COCOA
A Florida Municipal Corporation,
Complainant,

vs.

DUNN, REESE'S MARY MICHELLE
Owners of the Property located at:
2414 TULANE DR
COCOA FL 32926
Parcel ID: 24-36-18-IU-5-4

Respondent,
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on **July 16, 2026** to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

Based upon the evidence and testimony presented at this hearing, the Code Enforcement Board finds: That a code enforcement officer of the City of Cocoa determined the Subject Property was in violation of:

1. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9)***25.00**
2. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)* **Table until August 20, 2026, meeting.**
3. ☐ *Select Code Violation* **Select One**
4. ☐ *Select Code Violation* **Select One**

Of the City Code, and issued a Notice of Violation to Respondent giving a reasonable time to correct the violation(s).

1. That Respondent failed to correct such violation(s) within the reasonable time period provided in the Notice of Violation. Pursuant to section 162.06, Florida Statutes, this hearing was scheduled. Proper written notice of this hearing was given to Respondent.

2. That based on the testimony and evidence presented, including Staff's presentation, the Board finds Respondent is in violation of the following violations of the City Code:

1. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9)***25.00**

2. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)* **Tabled until August 20, 2026, meeting.**
3. ☐ *Select Code Violation* **Select One**
4. ☐ *Select Code Violation* **Select One**

Order

BASED UPON THE FOREGOING FACTS AND CONCLUSIONS OF LAW, IT IS HEREBY ORDERED:

1. Respondent shall be given until August 15, 2026 to correct all violations set forth herein on the property.

2. If Respondent fails to correct all cited violations within the time period set forth herein,the Code Enforcement Officer shall schedule this Case to appear for a compliance hearing before the Code Enforcement Board at a date to be determined, where the sole issue to be considered is whether compliance has been achieved on all violations. Respondent will be given an opportunity to appear and present evidence regarding compliance.

3. Upon a finding by the Code Enforcement Board that the property was not brought into compliance by the date set forth in this Order, a fine in the amount of:

1. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9)***25.00**
2. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)* **Tabled until August 20, 2026, meeting.**
3. ☐ *Select Code Violation* **Select One**
4. ☐ *Select Code Violation* **Select One**

Per day may be imposed for each and every day any of the violations continue past the above-stated date ordered for compliance by the Board and the daily fines shall continue to run until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer. Respondent shall be responsible to immediately notify the Code Enforcement Officer if the property has been brought into compliance.

4. If the Board finds Respondent failed to comply with all violations by the date set forth herein, an Order Imposing Fine shall be entered and a certified copy of said Order may be recorded in the public records of Brevard County, Florida, which shall serve as a lien against the property.

Once the violations have been corrected, any of the same violations by Respondent within five years may constitute a repeat violation where the Board may impose a fine of up to $500.00 per day for each day the violation exists beginning the day the repeat violation is first observed by the Code Enforcement Officer.

DONE AND ORDERED THIS **16th** DAY OF **July**, **2026**.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA

Chairman, Code Enforcement Board

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

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at **DUNN,REESE'S MARY MICHELLE** mailing address is 2414 TULANE DR COCOA FL 32926 this **16th** day of **July**, **2026** _____via __hand delivery/__certified mail/X U.S. mail/__posting (mark all that apply).

Secretary, Code Enforcement Board

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 3, 2026
Case Number: 26-1246

NOTICE OF HEARING

Dunn, Reese's Mary Michelle
2414 Tulane Dr.
Cocoa, FL 32926

RE: 2414 Tulane Dr. Cocoa, FL 32922
Parcel ID: 24-36-18-IU-5-4

Complainant:	v.	**Respondent(s):**
THE CITY OF COCOA		Dunn, Reese's Mary Michelle
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Vehicles are prohibited from being parked on the front or corner side of the yard area.
(2) The lighting on the roof is a nuisance to neighboring properties, it shines into and onto their properties.

Applicable City Code(s):

(1) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9)
(2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date:	07/30/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Trinity Alliance LLC, property owner of 950 N Cocoa Blvd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of $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. Division 4 - General Requirements. Sec. 6-1001(g) *Accessory structures.* All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

BACKGROUND:

On May 7, 2026, a complaint was received regarding a fence on the property that was falling over.

On May 15, 2026, A Notice of Violation was posted on the property at City Hall and mailed via certified mail.

On June 30, 2026, Additional photos from a neighbor show a fence in the rear of the property falling over.

On July 14, 2026, An Amended Notice of Violation was posted on the property at City Hall and mailed via certified mail.

The property is still in violation of the following city code(s).

1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 4 - General Requirements. Sec. 6-1001(g)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff issued a Notice of Violation and an Amended Notice of Violation with corrective action on violations.

RECOMMENDED MOTION:

Find the property owner, Trinity Alliance LLC, property owner of 950 N Cocoa Blvd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of $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. Division 4 - General Requirements. Sec. 6-1001(g) *Accessory structures.* All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE 26-001400/Trinity Alliance, property owner of 950 N Cocoa Blvd., Cocoa, FL, in violation of the following City Codes.

> *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards, Division 4- General Requirements, Sec. 6-1001(g)*

Short Name: CE26-001400/ 950 N Cocoa Blvd., Cocoa, FL

Through: Jennifer Justiniano, Community Services Manager

Prepared by: William Burrows

Requested Action: Find the property owner, Trinity Alliance LLC of 2425 Pineapple Ave. Ste. 108 Melbourne, FL, in violation of the following City Codes listed and assess a daily fine of $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 4- General Requirements, Sec. 6-1001(g)*

Background:

On 7May2026 a complaint was received regarding a fence on the property that was falling over.

15May2026- A Notice of Violation was posted on the property at City Hall and mailed via certified mail.

30June2026- Additional photos from a neighbor show fence in the rear of the property falling over.

14July2026- An Amended Notice of Violation was posted on the property, at City Hall and mailed via certified mail.

The property is still in violation of the following city code(s).

> *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards, Division 4- General Requirements, Sec. 6-1001(g)*

Previous Action:

Staff issued a Notice of Violation and an Amended Notice of Violation with corrective action on violations.

REAL PROPERTY DETAILS
Account 2420978 - Roll Year 2025

Owners	TRINITY ALLIANCE LLC
Mailing Address	C/O JM REAL ESTATE INC 2425 PINEAPPLE AVE STE 108 MELBOURNE FL 32935
Site Address	950 N COCOA BLVD COCOA FL 32922 950 N COCOA BLVD UNIT 101 COCOA FL 32922 950 N COCOA BLVD UNIT 102 COCOA FL 32922 950 N COCOA BLVD UNIT 103 COCOA FL 32922 950 N COCOA BLVD UNIT 104 COCOA FL 32922 950 N COCOA BLVD UNIT 105 COCOA FL 32922 950 N COCOA BLVD UNIT 106 COCOA FL 32922 950 N COCOA BLVD UNIT 107 COCOA FL 32922 950 N COCOA BLVD UNIT 108 COCOA FL 32922 950 N COCOA BLVD UNIT 109 COCOA FL 32922 956 N COCOA BLVD COCOA FL 32922 956 N COCOA BLVD UNIT 1101 COCOA FL 32922 956 N COCOA BLVD UNIT 1105 COCOA FL 32922 956 N COCOA BLVD UNIT 1107 COCOA FL 32922 956 N COCOA BLVD UNIT 1109 COCOA FL 32922 956 N COCOA BLVD UNIT 1111 COCOA FL 32922 956 N COCOA BLVD UNIT 1115 COCOA FL 32922 956 N COCOA BLVD UNIT 1117 COCOA FL 32922 956 N COCOA BLVD UNIT 1119 COCOA FL 32922 956 N COCOA BLVD UNIT 1121 COCOA FL 32922 956 N COCOA BLVD UNIT 1123 COCOA FL 32922 956 N COCOA BLVD UNIT 1125 COCOA FL 32922 956 N COCOA BLVD UNIT 1129 COCOA FL 32922
Parcel ID	24-36-28-BP-*-14.01
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1940 - PROFESSIONAL/OFFICE COMPLEX
Total Acres	1.38
Site Code	0300 - U S 1
Plat Book/Page	0008/0047
Subdivision	CRESTVIEW
Land Description	CRESTVIEW W 200 FT OF LOTS 14, 15, 16 E OF US HWY 1 R/W



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$771,160	$736,550	$674,640
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$771,160	$736,550	$674,640
Assessed Value School	$771,160	$736,550	$674,640
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$771,160	$736,550	$674,640
Taxable Value School	$771,160	$736,550	$674,640

SALES / TRANSFERS

Date	Price	Type	Instrument
06/10/2004	$260,000	WD	5326/1656
03/30/1994	--	WD	3386/1378
05/24/1982	--	WD	2350/2493
02/09/1974	--	WD	1511/1034

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1710 - OFFICE BUILDING - MULTI TENANT - 1 STORY

Materials		Details	
Exterior Wall:	STUCCO , STONE	Year Built	1982
Frame:	MASNRYCONC	Story Height	9

Materials	
Roof:	ASPH/ASB SHNGL
Roof Structure:	WOOD TRUSS

Details	
Floors	1
Residential Units	
Commercial Units	9

Sub-Areas	
Base Area (1st)	5,526
Open Porch	952
Total Base Area	5,526
Total Sub Area	6,478

Extra Features	
Fence - Wood 6'	124
Light Poles	3
Paving - Concrete	29,768

PROPERTY DATA CARD #2

Building Use: 1710 - OFFICE BUILDING - MULTI TENANT - 1 STORY

Materials	
Exterior Wall:	STUCCO , THERMAL GLASS
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	WOOD TRUSS

Details	
Year Built	1983
Story Height	9
Floors	1
Residential Units	
Commercial Units	15

Sub-Areas	
Base Area (1st)	8,912
Open Porch	1,686
Total Base Area	8,912
Total Sub Area	10,598

Extra Features
No Data Found

Prepared by:
Kathleen DeLarmi
Security First Title Partners of S. Brevard, LTD.
1600 Sarno Road, Suite 20
Melbourne, Florida 32935

File Number: SB04141

CFN 2004205161 06-30-2004 09:07 am
OR Book/Page: 5326 / 1656

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 1 #Names: 4 Serv: 0.00
Trust: 1.00 Rec: 9.00 Excise: 0.00
Deed: 1,820.00 Int Tax: 0.00
Mtg: 0.00

General Warranty Deed

Made this June 10, 2004 A.D. By **Doris E. Duncan, an unremarred widow, individually and as Co-Trustee of theDuncan Revocable Living Trust Agreement dated March 16. 1994,** hereinafter called the grantor. to **Trinity Alliance, LLC, a Florida Limited Liability**, whose post office address is: Toome, Ring, Co., Longford, Ireland, 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:

The Westerly 200 feet of Lot 14, CRESTVIEW, according to the plat thereof, as recorded in Plat Book 8, Page 47, Public Records Brevard County, Florida, less road right-of-way.

Parcel ID Number: **24-36-28-BP-00000.0-0014.01**

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, 2003.

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 Gerald F. SALE

Witness Printed Name KATHLEEN DeLARMI

Doris E. Duncan (Seal)
Doris E. Duncan, Co-Trustee
Address:

(Seal)
Address:

State of FLORIDA
County of BREVARD

The foregoing instrument was acknowledged before me this 10th day of June, 2004, by Doris E. Duncan, Co-Trustee, who is/are personally known to me or who has produced drivers license as identification.

Kathleen DeLarmi
MY COMMISSION # DD 261325
EXPIRES: November 8, 2007
Bonded Thru Notary Public Underwriters

Notary Public
Print Name:

My Commission Expires:

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

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

Notice of Violation

To: TRINITY ALLIANCE LLC
C/O JM REAL ESTATE INC
2425 PINEAPPLE AVE STE 108
MELBOURNE FL 32935

Date: 15May2026
Case: : 26-001400

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: 950 N COCOA BLVD COCOA FL 32922
Parcel ID #: 24-36-28-BP-*-14.01

Violations:

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards , Division 4- General Requirements, Sec. 6-1001(g)

Description of Violations:

(1) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Corrective Action:

(1) Please repair or remove. Replacing the fence requires a permit which can be applied for on the City of Cocoa website.

IF THE VIOLATIONS ARE NOT CORRECTED BY May 29, 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

Amended Notice of Violation

To: TRINITY ALLIANCE LLC
C/O JM REAL ESTATE INC
2425 PINEAPPLE AVE STE 108
MELBOURNE FL 32935

Date: 1July2026
Case: : 26-001400

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: 950 N COCOA BLVD COCOA FL 32922
Parcel ID #: 24-36-28-BP-*-14.01

Violations:

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards , Division 4- General Requirements, Sec. 6-1001(g)

Description of Violations:

(1) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Corrective Action:

(1) Please repair or remove. Damaged chain link fence on sides of property and wooden fence that is falling down in the rear of the property. Replacing the fence requires a permit which can be applied for on the City of Cocoa website.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 21, 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.

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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

Notice of Violation

To: HEALY, TADHG
134 STARBOARD LANE
APT 102
Merritt Island, FL 32953

Date: 15May2026
Case: : 26-001400

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: 950 N COCOA BLVD COCOA FL 32922
Parcel ID #: 24-36-28-BP-*-14.01

Violations:

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards , Division 4- General Requirements, Sec. 6-1001(g)

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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

Amended Notice of Violation

To: HEALY, TADHG
134 STARBOARD LANE
APT 102
Merritt Island, FL 32953

Date: 1July2026
Case: : 26-001400

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Parcel ID #: 24-36-28-BP-*-14.01

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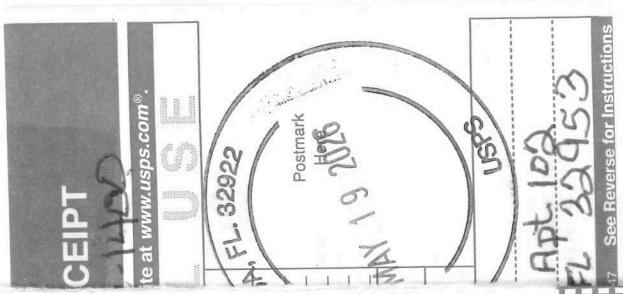
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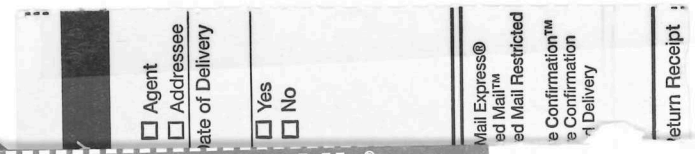
Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

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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



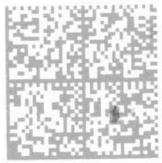


WB

Code Enforceme

City of Cocoa
Code Enforcement
65 Stone St
Cocoa, FL 32922

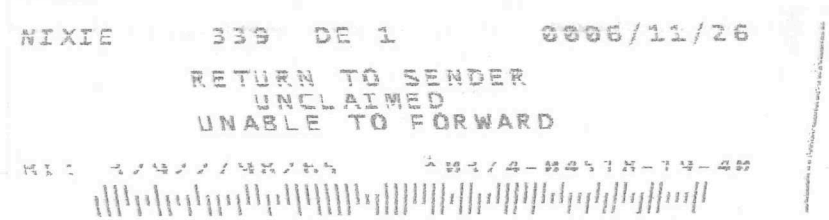




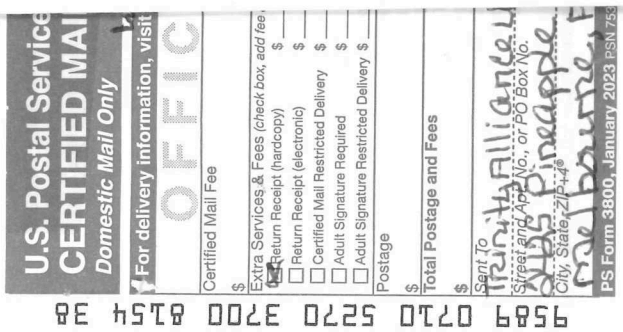


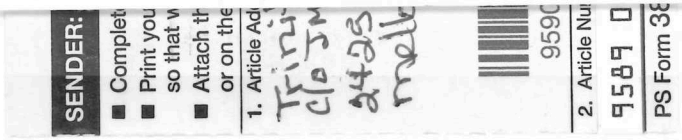
To: HEALY, TADHG
134 STARBOARD LANE
APT 102
Merritt Island, FL 32953

LN
5/21



32922>7982
9589 0710 5270 3700 8154 45





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USPS

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Trinity Alliance LLC C/O Jim Real Estate Inc

Street and Apt. No., or PO Box No.
2425 Pineapple Ave Ste 108

City, State, ZIP+4®
Melbourne, FL 32935

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

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Total Postage and Fees
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COCOA, FL 32922
MAY 19 2026
Postmark Here
USPS

Sent To
Tadha Healy

Street and Apt. No., or PO Box No.
134 Starboard Ln. Apt. 102

City, State, ZIP+4®
North Island, FL 32953

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

WB 26-1400

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:
Trinity Alliance LLC
C/O JM Real Estate Inc
2425 Pineapple Ave Ste 108
Melbourne, FL 32935

9590 9402 8440 3156 0170 43

2. Article Number *(Transfer from service label)*
9589 0710 5270 3700 8154 38

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ured Mail
- ☐ ured Mail Restricted Delivery er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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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
$

Sent To
Tadhg Healy
Street and Apt. No., or PO Box No.
134 Starboard Lane Apt 102
City, State, ZIP+4®
Merritt Island, FL 32953

COCOA, FL. 32922
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JUL 02 2026
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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
$

Sent To
Trinity Alliance LLC; C/o Jm Real Estate INC
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2405 Pineapple Ave Ste 108
City, State, ZIP+4®
Melbourne, FL 32935

COCOA, FL. 32922
Postmark Here
JUL 02 2026
USPS

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

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 26-001400 was posted at the following location(s):

(1) Date Posted: 05/15/2026
Locations: 65 Stone Street Cocoa, FL 32922
950 N Cocoa Blvd Cocoa, FL 32922

William D 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 15 day of May, 2026 by William Burrows. Code Officer.

Darla D. Crowl
NOTARY PUBLIC, State of Florida

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

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, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Violation for case 26-001400 was posted at the following location(s):

(1) Date Posted: 07/1/2026
Locations: 65 Stone Street Cocoa, FL 32922
950 N COCOA BLVD 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 1 day of July, 2026 by William Burrows. Code Officer.

Notary Public State of Florida
Darla D Crowl
My Commission HH 327808
Expires 11/11/2026

Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: July 31, 2026
Case Number: 26-001400

NOTICE OF HEARING

TRINITY ALLIANCE LLC
C/O JM REAL ESTATE INC
2425 PINEAPPLE AVE STE 108
MELBOURNE FL 32935

RE: 950 N Cocoa Blvd. Cocoa, FL 32922
Parcel ID: 24-36-28-BP-*-14.01

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		Trinity Alliance LLC
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Fencing falling and in disrepair.

Applicable City Code(s):

(1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards, Division 4- General Requirements, Sec. 6-1001(g)

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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
Monday – Friday: 8AM – 5PM

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: July 31, 2026
Case Number: 26-001400

NOTICE OF HEARING

Healy, Tadhg Registered Agent
134 Starboard Lane Apt 102
Merritt Island, FL 32953

RE: 950 N Cocoa Blvd. Cocoa, FL 32922
Parcel ID: 24-36-28-BP-*-14.01

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		Trinity Alliance LLC
A Florida Municipal Corporation		**Current Property Owner(s)**

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

CODE BOARD AGENDA ITEM

Memo Date:	07/31/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, Jagwanti Ramroop of 1116 Bristol Dr. Cocoa, FL, in violation of the following City Codes listed and assess the daily fine of $50/day per ordered by the Code Enforcement Board.

1. *City of Cocoa Code Appendix A. - Zoning. Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2. - Building Permits and Applications (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.*

BACKGROUND:

On 21 May 2026, the Code Enforcement Board ruled that the property owner must bring the property into compliance by 15 July 2026. No permit has been applied for in CitizenServe to date.
18 June 26 — A permit (BR26-001702) was issued for electrical work only.

The property is still in violation of the following city code(s).

1. *City of Cocoa Code Appendix A. - Zoning. Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2. - Building Permits and Applications (A)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff issued a Notice of Violation and an Amended Notice of Violation with corrective actions on violations. The Code Enforcement Board set a compliance date which has not been met.

RECOMMENDED MOTION:

Find the property owner, Jagwanti Ramroop of 1116 Bristol Dr. Cocoa, FL, in violation of the following City Codes listed and assess the daily fine of $50/day per ordered by the Code Enforcement Board.

1. *City of Cocoa Code Appendix A. - Zoning. Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2. - Building Permits and Applications (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.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE 25-000731/ Jagwanti Ramroop, property owner of 1116 Bristol Dr., Cocoa, FL, in violation of the following City Codes.

City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)- Building Permits and Applications

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

Through: Jennifer Justiniano, Community Services Manager

Prepared by: William Burrows

Requested Action: Find the property owner, Jagwanti Ramroop of 1116 Bristol Dr. Cocoa, FL, in violation of the following City Codes listed and assess the daily fine of $50/day per ordered by the Code Enforcement Board.

City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)- Building Permits and Applications

Background:

On 21May2026 the Code Enforcement Board ruled that the property owner must bring the property into compliance by 15July2026. No permit has been applied for in CitizenServe to date.

18June26- A permit (BR26-001702) was issued for electrical work only.

The property is still in violation of the following city code(s).

City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)- Building Permits and Applications

Previous Action:

Staff issued a Notice of Violation and an Amended Notice of Violation with corrective actions on violations. The Code Enforcement Board set a compliance date which has not been met.

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:

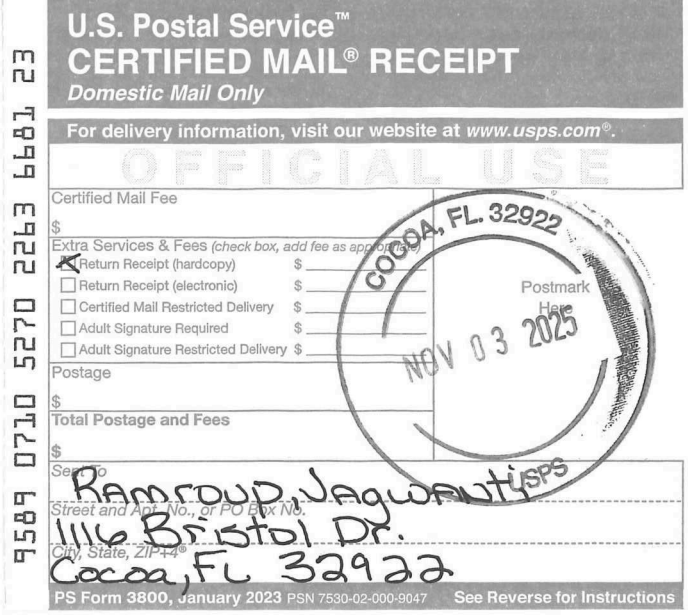
(1) Please obtain the appropriate permit(s) for all interior previously completed unpermitted work (drywall).

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


9589 0710 5270 2263 6681 23

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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
$

Sent To
Ramroop, Jagwanti
Street and Apt. No., or PO Box No.
1116 Bristol Dr.
City, State, ZIP+4®
Cocoa, FL 32922

COCOA, FL. 32922
NOV 03 2025
USPS

Postmark Here

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

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: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: July 31, 2026
Case Number: 25-001571

NOTICE OF HEARING

Ramroop, Jagwanti
1116 Bristol Dr.
Cocoa, FL 32922

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

Complainant:	v.	**Respondent(s):**
THE CITY OF COCOA		Jagwanti Ramroop
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Drywall installation without a permit.

Applicable City Code(s):

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

Respondent(s) Rights
You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date:	07/30/2026
Agenda Date:	8/20/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Find the property owner, David J Gossett of 1110 Myrtle Ln. Cocoa, FL, in violation of the following City Code listed and assess a daily fine of $250/day as ordered by the Code Enforcement Board.

1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3 - Nuisances. Sec. 6-901 - Accumulation. Clearance of lands required. (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.*

BACKGROUND:

On May 21, 2026, the Code Enforcement Board ruled that the property owner must bring the property into compliance by July 15, 2026. One violation, a boat, was removed from the property but the second violation, weeds/high grass/debris is still in violation of City code.

1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3 - Nuisances. Sec. 6-901 - Accumulation. Clearance of lands required. (1)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff issued a Notice of Violation and an Amended Notice of Violation with corrective actions on violations. The Code Enforcement Board set a compliance date which has not been met.

RECOMMENDED MOTION:

Find the property owner, David J Gossett of 1110 Myrtle Ln. Cocoa, FL, in violation of the following City Code listed and assess a daily fine of $250/day as ordered by the Code Enforcement Board.

1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3 - Nuisances. Sec. 6-901 - Accumulation. Clearance of lands required. (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.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE 26-000126/ David J Gossett, property owner of 1110 Myrtle Ln., Cocoa, FL, in violation of the following City Codes.

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

Short Name: CE26-000126/1110 Myrtle Ln., Cocoa, FL

Through: Jennifer Justiniano, Community Services Manager

Prepared by: William Burrows

Requested Action: Find the property owner, David J Gossett of 1110 Myrtle Ln. Cocoa, FL, in violation of the following City Code listed and assess a daily fine of $250/day as ordered by the Code Enforcement Board.

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

Background:

On 21May2026 the Code Enforcement Board ruled that the property owner must bring the property into compliance by 15July2026. One violation, a boat, was removed from the property but the second violation, weeds/high grass/debris is still in violation of City code.

The property is still in violation of the following city code(s).

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

Previous Action:

Staff issued a Notice of Violation and an Amended Notice of Violation with corrective actions on violations. The Code Enforcement Board set a compliance date which has not been met.

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

Deed instrument unavailable at this time

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



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

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 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: _____

Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: July 31, 2026
Case Number: 26-000126

NOTICE OF HEARING

GOSSETT, DAVID J
1110 MYRTLE LANE
COCOA, FL 32922

RE: 1110 Myrtle Lane Cocoa, FL 32922
Parcel ID: 24-36-29-01-5-12

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		David J Gossett
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922.**

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

(1) Accumulation of weeds, trash and debris.

Applicable City Code(s):

(1) *City of Cocoa Code of Ordinances, Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-901 – Accumulation (1).*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

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Appeal Rights

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