Agenda
City of Cocoa
Code Enforcement Board Regular Meeting

October 15, 2026
6:00 PM
Community Services Department
Code Enforcement Division
65 Stone St., Cocoa, FL 32922

I. Opening Matters:

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

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of October 15, 2026.
2. Minutes: Regular Meeting of September 17, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE25 - 1450 / 2446 Clemson Dr., Cocoa, FL 32926, Suarez, Jesus Baez property owner 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 – Building Permits and Applications. (A)*

2. CE26 - 16 / 1111 Northview Dr., Cocoa, FL 32922 Dickson, Tom Andrew property owner in violation of the following City Codes:

    1. *City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-901 – Accumulation.*
    2. *City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1001 –*

Exterior Property Areas. (g)

3. *City of Cocoa Code Appendix A - Zoning, Chapter 12 – Local business taxes, Sec. 12-11 – Doing business without, or under a fraudulently obtained local business tax receipt.*
4. *City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles.*

3. CE26-2571 / 2909 Ithaca Ct., Cocoa, FL. 32926 / Johnathan Dickey, property owner in violation of the following City Codes:

    1. *City Code Chapter. 6, Building, Construction and Property Regulations, Article. III, Property Maintenance Standards, Sec. 6-901. - Accumulation.*

4. CE26-2473 / 123 Explorer St., Cocoa, FL. 32922 / Tinesha, Michael and Tyrell France, property owners in violation of the following City Codes:

    1. *City Code Chapter. 6 - Building, Construction and Property Regulations, Article III - Property Maintenance Standards. Sec. 6-900. (b) (9)*

5. CE 26-000825 / 1930 Ivy Dr., Cocoa, FL / FKH SFR C1 LP (First Key Homes), property owner in violation of the following City Codes:

    1. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-1003 (a)*
    2. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-1003 (b)*
    3. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-1003 (f)*

6. CE 26-000074 / 1303 South Lakemont Dr., Cocoa, FL / Ronnie Hooks and Mindy M. Laws, property owners in violation of the following City Codes:

    1. *City Code Appendix A- Zoning, Article XV- Administration and Enforcement; Building Permits and Certificates of Occupancy, Section 2 (a)*
    2. *City Code Chapter. 6- Buildings, Construction, and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-901- Accumulation (1)*

IV. Non-Compliance:

1. CE26-0796 / 1204 Montclair Rd., Cocoa, FL. 32922 / Terrasena Jones.

   The Code Enforcement Board held a public hearing on September 17, 2026, at which time the Board found the owner, Terrasena Jones, in violation of city code(s). The Code Enforcement Board provided the owners with sufficient time of October 14, 2026, to correct the following violation(s):

   1. *City Code Chapter. 6 - Building, Construction and Property Regulations, Article III - Property maintenance standards, Sec. 6-901 - Accumulation. (1)*

V. Deputy Director Announcements:

VI. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on January 21, 2027.

VII. Adjournment:

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

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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

CODE BOARD AGENDA ITEM

Memo Date:	09/21/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Approve the Agenda of October 15, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:
None

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:
None

RECOMMENDED MOTION:
Approve the Agenda of October 15, 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

October 15, 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: October 15, 2026
2. Approval of Minutes for September 17, 2026
3. Submittal of Document Packet

CASES

1. CE-25-1450 – 2446 Clemson Dr.
2. CE-26-16 – 1111 Northview Dr.
3. CE-26-2571 – 2909 Ithaca Ct.
4. CE-26-2473 – 123 Explorer St.
5. CE-26-000825 – 1930 Ivy Dr.
6. CE-26-000074 – 1303 South Lakemont Dr.

NON-COMPLIANCE

1. CE-26-0796 – 1204 Montclair Rd.

Deputy Director Announcements

None

Next Meeting Date

January 21, 2027

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 November 19, 2026, or by calling (321)-433-8508.

CODE BOARD AGENDA ITEM

Memo Date:	09/21/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jennifer Justiniano
Requested Action:	Approve the Minutes of September 17, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:
None

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
Budgeted? No

PREVIOUS ACTION:
None

RECOMMENDED MOTION:
Approve the Minutes of September 17, 2026, Code Board Meeting as presented or with amendments.

Code Enforcement Board
Meeting Minutes
September 17, 2026

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, September 17, 2026, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Lloyd Roberts called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Lloyd Roberts	Chairman
Josue Otero	Vice Chairman
JP Pauken	Board Member
Jody Hatcher	1rst Alternate
Thomas Zimmerman	2nd Alternate

MEMBERS ABSENT:

Dik Muller	Board Member
Gloria Weatherspoon	Board Member
Sharri Scott	Board Member
George Brown Jr.	Board Member

OTHERS PRESENT:

Jason Brimm	Senior Code Enforcement Officer
Nathan Propst	Code Enforcement Officer
William Burrows	Code Enforcement Officer
Logan Lenhard	Code Enforcement Officer
Kristin Eick	City Attorney
Darla Crowl	Recording Secretary
Jennifer Justiniano	Community Services Deputy Director
Officer Lynch	Police Officer

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: September 17, 2026

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

Motion by Vice Chair Otero, seconded by Mr. Zimmerman, to approve to the agenda of September 17, 2026. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: August 20, 2026.

Motion by Vice Chair Otero, seconded by Mr. Pauken, to approve to the minutes of August 20, 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-26-000031 – 1204 Vanderbilt Ln.

Code Enforcement Officer William 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 ***City Code Chapter 6- Buildings, Construction, and Property Regulations, Article III.- Property Standards and Maintenance, Sec. 6-901- Accumulation and Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2 - Building permits and applications. (A.)*** of the City Code.

Code Enforcement Officer Burrows requested that the Board find the Property Owner in violation and be given until October 14, 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 Standards and Maintenance, Sec. 6-901- Accumulation and*** a fine of up **to two hundred fifty dollars ($250.00)** ***Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2 - Building permits and applications. (A.)*** per day per violation until found in compliance.

Discussion amongst the Board members and staff.

Motion by Vice Chair Otero, seconded by Chairman Roberts, to approve Staff's recommendation *and* find the Property Owner in violation and. **two hundred fifty dollars ($250.00) per day per violation.** Vote on the motion carried unanimously.

2. CE-26-001130 – 1720 Cox Rd.

Tabled.

3. CE-26-001143 – 703 S Georgia Ave.

Code Enforcement Officer William 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 ***City Code 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards, Sec. 6-900 Generally (12)*** of the City Code.

Code Enforcement Officer Burrows requested that the Board find the Property Owner in violation and be given until October 14, 2026 (30 days) to come into compliance or impose a fine of up **to two hundred fifty dollars ($250.00)** ***City 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards, Sec. 6-900 Generally (12)*** per day until found in compliance.

Property owner was sworn in: Victor Patterson, 1896 Barrington Cir, Rockledge

Mr. Patterson explained to the Board Members his wife is in the hospital, which has caused financial issues with completing the house. Mr. Patterson also didn't want to start the permit process and run out of time. Vice Chair, Otero asked if he was doing the work himself and Mr. Patterson stated he was hiring contractors to do the work. Chairman Roberts asked the property owner what could be done to help. Chairman Roberts asked staff if they would be ok with giving the property owner 120 days. Deputy Director Justiniano stated with all of the circumstances with Mr. Patterson and his wife's health issues, she asked the board if they would do March 16, 2027 (180 days) to help him get through the holidays and selling a home. Chairman

Roberts said he excepted those terms and conditions. More discussion amongst the Board members and staff.

Motion by Chairman Roberts, seconded by Ms. Hatcher, to amend Staff's recommendation to fifty dollars ($50.00) per day and give the property owner until March 16, 2027 (180 days) to come into compliance *and* find the Property Owner in violation. Vote on the motion carried unanimously.

4. CE-26-001278 – 2010 Muskingum Ave.

Complied.

5. CE-26-2500 – Tax #2425519

Tabled.

6. CE- 26-0796 – 1204 Montclair Rd

Code Enforcement Officer Nate Propst provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Propst testified that the Property Owner was in violation of ***City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. - Accumulation. (1)*** of the City Code.

Code Enforcement Officer Propst requested that the Board find the Property Owner in violation and be given until October 14, 2026 (30 days) to come into compliance or impose a fine of up **to two hundred fifty dollars ($250.00)** ***City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. -Accumulation. (1) per*** day until found in compliance.

Discussion amongst the Board members and staff.

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

7. CE-26-2069 – 120 Grimes St.

Complied.

8. CE-1399 – 1113 Burnham St.

Tabled.

9. CE-26-1958- 100 Delannoy Ave

Tabled.

10. CE-26-1246 – 2414 Tulane Dr

Complied.

NON-COMPLIANCE:

CE-25-000731 – 1116 Bristol Dr.

Tabled.

Abatement Appeals:

None

Deputy Director Announcements:

Introduction of the new Code Enforcement Officer Logan Lenhard.

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on October 15, 2026.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:35 PM.

Approved on this _____ day of _____, 2026.

_____
Lloyd Roberts, Chairman

_____
Darla Crowl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date:	09/24/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jason Brimm
Requested Action:	Find the property owner, Suarez, Jesus Baez of 2446 Clemson Dr., Cocoa, FL 32926, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed 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 – 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 October 27, 2025, a complaint was received from Marco (Building inspector) that there is a huge building going up at the back of the property with no permits. On the same day, the following case was created in NaviLine # 25-728.

On January 7, 2026, Officer Propst received an email stating that the shed has been moved 8 feet from the property line as required by zoning, and they are moving forward with the permit on the planning side. I will follow up on the status of the permit in 2 weeks to see if there is any movement.

On January 21, 2026, a Notice of Violation needed to be mailed out again. The follow-up will be February 6, 2026.

On February 18, 2026, Officer Propst talked to the property owner over the phone and informed him that the board was canceled for February, and he still needed to work on getting the permit adjusted on Citizenserve with any additional information that was needed. I also advised him that I would be sending more correspondence once the technical issues are resolved at city hall.
On March 18, 2026, Officer Propst received a phone call from Jesus inquiring about the permit status. He stated that he had reached out to the building department and had heard nothing back. I spoke with the building department, and they said they had not received anything from him. I asked him to re-upload any documents he had that would correct the comments from CAP. He said he was going to re-upload, and I stated I would follow up with him today to see if the documents were in the system for review.

On May 20, 2026, I amended a Notice of Violation. Permit for the shed was denied. After further review of the BCPAO website aerial view, there was another addition added to the home. An amended NOV will detail the required permit(s) needed for additional work done.

On May 27, 2026, the property owner came into the office and I spoke with him. He had missed the Certified mail for the Amended Notice of Violation. I printed a copy and hand-delivered it to the owner. I explained the two permits are now needed and that the first for the shed was denied. I also gave him a copy of the comments from Citizenserve regarding the denied permit. Affidavit of hand delivery/posting was completed for the hand delivery today.

On July 15, 2026, contractor Albert Flores contacted me via e-mail about working with the property owner regarding the violations. Requested an extension of 30 days stating he should have plans ready for submittal for approval in approximately 7–10 days. E-mail was uploaded.

On August 24, 2026, I e-mailed the contractor regarding the previously requested thirty (30) day extension, which has passed, for a status update.

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 – Building Permits and Applications. (A)

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed hand delivery of Notice of Violation. Staff had ongoing communication with property owner.

RECOMMENDED MOTION:

Find the property owner, Suarez, Jesus Baez of 2446 Clemson Dr., Cocoa, FL 32926, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed 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 – 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: CE25 - 1450 / Suarez, Jesus Baez property owner of 2446 Clemson Dr., Cocoa, FL 32926, 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 – Building Permits and Applications. (A)

Short Name: CE25-1450 / 2446 Clemson Dr., Cocoa, FL 32926

Through: Jason Brimm / Senior Code Enforcement Officer

Prepared by: Jason Brimm

Requested Action: Find the property owner, Suarez, Jesus Baez of 2446 Clemson Dr., Cocoa, FL 32926, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

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specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

Background:

On October 27, 2025, Per Marco (Building inspector) - There is a huge building going up in the back of the property with no permits. On the same day the following case was created in NaviLine # 25-728.

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should have plans ready for submittal for approval in approximately 7-10 days. E-mail was uploaded.

On August 24, 2026, I e-mailed the contractor regarding the previously requested thirty (30) day extension, which has passed, for a status update.

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 – Building Permits and Applications. (A)*

Previous Action:

Staff confirmed hand delivery of Notice of Violation. Staff had ongoing communication with property owner.

REAL PROPERTY DETAILS
Account 2415139 - Roll Year 2025

Owners	SUAREZ, JESUS BAEZ
Mailing Address	2446 CLEMSON DRIVE COCOA FL 32926
Site Address	2446 CLEMSON DR COCOA FL 32926
Parcel ID	24-36-19-01-6-39
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.34
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0020/0048
Subdivision	COLLEGE GREEN ESTATES UNIT 3
Land Description	COLLEGE GREEN ESTATES UNIT 3 LOT 39 BLK 6



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$212,170	$234,330	$196,840
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$85,330	$82,930	$80,520
Assessed Value School	$85,330	$82,930	$80,520
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	$34,608	$32,930	$30,520
Taxable Value School	$60,330	$57,930	$55,520

SALES / TRANSFERS

Date	Price	Type	Instrument
01/13/2014	$82,100	WD	7050/1300
08/20/2013	--	WD	6954/2914
07/30/2013	--	CT	6938/0769
05/07/2013	$37,000	CT	6870/2340
06/01/1979	$39,000	--	2059/0883
10/01/1972	$201,000	--	1286/0792

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

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

Details	
Year Built	1966
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,350
Garage	308
Open Porch	33
Total Base Area	1,350
Total Sub Area	1,691

Extra Features	
Patio - Concrete	150
Screen Enclosure	120

Prepared By and Return to:

Ashley Scipioni
Fidelity National Title of Florida, Inc.
1390 Hope Rd, Suite 300
Maitland, FL 32751

File No. FT91-91-13-001821

Property Appraiser's Parcel I.D. (folio) Number(s)
24361901639

Sales Price $82,100.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this January 10, 2014 by **CSFR ColFin American Investors TRS, LLC, a Delaware Limited Liability Company,** hereinafter called the grantor, and **Jesus Baez Suarez, a married man** whose post office address is, [redacted] hereinafter called the grantee:
2446 Clemson Dr, Cocoa, FL 32926

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

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 the grantee, all the certain land situated in Brevard County, Florida, viz:

Lot 39, Block 6, College Green Estates - Unit Three, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 48, of the Public Records of Brevard County, Florida.

Subject to encumbrances, easements and restriction of record, and taxes and assessments for the year 2014 and subsequent years.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

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

Signed, sealed and delivered in the presence of:

(Witness Signature)

(Print Name of Witness)

(Witness Signature)

(Print Name of Witness)

CSFR ColFin American Investors TRS, LLC, a Delaware Limited Liability Company

BY:
Print Name: Arik Prawer
Print Title: Authorized Signatory

Address:
2450 Broadway, 6th Floor
Santa Monica, CA 90404

NOTARY ACKNOWLEDGMENT

State of California
County of Los Angeles

On January 8, 2014 before me, Linda J Bodenstein, Notary Public
(insert name and title of the officer) personally appeared
Arik Prawer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

LINDA J. BODENSTEIN
Commission No. 1978741
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires MAY 19, 2016

Warranty Deed (Individual to Individual)
Rev (3/00)

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

Amended Notice of Violation

To: Suarez, Jesus Baez
2446 Clemson Dr.
Cocoa, FL 32926

Date: 5/22/2026

Case: 25-1450

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: 2446 Clemson Dr. Cocoa, FL 32926
Parcel ID: 24-36-19-01-6-39

Violations:

(1) *City 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.*

Description of Violations:

(1) The shed/exterior structure on the property requires a permit be applied for and issued.

(2) The addition to the rear of the property requires a permit to be applied for and issued.

Corrective Action:

(1) Please apply for and obtain an issued permit for the shed/exterior structure in the rear corner of the back of the property.

(2) Please apply for and obtain an issued permit for the addition added onto the rear of the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 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 8155 82

U.S. Postal Service™ #25-1450
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)*
- [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
MAY 22 2026
USPS

Postmark Here

Sent To
Suarez Jesus Baez

Street and Apt. No., or PO Box No.
2446 Clemson 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

#25-1450

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:

Suarez, Jesus Baez
2446 Clemson DR.
Cocoa, FL 32926



9590 9402 8440 3156 0169 16

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

9589 0710 5270 3700 8155 82

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
- ☐ Mail Restricted Delivery
- ☐ 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 25-1450 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

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

Print Name: _____

Personally Known ✓ 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: October 2, 2026
Case Number: 25-1450

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

Suarez, Jesus Baez
2446 Clemson Dr.
Cocoa, FL 32926

RE: 2446 Clemson Dr., Cocoa, FL 32926
Parcel ID: 24-36-19-01-6-39

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		Suarez, Jesus Baez
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, October 15, 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 shed/exterior structure on the property requires a permit be applied for and issued.
(2) The addition to the rear of the property requires a permit to be applied for and issued.

Applicable City Code(s):

(1) *City Code Appendix A – Zoning. Article XV – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2 – Building Permits and Applications. (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:	09/24/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jason Brimm
Requested Action:	Find the property owner, Dickson, Tom Andrew of 1111 Northview Dr., Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed until the property is brought into compliance:

City of Cocoa 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.

City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1001 – Exterior Property Areas. (g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

City of Cocoa Code Appendix A – Zoning, Chapter 12 – Local business taxes, Sec. 12-11 – Doing business without, or under a fraudulently obtained local business tax receipt. 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.

City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (b) Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (2) The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima facie evidence that such vehicle is inoperable and/or abandoned, junked or discarded. The presence of a current license plate or registration shall not in and of themselves exempt any motor vehicle from becoming in violation of this section.

BACKGROUND:

On February 3, 2026, Officer Whittington noticed the property was in violation.

On April 29, 2026, Officer Whitting amended the Notice of Violation due to wrong contact number for Code Officer being documented.

On June 16, 2026, the case was transferred to Officer Steel.

On July 24, 2026, I reached out to the property owner at 407-325-6670, unable to leave a voicemail, left a text, hope to hear back from the owner. The owner called me back, stated he would take care of it, give him about 10 days and he would reach back out.

On August 12, 2026, I reached out to the property owner and left a voicemail regarding the property. I inspected it and it remains in violation.

On August 26, 2026, I spoke with the owner Mr. Dickson, and he stated he was in the area today and should be able to stop by. He was going to have someone take care of the grass, and have the tenant take care of the stuff in the driveway.

On September 2, 2026, after inspecting the property again, the fence was observed broken, I will be amending the Notice of Violation to include the fence. The Amended Notice of Violation was e-mailed to the Code coordinator to be mailed out.

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

1. *City Code City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-901 –*

Accumulation. Clearance of lands required.

2. *City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-1001 – Exterior Property Areas. (g) Accessory structures.*
3. *City of Cocoa Code Appendix A - Zoning, Chapter 12 – Local business taxes, Sec. 12-11 – Doing business without, or under a fraudulently obtained local business tax receipt.*
4. *City of Cocoa Code Chapter 6 - Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles.*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff had ongoing communication with the property owner.

RECOMMENDED MOTION:

Find the property owner, Dickson, Tom Andrew of 1111 Northview Dr., Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed until the property is brought into compliance:

City of Cocoa 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.

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Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26 - 16 / Dickson, Tom Andrew property owner of 1111 Northview Dr., Cocoa, FL 32922, in violation of the following City Codes.

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

(2) City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1001 – Exterior Property Areas. (g) Accessory structures.

(3) City of Cocoa Code Appendix A – Zoning, Chapter 12 – Local business taxes, Sec. 12-11 – Doing business without, or under a fraudulently obtained local business tax receipt.

(4) City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles.

Short Name: CE26-16 / 1111 Northview Dr., Cocoa, FL 32922

Through: Jason Brimm / Senior Code Enforcement Officer

Prepared by: Jason Brimm

Requested Action: Find the property owner, Dickson, Tom Andrew of 1111 Northview 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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(4) City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (b) Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (2) The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima facie evidence that such vehicle is inoperable and/or abandoned, junked or discarded. The presence of a current license plate or registration shall not in and of themselves exempt any motor vehicle from becoming in violation of this section.

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

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(2) *City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1001 – Exterior Property Areas. (g) Accessory structures.*
(3) *City of Cocoa Code Appendix A – Zoning, Chapter 12 – Local business taxes, Sec. 12-11 – Doing business without, or under a fraudulently obtained local business tax receipt.*
(4) *City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles.*

Previous Action:

Staff had on-going communication with the property owner.

REAL PROPERTY DETAILS
Account 2415853 - Roll Year 2026

Owners	DICKSON, TOM ANDREW
Mailing Address	2419 NELA AVE BELLE ISLE FL 32809
Site Address	1111 NORTHVIEW DR COCOA FL 32922
Parcel ID	24-36-20-BV-*-140
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.25
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0038
Subdivision	COCOA HILLS SUBD
Land Description	COCOA HILLS SUBD LOT 140



VALUE SUMMARY

Category	2026	2025	2024
Market Value	$170,120	$174,750	$180,040
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$168,590	$153,270	$139,340
Assessed Value School	$170,120	$174,750	$180,040
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$168,590	$153,270	$139,340
Taxable Value School	$170,120	$174,750	$180,040

SALES / TRANSFERS

Date	Price	Type	Instrument
09/04/2018	$99,900	WD	8266/0144
07/09/2018	--	QC	8208/0502
07/09/2018	--	QC	8207/1759
01/01/1999	$41,800	07	3962/1190
09/30/1998	--	WD	3894/4000
10/01/1997	--	CT	3720/4508
09/01/1992	--	QC	3235/3559
02/28/1992	$64,000	WD	3183/2130
09/18/1989	$52,300	PR	3019/4392
10/12/1982	$50,000	WD	2391/2726
05/20/1977	$19,600	WD	1747/0242

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	1959
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,270
Carport	240
Open Porch	120
Open Porch	368
Utility Room	80
Total Base Area	1,270
Total Sub Area	2,078

Extra Features	
Patio - Concrete	105
Outbuilding	98

2

Documentary Deed Tax $699.30
THIS INSTRUMENT PREPARED BY AND RETURN TO.
Sarah Thomas
Island Title & Escrow Agency Inc
2245 N Courtenay Pkwy
Merritt Island, FL 32953
File No. **18-7758**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **7th** day of **September, 2018** by **William C. Tilley, a single man**, herein called the grantor, to **Tom Andrew Dickson** whose post office address is 2419 Nela Ave , Orlando, FL 32809, hereinafter called the Grantee·

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

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10 00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BREVARD** County, State of Florida, viz.

Lot 140, COCOA HILLS, according to the plat thereof, as recorded in Plat Book 11, Page 38, of the Public Records of Brevard County, Florida.

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

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

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

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

Page Two of Warranty Deed

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

Signed, sealed and delivered in the presence of.

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

William C. Tilley
1033 Genevieve Ave, Rockledge, FL 32955

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 4th day of September, 2018 by William C Tilley who is personally known to me or has produced Driver License as identification.

SEAL

ELAINE E MAHNKE
MY COMMISSION # GG 076272
EXPIRES April 20, 2021
Bonded Thru Budget Notary Services

Notary Public

Printed Notary Name

My Commission Expires:

File No **18-7758**

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

Date: September 2, 2026
Case Number: 26-16

AMENDED NOTICE OF VIOLATION

Dickson, Tom Andrew
2419 Nela Ave.
Belle Isle, FL 32809

RE: 1111 Northview Dr. Cocoa, FL 32922
Parcel ID: 24-36-20-BV-*-140

To Whom It May Concern:

This notice is to advise you that an inspection was conducted at the above-referenced property. At the time of inspection, conditions were observed that constitute violations of the City of Cocoa Code of Ordinances.

Violation(s):

(1) The grass is overgrown on the front of the yard as well as the backyard, which is visible, due to the broken fence.
(2) The fence at the back/side of the property is partially broken and in a state of disrepair.
(3) The property is a rental and has no rental business tax receipt (BTR).
(4) There is a vehicle on the property, in the driveway, which has an expired tag.

Applicable City Code(s):

(1) City of Cocoa 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.

(2) City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1001 – Exterior Property Areas. (g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

(3) City of Cocoa Code Appendix A – Zoning, Chapter 12 – Local business taxes, Sec. 12-11 – Doing business without, or under a fraudulently obtained local business tax receipt. 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.

(4) City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (b) Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (2) The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima facie evidence that such vehicle is inoperable and/or abandoned, junked or discarded. The presence of a current license plate or registration shall not in and of themselves exempt any motor vehicle from becoming in violation of this section.

Required Corrective Action(s):

(1) Please cut and reduce the grass in the front of the property as well as the backyard to an acceptable height below 12”.

(2) Please repair or remove the fence in the backyard. Ensure an exemption form is completed if a permit is not required.

(3) Please apply for and obtain a rental business tax receipt for the property.

(4) Please obtain a current tag for the vehicle in the driveway.

Compliance Date: October 2, 2026

Failure to Correct

If the violations are not corrected by the compliance date provided, the City of Cocoa may take further enforcement action, including:

1. Issuance of a citation, which may result in a fine of up to **two hundred and fifty dollars ($250.00) per violation**;
2. Abatement of the violation by the City, when authorized by applicable code provisions; or
3. Referral of the matter to the Code Enforcement Board.

Upon a finding that a violation exists, the Code Enforcement Board may impose fines of up to **$250.00 per violation per day**, or up to **$500.00 per violation per day for repeat violations**, for each day the violation continues beyond the required compliance date. If a

violation is determined to be irreparable or irreversible in nature, the Board may impose a fine of up to **$5,000.00 per violation**.

If you have any questions or concerns regarding this Notice of Violation or the required corrective actions, please contact the undersigned Code Enforcement Officer as soon as possible.

If you believe the violations described herein are inaccurate or wish to contest the findings, you have the right to request due process before the Code Enforcement Board. Please contact the Code Enforcement Division for additional information regarding the hearing process.

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

9589 0710 5270 4196 1705 44

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

JB 2nd Ltr

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
SEP 03 2026
USPS

Sent To
Tom Andrew Dickson

Street and Apt. No., or PO Box No.
2419 N 19 Ave

City, State, ZIP+4®
Belle Isle, FL 32809

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

Scanned with CamScanner

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

Date: October 2, 2026
Case Number: 26-16

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

Dickson, Tom Andrew
2419 Nela Ave
Belle Isle, FL 32809

RE: 1111 Northview Dr., Cocoa, FL 32922
Parcel ID: 24-36-20-BV-*-140

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		Dickson, Tom Andrew
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, October 15, 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 grass is overgrown on the front of the yard as well as the backyard, which is visible, due to the broken fence.
(2) The fence at the back/side of the property is partially broken and in a state of disrepair.
(3) The property is a rental and has no rental business tax receipt (BTR).
(4) There is a vehicle on the property, in the driveway, which has an expired tag.

Applicable City Code(s):

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

(2) City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1001 – Exterior Property Areas. (g) Accessory structures.
(3) City of Cocoa Code Appendix A – Zoning, Chapter 12 – Local business taxes, Sec. 12-11
(4) City of Cocoa Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-902 – Discarding junk, inoperable or abandoned motor vehicles. (b)

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:	09/24/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jason Brimm
Requested Action:	Find the property owner, Johnathan Dickey of 2909 Ithaca Ct., Cocoa, FL. 32926, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed immediately until the property is brought into compliance: *City Code Chapter. 6, Building, Construction and Property Regulations, Article. III, Property maintenance standards, Sec. 6-901. - Accumulation. (1) All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.*

BACKGROUND:

On August 5, 2026, I inspected the property and found that there were violations regarding the height of vegetation and debris in the yard and adjacent to the house. I generated and mailed a Notice of Violation.

On August 6, 2026, I posted the Notice of Violation at the property and attempted to contact the resident with no answer.

On September 2, 2026, it appeared that some of the items in the yard had been moved around, but the vegetation still was not cut. I gave the property owner some more time to see if compliance would be gained.

On September 3, 2026, I received the mail return receipt unclaimed and returned to the sender.

On September 8, 2026, there had been no change and the violations still exist.
We have received multiple complaints about the property while I have been working on this case.

On October 2, 2026, due to no more corrective actions being taken at the property and no communication, I generated and mailed a Notice of Hearing and posted a copy on the property.

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

City Code Chapter. 6, Building, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-901

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 and personal contact through knocking at the property. The return receipt was returned to the sender unclaimed. Due to lack of communication and corrective actions, staff moved forward to bringing the case before the Code Enforcement Board.

RECOMMENDED MOTION:
Find the property owner, Johnathan Dickey of 2909 Ithaca Ct., Cocoa, FL. 32926, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed immediately until the property is brought into compliance:

City Code Chapter. 6, Building, Construction and Property Regulations, Article. III, Property maintenance standards, Sec. 6-901. - Accumulation. (1) All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed

twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-2571 / 2909 Ithaca Ct., Cocoa, FL. 32926 / Johnathan Dickey, property owner of 2909 Ithaca Ct., Cocoa, FL. 32926, in violation of the following City Codes.

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. 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.**

Short Name: : CE26-2571 / 2909 Ithaca Ct., Cocoa, FL. 32926

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: Nathaniel Propst

Requested Action:
Find the property owner, Johnathan Dickey of 2909 Ithaca Ct., Cocoa, FL. 32926, in violation of the following City Codes listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.
City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. -Accumulation. (1).

Background:

On August 5th, 2026, I inspected the property and found that there were violations regarding the height of vegetation and debris in the yard and adjacent to the house. I generated and mailed an NOV.

On August 6th, 2026, I posted the NOV at the property and attempted to contact the resident with no answer.

On September 2nd, 2026, It appeared that some of the items in the yard had been moved around, the vegetation still was not cut. I gave the property owner some more time to see if compliance would be gained.

On September 3rd, 2026 I received the mail return receipt unclaimed and returned to sender.

On September 8th, 2026, There had been no change and the violations still exist.

We have received multiple complaints about the property while I have been working on this case.

On October 2nd, 2026, Due to no more corrective actions being taken at the property and no communication, I generated and mailed a NOH and posted a copy on the property.

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

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. -Accumulation. (1).

Previous Action:

Staff attempted contact with the property owner through the issuance of a Notice of Violation and personal contact through knocking at the property. Return receipt was returned to sender unclaimed. Due to lack of communication and corrective actions staff moved forward to bringing the case before the CEB.

REAL PROPERTY DETAILS
Account 2414879 - Roll Year 2026

Owners	DICKEY, JONATHAN
Mailing Address	2909 ITHACA CT COCOA FL 32926
Site Address	2909 ITHACA CT COCOA FL 32926
Parcel ID	24-36-18-76-17-41
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.25
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0021/0063
Subdivision	COLLEGE GREEN ESTATES UNIT 6
Land Description	COLLEGE GREEN ESTATES UNIT 6 LOT 41 BLK 17



VALUE SUMMARY

Category	2026	2025	2024
Market Value	$220,910	$186,080	$192,100
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$88,860	$86,530	$84,100
Assessed Value School	$88,860	$86,530	$84,100
Homestead Exemption	$25,000	$25,000	$25,000
Additional Homestead	$26,411	$25,722	$25,000
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$37,449	$35,808	$34,100
Taxable Value School	$63,860	$61,530	$59,100

SALES / TRANSFERS

Date	Price	Type	Instrument
09/02/2011	$66,000	WD	6450/0424
05/05/2000	$77,500	WD	4161/2923
02/01/1991	--	QC	3116/2489
08/01/1975	$27,000	--	1548/0380

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

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

Details	
Year Built	1973
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,227
Garage	364
Open Porch	40
Total Base Area	1,227
Total Sub Area	1,631

Extra Features	
Enclosed Room	300

(2)

Documentary Deed Tax $462.00
THIS INSTRUMENT PREPARED BY AND RETURN TO:
Cathy Penner
ISLAND TITLE & ESCROW AGENCY, INC.
2395 N. COURTENAY PKWY #103
MERRITT ISLAND, FL 32953
File No. **11-1180**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **2nd** day of **September, 2011** by **WAYNE M. LIEBE and ROXANE K. LIEBE, HUSBAND AND WIFE**, whose post office address is 2605 COLUMBIA BLVD. #1001, TITUSVILLE, FL 32780 herein called the grantors, to **JONATHAN DICKEY, A SINGLE MAN** whose post office address is 2909 ITHACA CT., COCOA, FL 32927, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lot 41, Block 17, College Green Estates - Unit Six, as per plat thereof, recorded in Plat Book 21, Page 63, of the Public Records of Brevard County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2011 and thereafter.

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2010**.

Page Two of Warranty Deed

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

STEPHANIE R. DOTY

Witness #1 Printed Name

Witness #2 Signature

ROBERT BUBACK

Witness #2 Printed Name

WAYNE M. LIEBE
2605 COLUMBIA BLVD. #1001, TITUSVILLE, FL 32780

ROXANE K. LIEBE
2605 COLUMBIA BLVD. #1001, TITUSVILLE, FL 32780

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 2nd day of September, 2011 by WAYNE M. LIEBE and ROXANE K. LIEBE who are personally known to me or have produced drivers license as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

STEPHANIE R. DOTY
MY COMMISSION # DD 918110
EXPIRES: September 30, 2013
Bonded Thru Budget Notary Services

File No.: 11-1180

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

Date: August 5, 2026
Case Number: 26-2571

NOTICE OF VIOLATION

DICKEY, JONATHAN
2909 ITHACA CT.
COCOA, FL 32926

RE: 2909 Ithaca Ct, Cocoa, FL 32922
Parcel ID: 24-36-18-76-17-41

To Whom It May Concern:

This notice is to advise you that an inspection was conducted at the above-referenced property. At the time of inspection, conditions were observed that constitute violations of the City of Cocoa Code of Ordinances.

Violation(s):

(1) Accumulation debris in the front of the property and adjacent to the sidewalk, overgrown vegetation that exceeds twelve inches in height.

Applicable City Code(s):

(1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. 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.

Required Corrective Action(s):

(1) Please maintain the vegetation on the property and ensure any debris/junk/trash is removed.

(2) Please ensure any items stored outdoors are stored appropriately.

Compliance Date: September 1, 2026

Failure to Correct
If the violations are not corrected by the compliance date provided, the City of Cocoa may take further enforcement action, including:

1. Issuance of a citation, which may result in a fine of up to **two hundred and fifty dollars ($250.00) per violation**;
2. Abatement of the violation by the City, when authorized by applicable code provisions; or
3. Referral of the matter to the Code Enforcement Board.

Upon a finding that a violation exists, the Code Enforcement Board may impose fines of up to **$250.00 per violation per day**, or up to **$500.00 per violation per day for repeat violations**, for each day the violation continues beyond the required compliance date. If a violation is determined to be irreparable or irreversible in nature, the Board may impose a fine of up to **$5,000.00 per violation**.

If you have any questions or concerns regarding this Notice of Violation or the required corrective actions, please contact the undersigned Code Enforcement Officer as soon as possible.

If you believe the violations described herein are inaccurate or wish to contest the findings, you have the right to request due process before the Code Enforcement Board. Please contact the Code Enforcement Division for additional information regarding the hearing process.

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

NP 26-2521

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:

Jonathan Dickey
2909 Ithaca Ct.
Cocoa, FL 32926



9590 9402 8440 3156 0056 75

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

9589 0710 5270 4196 1277 46

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

9589 0710 5270 4194 1277 46

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

NP 24e.257L

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
AUG 07 2026
Postmark Here
USPS

Sent To
Jonathan Dickey
Street and Apt. No., or PO Box No.
2904 Ithaca Ct
City, State, ZIP+4®
Cocoa, FL 32926

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 26-2571 was posted at the following location(s):

(1) Date Posted: 08/06/2026
Location: 65 Stone St. Cocoa, FL 32922

(2) Date Posted: 08/06/2026
Location: 2909 Ithaca Ct. 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 6 day of August, 2026
by Nathaniel Propst. Code Officer

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

Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

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

Date: October 2, 2026
Case Number: 26-2571

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

DICKEY, JONATHAN
2909 ITHACA CT.
COCOA, FL 32926

RE: 2909 Ithaca Ct, Cocoa, FL 32922
Parcel ID: 24-36-18-76-17-41

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

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, October 15, 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 debris in the front of the property and adjacent to the sidewalk, overgrown vegetation that exceeds twelve inches in height

Applicable City Code(s):

(1) *City of Cocoa Code of Ordinances, Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 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

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:	09/24/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jason Brimm
Requested Action:	Find the property owners; Tinesha, Michael, and Tyrell France of 123 Explorer St., Cocoa, FL. 32922, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed until the property is brought into compliance: *City Code Chapter. 6 - Building, Construction and Property Regulations, Article III - Property Maintenance Standards. Sec. 6-900. (b) - General conditions of property which constitute nuisance. (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways. Shall constitute a nuisance.*

BACKGROUND:

On July 16, 2026, I noticed that there was a box truck with food service labeling parked in the yard beside the residence. It appears that it had been there for some time, unmoved. I generated an Notice of Violation and mailed it to the property owners.

On August 18, 2026, I reinspected the property and found there was still no correction of the violation.

On September 21, 2026, I attempted to contact the resident by knocking and there was no answer.

On September 23, 2026, I attempted again to contact the resident, with no answer.

On October 2, 2026, due to no more corrective actions being taken at the property and no communication, I generated and mailed a Notice of Hearing and posted a copy on the property.

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

City Code Chapter. 6 - Building, construction and property regulations, Article III - Property maintenance standards, Sec. 6-900. (b)

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 and personal contact through knocking at the property. Return receipt was not received. Due to lack of communication and corrective actions, staff moved forward to bringing the case before the Code Enforcement Board.

RECOMMENDED MOTION:
Find the property owners; Tinesha, Michael, and Tyrell France of 123 Explorer St., Cocoa, FL. 32922, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed until the property is brought into compliance:

City Code Chapter. 6 - Building, Construction and Property Regulations, Article III - Property Maintenance Standards. Sec. 6-900. (b) - General conditions of property which constitute nuisance. (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways. Shall constitute a nuisance.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-2473 / 123 Explorer St., Cocoa, FL. 32922 / Tinesha, Michael and Tyrell France, property owners of 123 Explorer St., Cocoa, FL. 32922, in violation of the following City Codes.

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9). Which states: **Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways. Shall constitute a nuisance.**

Short Name: : CE26-2473 / 123 Explorer St., Cocoa, FL. 32922

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: Nathaniel Propst

Requested Action:
Find the property owners; Tinesha, Michael and Tyrell France of 123 Explorer 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.

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b).

Background:

On July 16th, 2026, I noticed that there was a box truck with food service labeling parked in the yard beside the residence. It appears that it had been there for some time unmoved. I generated an NOV and mailed it to the property owners.

On August 18th, 2026 I reinspected the property and found there is still no correction of the violation.

On September, 21, 2026 I attempted to contact the resident by knocking and there was no answer.

On September, 23, 2026 I attempted again to contact the resident with no answer.

On October 2nd, 2026, Due to no more corrective actions being taken at the property and no communication, I generated and mailed a NOH and posted a copy on the property.

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

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b).

Previous Action:

Staff attempted contact with the property owner through the issuance of a Notice of Violation and personal contact through knocking at the property. Return receipt was not received. Due to lack of communication and corrective actions staff moved forward to bringing the case before the CEB.

REAL PROPERTY DETAILS
Account 2424584 - Roll Year 2025

Owners	FRANCE, TINESHA; FRANCE, MICHAEL; FRANCE, TYRELL
Mailing Address	123 EXPLORER ST COCOA FL 32922
Site Address	123 EXPLORER ST COCOA FL 32922
Parcel ID	24-36-32-30-*-11
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.18
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0150
Subdivision	PINE GROVE PARK, REPLAT OF PT BLK 5
Land Description	PINE GROVE PARK, REPLAT OF PT BLK 5 LOT 11



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$139,520	$140,520	$116,440
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$97,240	$92,960	$62,890
Assessed Value School	$139,520	$140,520	$116,440
Homestead Exemption	$25,000	$25,000	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$72,240	$67,960	$62,890
Taxable Value School	$114,520	$115,520	$116,440

SALES / TRANSFERS

Date	Price	Type	Instrument
03/21/2023	--	PB	9754/1856
02/15/2015	--	PB	7342/0204
05/24/2013	--	DU	--
09/30/1990	$45,000	WD	3085/1355
09/01/1979	--	--	2094/0870
05/01/1978	$1,000	--	1879/0310
08/01/1976	$1,000	--	1649/0627

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	STUCCO
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)	968
Enclosed Por	192
Open Porch	112
Utility Room	96
Total Base Area	968
Total Sub Area	1,368

Extra Features	
Carport	460

Search > Account Summary

Real Estate Account #2424584

Owner:
France, Tinesha
France, Michael
And 1 other

Situs:
123 EXPLORER ST
COCOA

Parcel details
Form to Change Mailing Address
Property Appraiser
Installments
Homestead Exemption



Get Bills By Email
Sign up

Amount Due

BILL	AMOUNT DUE
2026 Installment Bill #1	$497.71

Add To Cart

Print (PDF)

Total Amount Due: $497.71

Account History

BILL	AMOUNT DUE

2026	
2026 Installment Bill #4	
2026 Installment Bill #3	
2026 Installment Bill #2	
2026 Installment Bill #1	$497.71 Print (PDF)
	Paid $0.00
2025	
2025 Installment Bill #4	$0.00 Print (PDF)
2025 Installment Bill #3	$0.00 Print (PDF)
2025 Installment Bill #2	$0.00 Print (PDF)
2025 Installment Bill #1	$0.00 Print (PDF)
	Paid $1,924.53
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)

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: Michael, Tinesha & Tyrell France
123 Explorer St.
Cocoa, Fl. 32922

Date: 07/16/2026

Case: 26-2473

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: 123 Explorer St. Cocoa, Fl. 32922
Parcel ID #: 24-36-32-30-*-11

Violation(s):

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9).

Description of Violation(s):

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9). Which states: **Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways. Shall constitute a nuisance.**

Corrective Action(s):

(1) Please remove the "Johnny Ray's Barbecue LLC" food truck from the property or park it appropriately on an approved and permitted driveway.

IF THE VIOLATIONS ARE NOT CORRECTED BY August 16, 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 3233 1074 68

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

NP 26-2473

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
JUL 16 2026
USPS

Sent To
michael, Tinesha & Tyrell Francis

Street and Apt. No., or PO Box No.
123 Explorer St

City, State, ZIP+4®
Cocoa, FL 32922

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 26-2473 was posted at the following location(s):

(1) Date Posted: 07/16/2026
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 Sixteenth day of July, 2026 by Nathaniel Propst. Code Officer

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

Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date:	09/25/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jason Brimm
Requested Action:	Find the property owner, FKH SFR C1 LP (First Key Homes), of 1930 Ivy Dr. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of $250 per day per violation be imposed until the property is brought into compliance:

1. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards, Sec. 6-1003 - Exterior Structure (a) 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.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. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards, Sec. 6-1003 -Exterior Structure (b) Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.*
3. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards, Sec. 6 -1003 - Exterior Structure (f) Exterior walls. All exterior walls shall be free from holes, breaks*

and loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration.

BACKGROUND:

On June 15, 2026, Officer Steel sent out a Notice of Violation.

On July 24, 2026, this case was assigned to me. Checking in Naviline, a Business Tax Receipt has been obtained for the property resolving one violation.

On August 21, 2026, I sent two emails to the property owners. One came back with an auto-reply message. The other email said this issue was brought to management, who will contact the vendor for repairs. It said they would provide me with an update shortly. They did not.

On September 1, 2026, I sent another email to the property owner. Came back with an auto reply message.

On September 10, 2026, while I was checking on the property, a tenant came out and spoke with me. She said someone had come out "about a month ago" to do an estimate, but that was all she knew.
There has been no additional communication with property owners.

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

1. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6 - 1003. - Exterior Structure (a)*
2. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6 - 1003. - Exterior Structure (b)*
3. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations, Article III - Property Maintenance Standards, Sec. 6 - 1003. - Exterior Structure (f)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Notice of Violation has been sent. No further communication with property owners.

RECOMMENDED MOTION:

Find the property owner, FKH SFR C1 LP (First Key Homes), of 1930 Ivy Dr. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of $250 per day per violation be imposed until the property is brought into compliance:

1. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards, Sec. 6-1003 - Exterior Structure (a) 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.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. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards, Sec. 6-1003 -Exterior Structure (b) Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.*
3. *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards, Sec. 6 -1003 - Exterior Structure (f) Exterior walls. All exterior walls shall be free from holes, breaks and loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE 26-000825 / 1930 Ivy Dr., Cocoa, FL / FKH SFR C1 LP (First Key Homes), property owner of 1930 Ivy Dr. Cocoa, FL, in violation of the following City Codes:

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

(2) *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards. Division 4. -General Regulations. Section 6-1003. -Exterior Structure (b)*

(3) *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards. Division 4. -General Requirements. Section 6- 1003. -Exterior Structure (f)*

Short Name: 26-000825 / 1930 Ivy Dr., Cocoa, FL

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: William Burrows

Requested Action: Find the property owner, FKH SFR C1 LP (First Key Homes), of 1930 Ivy Dr. 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 of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure (a)*

(2) *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards. Division 4. -General Regulations. Section 6-1003. -Exterior Structure (b)*

(3) *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards. Division 4. -General Requirements. Section 6- 1003. -Exterior Structure (f)*

Background:

On June 15, 2026, Officer Steel sent out a Notice of Violation.

On July 24, 2026, this case was assigned to me. Checking in Naviline a Business Tax Receipt has been obtained for the property resolving one violation.

On August 21, 2026, I sent two emails to the property owners. One came back with auto reply message. The other email said this issue was brought to management who will contact the vendor for repairs. It said they would provide me with an update shortly. They did not.

On September 1, 2026, I sent another email to the property owner. Came back with an auto reply message.

On September 10, 2026, while I was checking on the property a tenant came out and spoke with me. She said someone had come out "about a month ago" to do an estimate, but that was all she knew.

There has been no additional communication with property owners.

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

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

(2) *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards. Division 4. -General Regulations. Section 6-1003. -Exterior Structure (b)*

(3) *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards. Division 4. -General Requirements. Section 6- 1003. -Exterior Structure (f)*

Previous Action:

Notice of Violation has been sent. No further communication with property owners.

REAL PROPERTY DETAILS
Account 2414954 - Roll Year 2026

Owners	FKH SFR C1 LP
Mailing Address	600 GALLERIA PKWY SE, STE 300 C/O FIRST KEY HOMES LLC ATLANTA GA 30339
Site Address	1930 IVY DR COCOA FL 32922
Parcel ID	24-36-19-BS-J-28
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0014/0104
Subdivision	COLLEGE MANOR NO 1
Land Description	COLLEGE MANOR NO 1 LOT 28 BLK J



VALUE SUMMARY

Category	2026	2025	2024
Market Value	$215,020	$226,940	$222,690
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$215,020	$226,940	$219,530
Assessed Value School	$215,020	$226,940	$222,690
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$215,020	$226,940	$219,530
Taxable Value School	$215,020	$226,940	$222,690

SALES / TRANSFERS

Date	Price	Type	Instrument
06/17/2021	--	WD	9199/2709
10/11/2018	$137,400	WD	8295/1125
06/08/2015	--	WD	7387/2810
07/19/2013	$29,800	CT	6928/2103
05/31/2006	$47,400	WD	5653/7608
12/10/2004	$115,600	WD	5398/6516
12/29/2003	$79,900	WD	5162/3192
03/01/1992	$46,900	NN	3188/4410
10/01/1991	$45,000	CT	3157/0829
06/13/1984	$55,000	WD	2518/1829
08/01/1979	$40,000	--	2091/0031
08/01/1968	$129,000	--	1039/0787

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)	1,689
Garage	378
Open Porch	80
Total Base Area	1,689
Total Sub Area	2,147

Extra Features	
Fireplace	1

Prepared by:
Terry B. Fein, Esq.
Shutts & Bowen LLP
200 South Biscayne Blvd., Ste 4100
Miami, Florida 33131

After recording return to:
OS National LLC
3097 Satellite Blvd., Building 700, Suite 400
Duluth, GA 30096
Attn: Institutional Transactions Dept.

Note to Recorder: CERBERUS SFR HOLDINGS II, L.P., a Delaware limited partnership, was merged into FKH SFR C1, L.P., a Delaware limited partnership (which is both the grantor and the grantee named herein), as evidenced by the Certificate attached hereto as Exhibit "B". Accordingly, title to the property described herein vested in FKH SFR C1, L.P. by operation of law upon completion of such merger. This instrument is for the sole purpose of confirming of record that title to such property has so vested in FKH SFR C1, L.P. by operation of law. Because title to such property vested in the grantee by operation of law, no documentary stamp tax is due on this instrument.

Special Warranty Deed

This Special Warranty Deed made July 15, 2021, between

FKH SFR C1, L.P., Delaware limited partnership, formerly known as **CERBERUS SFR HOLDINGS II, L.P.**, a Delaware limited partnership, by virtue of the Certificate attached hereto as **Exhibit "B"**, whose mailing address is c/o First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, Georgia 30067, Grantor, and

FKH SFR C1, L.P., a Delaware limited partnership, whose mailing address is c/o First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, Georgia 30067, Grantee:

(Whenever 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 companies, corporations, trusts and trustees.)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee forever, the following described land, situate, lying and being in the State of Florida, to-wit:

See **Exhibit "A"** attached hereto and incorporated herein.

Together with all structures, building and other improvements thereon, and all fixtures affixed or attached thereto.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that the Grantor hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE(S) FOLLOW ON NEXT PAGE.]

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

Signed, sealed and delivered in our presence:

Witness Name: Rosalia Mesuraca Wnè

Witness Name: Tina Maria Wnes

FKH SFR C1, L.P.,
a Delaware limited partnership

By: FKH SFR C GP LLC,
a Delaware limited liability company,
its General Partner

By: _____
Name: Peter Schancupp
Title: Manager

State of New York
County of New York

The foregoing instrument was acknowledged before me, Antonella Mesuraca, by means of ✓ physical presence or ___ online notarization this 17th day of June, 2021, by Peter Schancupp, as Manager of FKH SFR C GP, LLC, a Delaware limited liability company, which entity is the general partner of FKH SFR C1, L.P., a Delaware limited partnership, on behalf of the company. He is personally known to me.

Notary Public
Printed Name: Antonella Mesuraca
My Commission Expires: July 20, 2025

Antonella Mesuraca
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6123078
Qualified in Nassau County
Commission Expires July 20, 2025

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	01468301-FK1	146 COPENHAVER AVE NE	PALM BAY	FL	32907
2	02638301-FK1	263 FERNANDINA STREET NW	PALM BAY	FL	32907
3	03568301-FK1	356 TREMBLEY AVENUE SW	PALM BAY	FL	32908
4	03748301-FK1	374 SAUDERS ROAD SE	PALM BAY	FL	32909
5	04048301-FK1	404 N KENTUCKY AVE	COCOA	FL	32922
6	04318301-FK1	431 BAYARD AVE NE	PALM BAY	FL	32907
7	04348301-FK1	434 BEAUREGARD AVE NE	PALM BAY	FL	32907
8	04458301-FK1	445 AVOCADO ROAD NW	PALM BAY	FL	32907
9	04718301-FK1	471 FIRESTONE ST NE	PALM BAY	FL	32907
10	04718302-FK1	471 KOUTNIK ROAD SE	PALM BAY	FL	32909
11	05558301-FK1	555 SEA FURY AVENUE SW	PALM BAY	FL	32908
12	05718301-FK1	571 DEGROODT RD SW	PALM BAY	FL	32908
13	05998301-FK1	599 SAUDERS RD SE	PALM BAY	FL	32909
14	06018302-FK1	601 LONDONDERRY CIR SE	PALM BAY	FL	32909
15	06618301-FK1	661 SEAPORT TER SE	PALM BAY	FL	32909
16	06818301-FK1	681 SAUDERS ROAD SE	PALM BAY	FL	32909
17	07138301-FK1	713 BIANCA DRIVE NE	PALM BAY	FL	32905
18	07308301-FK1	730 WHITE PINE AVE	ROCKLEDGE	FL	32955
19	07918301-FK1	791 GEARY STREET SW	PALM BAY	FL	32908
20	08138301-FK1	813 W HIGHLAND DR	COCOA	FL	32922
21	08458302-FK1	845 MORNING SIDE DRIVE	COCOA	FL	32922
22	08488301-FK1	848 DAMASK ST NE	PALM BAY	FL	32905
23	08938301-FK1	893 TALUGA AVENUE SE	PALM BAY	FL	32909
24	09158301-FK1	915 NEWTON CIRCLE	ROCKLEDGE	FL	32955
25	09189701-FK1	918 CASTILE ROAD	PALM BAY	FL	32909
26	09258301-FK1	925 CROMEY ROAD	PALM BAY	FL	32905
27	09488301-FK1	948 BUFORD ST NW	PALM BAY	FL	32907
28	09808301-FK1	980 NEWTON CIRCLE	ROCKLEDGE	FL	32955
29	09908301-FK1	990 BADGER DR NE	PALM BAY	FL	32905
30	09988301-FK1	998 CALIGULA AVENUE SE	PALM BAY	FL	32909
31	10518301-FK1	1051 PETA WAY	MELBOURNE	FL	32940
32	11078301-FK1	1107 JERICHO AVE NW	PALM BAY	FL	32907
33	11338301-FK1	1133 SERENADE STREET NW	PALM BAY	FL	32907
34	11808302-FK1	1180 FLINTLOCK AVE SE	PALM BAY	FL	32909
35	11988301-FK1	1198 VENUS STREET SE	PALM BAY	FL	32909
36	12208301-FK1	1220 WESTUNDER STREET SE	PALM BAY	FL	32909
37	13368301-FK1	1336 SAPULPA ROAD SW & 1337 SAPULPA ROAD SW	PALM BAY	FL	32908
38	13408301-FK1	1340 SHARON DRIVE	TITUSVILLE	FL	32796
39	15498301-FK1	1549 GILES STREET NW	PALM BAY	FL	32907
40	16098301-FK1	1609 WHITING ST SE	PALM BAY	FL	32909
41	16168301-FK1	1616 BAKER ST NE	PALM BAY	FL	32907
42	16408301-FK1	1640 TUERS ROAD	MELBOURNE	FL	32935
43	16428301-FK1	1642 KEMBERLY AVE	TITUSVILLE	FL	32796
44	17638301-FK1	1763 PARRSBORO STREET NW	PALM BAY	FL	32907
45	17758301-FK1	1775 MACKLIN STREET NW	PALM BAY	FL	32907
46	18228301-FK1	1822 GLENWOOD ST NE	PALM BAY	FL	32907
47	19308301-FK1	1930 IVY DR	COCOA	FL	32922

48	22288301-FK1	2228 SALEM DR	COCOA	FL	32926
49	22508301-FK1	2250 FALLON BLVD NE	PALM BAY	FL	32907
50	22878301-FK1	2287 ATTILBURGH BLVD	WEST MELBOURNE	FL	32904
51	23438301-FK1	2343 RAVEL ROAD SE	PALM BAY	FL	32909
52	26068301-FK1	2606 PALMER AVE SE	PALM BAY	FL	32909
53	26508301-FK1	2650 SABRINA ST NE	PALM BAY	FL	32905
54	26558301-FK1	2655 SAN FILIPPO DRIVE SE	PALM BAY	FL	32909
55	28138301-FK1	2813 KENYON AVE	COCOA	FL	32926
56	32538301-FK1	3253 ASPEN RD SE	PALM BAY	FL	32909
57	43658301-FK1	4365 MILLICENT CIRCLE	MELBOURNE	FL	32901
58	44758301-FK1	4475 PAGOSA SPRINGS CIRCLE	MELBOURNE	FL	32901
59	46308301-FK1	4630 PAGOSA SPRINGS CIRCLE	MELBOURNE	FL	32901
60	62108301-FK1	6210 QUITO AVE	COCOA	FL	32927
61	66008301-FK1	6600 ADDIE AVE	COCOA	FL	32927

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 146 COPENHAVER AVE NE, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 01468301-FK1

TAX PARCEL ID/APN: 28-37-31-FR-225-26

LOT 26, BLOCK 225, PORT MALABAR UNIT SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 125 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-2

STREET ADDRESS: 263 FERNANDINA STREET NW, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 02638301-FK1

TAX PARCEL ID/APN: 28-36-36-EX-614-6

LOT 6, BLOCK 614, PORT MALABAR, UNIT THIRTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 54 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-3

STREET ADDRESS: 356 TREMBLEY AVENUE SW, PALM BAY, FL 32908

COUNTY: BREVARD

CLIENT CODE: 03568301-FK1

TAX PARCEL ID/APN: 29-36-01-25-1064-14

LOT 14, BLOCK 1064, PORT MALABAR UNIT NINETEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 120 THROUGH 128, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-4

STREET ADDRESS: 374 SAUDERS ROAD SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 03748301-FK1

TAX PARCEL ID/APN: 29-37-18-JR-2679-9

LOT 9, BLOCK 2679, PORT MALABAR UNIT FIFTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 4 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-5

STREET ADDRESS: 404 N KENTUCKY AVE, COCOA, FL 32922

COUNTY: BREVARD

CLIENT CODE: 04048301-FK1

TAX PARCEL ID/APN: 24-36-29-78-*-118

LOT 118, BROADMOOR ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 45, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-6

STREET ADDRESS: 431 BAYARD AVE NE, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 04318301-FK1

TAX PARCEL ID/APN: 28-37-31-FR-195-15

LOT 15, BLOCK 195, PORT MALABAR UNIT SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 125 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-7

STREET ADDRESS: 434 BEAUREGARD AVE NE, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 04348301-FK1

TAX PARCEL ID/APN: 28-37-34-FT-152-14

LOT 14, BLOCK 152, PORT MALABAR UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 116 THROUGH 124, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-8

STREET ADDRESS: 445 AVOCADO ROAD NW, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 04458301-FK1

TAX PARCEL ID/APN: 28-36-36-EX-624-3

LOT 3, BLOCK 624, PORT MALABAR UNIT THIRTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 54 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-9

STREET ADDRESS: 471 FIRESTONE ST NE, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 04718301-FK1

TAX PARCEL ID/APN: 28-37-31-FR-184-27

LOT 27, BLOCK 184, PORT MALABAR UNIT SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 125 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-10

STREET ADDRESS: 471 KOUTNIK ROAD SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 04718302-FK1

TAX PARCEL ID/APN: 29-37-18-JR-2685-21

LOT 21, BLOCK 2685, PORT MALABAR UNIT FIFTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 4 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-11

STREET ADDRESS: 555 SEA FURY AVENUE SW, PALM BAY, FL 32908

COUNTY: BREVARD

CLIENT CODE: 05558301-FK1

TAX PARCEL ID/APN: 29-36-03-KL-1731-18

LOT 18, BLOCK 1731, PORT MALABAR UNIT THIRTY SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 82 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-12

STREET ADDRESS: 571 DEGROODT RD SW, PALM BAY, FL 32908

COUNTY: BREVARD

CLIENT CODE: 05718301-FK1

TAX PARCEL ID/APN: 29-36-01-25-1101-6

LOT 6, BLOCK 1101, PORT MALABAR UNIT NINETEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 120 THROUGH 128, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-13

STREET ADDRESS: 599 SAUDERS RD SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 05998301-FK1

TAX PARCEL ID/APN: 29-37-18-JR-2719-10

LOT 10, BLOCK 2719, PORT MALABAR UNIT FIFTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 4 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-14

STREET ADDRESS: 601 LONDONDERRY CIR SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 06018302-FK1

TAX PARCEL ID/APN: 29-37-18-JR-2720-7

LOT 7, BLOCK 2720, PORT MALABAR UNIT FIFTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 4 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-15

STREET ADDRESS: 661 SEAPORT TER SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 06618301-FK1

TAX PARCEL ID/APN: 29-37-18-JR-2744-10

LOT 10, BLOCK 2744, PORT MALABAR UNIT FIFTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 4 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-16

STREET ADDRESS: 681 SAUDERS ROAD SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 06818301-FK1

TAX PARCEL ID/APN: 29-37-18-JR-2719-2

LOT 2, BLOCK 2719, PORT MALABAR UNIT FIFTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 4 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-17

STREET ADDRESS: 713 BIANCA DRIVE NE, PALM BAY, FL 32905

COUNTY: BREVARD

CLIENT CODE: 07138301-FK1

TAX PARCEL ID/APN: 28-37-25-FO-65-25

THE SOUTHERLY 54 FEET OF LOT 25, AND THE NORTHWESTERLY 26 FEET OF LOT 24, BLOCK 65, PORT MALABAR UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 18, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-18

STREET ADDRESS: 730 WHITE PINE AVE, ROCKLEDGE, FL 32955

COUNTY: BREVARD

CLIENT CODE: 07308301-FK1

TAX PARCEL ID/APN: 25-36-09-79-*-51

LOT 51, PINE COVE VILLAGE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 28, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-19

STREET ADDRESS: 791 GEARY STREET SW, PALM BAY, FL 32908

COUNTY: BREVARD

CLIENT CODE: 07918301-FK1

TAX PARCEL ID/APN: 29-36-11-KH-1639-18

LOT 18, BLOCK 1639, PORT MALABAR UNIT THIRTY SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 2 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-20

STREET ADDRESS: 813 W HIGHLAND DR, COCOA, FL 32922

COUNTY: BREVARD

CLIENT CODE: 08138301-FK1

TAX PARCEL ID/APN: 24-36-29-75-E-35

LOT 35, BLOCK E, ROYAL GARDEN HOMES SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-21

STREET ADDRESS: 845 MORNING SIDE DRIVE, COCOA, FL 32922

COUNTY: BREVARD

CLIENT CODE: 08458302-FK1

TAX PARCEL ID/APN: 24-36-30-04-*-63

LOT 63, ACKLEY SUBDIVISION NO 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 91, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-22

STREET ADDRESS: 848 DAMASK ST NE, PALM BAY, FL 32905

COUNTY: BREVARD

CLIENT CODE: 08488301-FK1

TAX PARCEL ID/APN: 28-37-25-FO-57-22

LOT 22, LESS THE SOUTH 30.00 FEET THEREOF, AND THE SOUTH 45.00 FEET OF LOT 23, BLOCK 57, PORT MALABAR UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 18 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-23

STREET ADDRESS: 893 TALUGA AVENUE SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 08938301-FK1

TAX PARCEL ID/APN: 29-37-09-GO-673-19

LOT 19, BLOCK 673, PORT MALABAR UNIT FIFTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 72 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-24

STREET ADDRESS: 915 NEWTON CIRCLE, ROCKLEDGE, FL 32955

COUNTY: BREVARD

CLIENT CODE: 09158301-FK1

TAX PARCEL ID/APN: 25-36-17-75-B-2

LOT 2, BLOCK B, BAYSIDE COTTAGES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 49 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-25

STREET ADDRESS: 918 CASTILE ROAD, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 09189701-FK1

TAX PARCEL ID/APN: 29-37-05-GJ-342-18

LOT 18, BLOCK 342, PORT MALABAR UNIT NINE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-26

STREET ADDRESS: 925 CROMEY ROAD, PALM BAY, FL 32905

COUNTY: BREVARD

CLIENT CODE: 09258301-FK1

TAX PARCEL ID/APN: 28-37-28-02-79-6

LOT 6, BLOCK 79, PORT MALABAR COUNTRY CLUB UNIT EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 127 AND 128, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-27

STREET ADDRESS: 948 BUFORD ST NW, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 09488301-FK1

TAX PARCEL ID/APN: 28-36-26-KN-2155-33

LOT 33, BLOCK 2155, PORT MALABAR UNIT FORTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 105 THROUGH 125, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-28

STREET ADDRESS: 980 NEWTON CIRCLE, ROCKLEDGE, FL 32955

COUNTY: BREVARD

CLIENT CODE: 09808301-FK1

TAX PARCEL ID/APN: 25-36-17-75-A-9

LOT 9, BLOCK A, BAYSIDE COTTAGES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 49 THROUGH 51, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-29

STREET ADDRESS: 990 BADGER DR NE, PALM BAY, FL 32905

COUNTY: BREVARD

CLIENT CODE: 09908301-FK1

TAX PARCEL ID/APN: 28-37-25-FO-54-33

LOT 33, BLOCK 54, PORT MALABAR UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 18 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-30

STREET ADDRESS: 998 CALIGULA AVENUE SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 09988301-FK1

TAX PARCEL ID/APN: 29-37-07-GN-504-29

LOT 29, BLOCK 504, PORT MALABAR UNIT TWELVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 43 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-31

STREET ADDRESS: 1051 PETA WAY, MELBOURNE, FL 32940

COUNTY: BREVARD

CLIENT CODE: 10518301-FK1

TAX PARCEL ID/APN: 26-36-02-WN-J-8

LOT 8, BLOCK J, SANDHILL CROSSINGS OF BREVARD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 70 THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-32

STREET ADDRESS: 1107 JERICHO AVE NW, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 11078301-FK1

TAX PARCEL ID/APN: 28-36-26-KN-2002-13

LOT 13, BLOCK 2002, PORT MALABAR UNIT FORTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 105 THROUGH 125, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-33

STREET ADDRESS: 1133 SERENADE STREET NW, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 11338301-FK1

TAX PARCEL ID/APN: 28-36-35-EY-551-25

LOT 25, BLOCK 551, PORT MALABAR UNIT FOURTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 64 THROUGH 71, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-34

STREET ADDRESS: 1180 FLINTLOCK AVE SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 11808302-FK1

TAX PARCEL ID/APN: 29-37-07-GN-516-14

LOT 14, BLOCK 516, PORT MALABAR UNIT TWELVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 43 THROUGH 53, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-35

STREET ADDRESS: 1198 VENUS STREET SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 11988301-FK1

TAX PARCEL ID/APN: 29-37-28-KQ-2050-9

LOT 9, BLOCK 2050, PORT MALABAR UNIT FORTY SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 58 THROUGH 74, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-36

STREET ADDRESS: 1220 WESTUNDER STREET SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 12208301-FK1

TAX PARCEL ID/APN: 29-37-33-GT-1119-17

LOT 17, BLOCK 1119, PORT MALABAR UNIT TWENTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-37

STREET ADDRESS: 1336 SAPULPA ROAD SW & 1337 SAPULPA ROAD SW, PALM BAY, FL 32908

COUNTY: BREVARD

CLIENT CODE: 13368301-FK1

TAX PARCEL ID/APN: 29-36-03-KL-1706-8 & 29-36-03-KL-1706-7

LOT 8, BLOCK 1706, PORT MALABAR UNIT THIRTY SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 82 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-38

STREET ADDRESS: 1340 SHARON DRIVE, TITUSVILLE, FL 32796

COUNTY: BREVARD

CLIENT CODE: 13408301-FK1

TAX PARCEL ID/APN: 21-35-29-81-12-4

LOT 4, BLOCK 12, COUNTRY ESTATES UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 79, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-39

STREET ADDRESS: 1549 GILES STREET NW, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 15498301-FK1

TAX PARCEL ID/APN: 28-36-27-KN-1800-18

LOT 18, BLOCK 1800, PORT MALABAR UNIT FORTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 105 THROUGH 125, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-40

STREET ADDRESS: 1609 WHITING ST SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 16098301-FK1

TAX PARCEL ID/APN: 29-37-33-GT-1150-30

LOT 30, BLOCK 1150, PORT MALABAR UNIT TWENTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-41

STREET ADDRESS: 1616 BAKER ST NE, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 16168301-FK1

TAX PARCEL ID/APN: 28-37-33-75-2191-10

LOT 10, BLOCK 2191, PORT MALABAR UNIT TWENTY EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 119 THROUGH 123, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-42

STREET ADDRESS: 1640 TUERS ROAD, MELBOURNE, FL 32935

COUNTY: BREVARD

CLIENT CODE: 16408301-FK1

TAX PARCEL ID/APN: 27-37-08-57-*-98

LOT 98, CROTON PARK UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 26, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-43

STREET ADDRESS: 1642 KEMBERLY AVE, TITUSVILLE, FL 32796

COUNTY: BREVARD

CLIENT CODE: 16428301-FK1

TAX PARCEL ID/APN: 21-35-29-31-G-18

LOT 18, BLOCK G, LA GRANGE ACRES THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 55, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-44

STREET ADDRESS: 1763 PARRSBORO STREET NW, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 17638301-FK1

TAX PARCEL ID/APN: 28-36-21-KO-2257-14

LOT 14, BLOCK 2257, PORT MALABAR UNIT FORTY FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 143, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-45

STREET ADDRESS: 1775 MACKLIN STREET NW, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 17758301-FK1

TAX PARCEL ID/APN: 28-36-21-KO-2274-18

LOT 18, BLOCK 2274, PORT MALABAR UNIT FORTY FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 143 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-46

STREET ADDRESS: 1822 GLENWOOD ST NE, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 18228301-FK1

TAX PARCEL ID/APN: 28-37-34-FT-156-19

LOT 19, BLOCK 156, PORT MALABAR UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 116 THROUGH 124, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-47

STREET ADDRESS: 1930 IVY DR, COCOA, FL 32922

COUNTY: BREVARD

CLIENT CODE: 19308301-FK1

TAX PARCEL ID/APN: 24-36-19-BS-J-28

LOT 28, BLOCK J, COLLEGE MANOR NO. ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 104, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-48

STREET ADDRESS: 2228 SALEM DR, COCOA, FL 32926

COUNTY: BREVARD

CLIENT CODE: 22288301-FK1

TAX PARCEL ID/APN: 24-36-19-25-12-13

LOT 13, BLOCK 12, COLLEGE GREEN ESTATES - UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 130, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-49

STREET ADDRESS: 2250 FALLON BLVD NE, PALM BAY, FL 32907

COUNTY: BREVARD

CLIENT CODE: 22508301-FK1

TAX PARCEL ID/APN: 28-37-34-FT-101-20

LOT 20, BLOCK 101, PORT MALABAR UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 116 THROUGH 124, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-50

STREET ADDRESS: 2287 ATTILBURGH BLVD, WEST MELBOURNE, FL 32904

COUNTY: BREVARD

CLIENT CODE: 22878301-FK1

TAX PARCEL ID/APN: 28-37-17-54-*-117

LOT 117, MANCHESTER LAKES PHASE FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 69 THROUGH 72, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-51

STREET ADDRESS: 2343 RAVEL ROAD SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 23438301-FK1

TAX PARCEL ID/APN: 29-37-28-GS-864-15

LOT 15, BLOCK 864, PORT MALABAR UNIT TWENTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 9 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-52

STREET ADDRESS: 2606 PALMER AVE SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 26068301-FK1

TAX PARCEL ID/APN: 29-37-29-GS-897-32

LOT 32, BLOCK 897, PORT MALABAR UNIT TWENTY TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 9 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-53

STREET ADDRESS: 2650 SABRINA ST NE, PALM BAY, FL 32905

COUNTY: BREVARD

CLIENT CODE: 26508301-FK1

TAX PARCEL ID/APN: 28-37-26-76-710-5

LOT 5, BLOCK 710, PORT MALABAR UNIT FORTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 132 AND 133, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-54

STREET ADDRESS: 2655 SAN FILIPPO DRIVE SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 26558301-FK1

TAX PARCEL ID/APN: 29-37-32-GU-1181-6

LOT 6, BLOCK 1181, PORT MALABAR UNIT TWENTY FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 29 THROUGH 41, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-55

STREET ADDRESS: 2813 KENYON AVE, COCOA, FL 32926

COUNTY: BREVARD

CLIENT CODE: 28138301-FK1

TAX PARCEL ID/APN: 24-36-18-76-15-49

LOT 49, BLOCK 15, COLLEGE GREEN ESTATES - UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 63, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-56

STREET ADDRESS: 3253 ASPEN RD SE, PALM BAY, FL 32909

COUNTY: BREVARD

CLIENT CODE: 32538301-FK1

TAX PARCEL ID/APN: 29-37-31-GV-1273-11

LOT 11, BLOCK 1273, PORT MALABAR UNIT TWENTY FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 68 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-57

STREET ADDRESS: 4365 MILLICENT CIRCLE, MELBOURNE, FL 32901

COUNTY: BREVARD

CLIENT CODE: 43658301-FK1

TAX PARCEL ID/APN: 28-37-15-83-*-96

LOT 96, EAGLE LAKE NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 38 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-58

STREET ADDRESS: 4475 PAGOSA SPRINGS CIRCLE, MELBOURNE, FL 32901

COUNTY: BREVARD

CLIENT CODE: 44758301-FK1

TAX PARCEL ID/APN: 28-37-16-56-*-84

LOT 84, RIDGECREST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 45 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-59

STREET ADDRESS: 4630 PAGOSA SPRINGS CIRCLE, MELBOURNE, FL 32901

COUNTY: BREVARD

CLIENT CODE: 46308301-FK1

TAX PARCEL ID/APN: 28-37-16-56-*-21

LOT 21, RIDGECREST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 45 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-60

STREET ADDRESS: 6210 QUITO AVE, COCOA, FL 32927

COUNTY: BREVARD

CLIENT CODE: 62108301-FK1

TAX PARCEL ID/APN: 23-35-23-JM-44-33

LOT 33, BLOCK 44, PORT ST. JOHN UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 25 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT A-61

STREET ADDRESS: 6600 ADDIE AVE, COCOA, FL 32927

COUNTY: BREVARD

CLIENT CODE: 66008301-FK1

TAX PARCEL ID/APN: 23-35-21-JX-191-5

LOT 5, BLOCK 191, PORT ST. JOHN UNIT SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 53 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

***

EXHIBIT "B"

See attached Certificate.

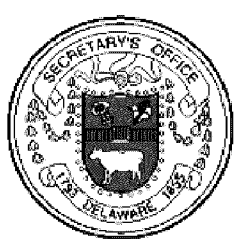
Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "CERBERUS SFR HOLDINGS II, L.P.", CHANGING ITS NAME FROM "CERBERUS SFR HOLDINGS II, L.P." TO "FKH SFR C1, L.P.", FILED IN THIS OFFICE ON THE THIRTEENTH DAY OF JULY, A.D. 2021, AT 2:50 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID RESTATED CERTIFICATE IS THE FIFTEENTH DAY OF JULY, A.D. 2021 AT 8 O'CLOCK A.M.





6733982 8100
SR# 20212692767

Authentication: 203668484
Date: 07-14-21

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

AMENDED AND RESTATED CERTIFICATE OF LIMITED PARTNERSHIP
OF
CERBERUS SFR HOLDINGS II, L.P.

THIS Amended and Restated Certificate of Limited Partnership of Cerberus SFR Holdings II, L.P. (the "**Partnership**"), dated as of July 13, 2021, has been duly executed and is being filed by the undersigned in accordance with the provisions of 6 Del. C. § 17-210, to amend and restate the Certificate of Limited Partnership of the Partnership, which was filed on January 30, 2018 with the Secretary of State of the State of Delaware (as amended and restated, the "**Certificate**"), to continue a limited partnership under the Delaware Revised Uniform Limited Partnership Act (6 Del. C. § 17-101, et seq.).

The Certificate is hereby amended and restated in its entirety to read as follows:

1. Name. The name of the limited partnership is FKH SFR C1, L.P.

2. Registered Office. The address of the registered office of the Partnership in the State of Delaware is c/o The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, County of New Castle, City of Wilmington, State of Delaware 19801.

3. Registered Agent. The name and address of the registered agent for service of process on the Partnership in the State of Delaware is The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, County of New Castle, City of Wilmington, State of Delaware 19801.

4. General Partner. The name and the mailing address of the sole general partner of the Partnership are:

FKH SFR C GP, LLC
c/o Cerberus Capital Management, L.P.
875 Third Avenue, 10th Floor
New York, New York 10022

5. Effective Time: This Certificate shall be effective on July 15, 2021, at 8 o'clock a.m.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Limited Partnership as of the date first-above written.

FKH SFR C GP, LLC, its General Partner

By: _____
Name: Peter Schancupp
Title: Manager

State of Delaware
Secretary of State
Division of Corporations
Delivered 02:50 PM 07/13/2021
FILED 02:50 PM 07/13/2021
SR 20212692767 - File Number 6733982

Search > Account Summary

Real Estate Account #2414954

Owner:
FKH SFR C1 LP

Situs:
1930 IVY DR
COCOA

Parcel details
Form to Change Mailing Address
Property Appraiser
VAB Withdrawn

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 **11/26/2025** for **$4,233.25**.

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)

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: C/O FirstKey Homes
600 Galleria Parkway
Suite 300
Atlanta, GA 30339

Date: 06/12/2026

Case: 26-000825

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: 1930 IVY DR COCOA FL 32922
Parcel ID #: 24-36-19-BS-J-28

Violations:

(1) City of Cocoa Code. Chapter 12- Local Business Taxes. Section 12-1. -Tax Levied; local business tax receipt required; issued by the building official. (b)

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

(3) City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Regulations. Section 6-1003. -Exterior Structure (b)

(4) City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6- 1003. -Exterior Structure (f)

Description of Violations:

(1) City of Cocoa Code. Chapter 12- Local Business Taxes. Section 12-1. -Tax Levied; local business tax receipt required; issued by the building official. (b) Which states: No person shall engage in or manage any business, occupation or profession for which there is a local business tax receipt required by this chapter

or any other ordinance of the city, unless such person shall first procure a local business tax receipt to conduct the same from the building official.

(2) City of Cocoa 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.

(3) City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure (b) Which States: Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment, Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

(4) City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure (f) Which States: Exterior walls. All exterior walls shall be free from holes, breaks and loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration.

Corrective Action:

(1) Please obtain a rental business tax receipt.

(2) Please make necessary repairs to comply with city code.

IF THE VIOLATIONS ARE NOT CORRECTED BY August 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.

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



Detail by Entity Name

Foreign Limited Partnership
FKH SFR C1, L.P.

Filing Information

Document Number	B18000000081
FEI/EIN Number	82-4218874
Date Filed	03/23/2018
State	DE
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	09/03/2024
Event Effective Date	NONE

Principal Address

875 Third Ave.
10th FL
New York, NY 10022

Changed: 03/16/2026

Mailing Address

C/O FirstKey Homes
600 Galleria Parkway
Suite 300
Atlanta, GA 30339

Changed: 03/16/2026

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

General Partner Detail

Name & Address

FKH SFR C GP, LLC
875 Third Ave.
10th FL
New York, NY 10022

Annual Reports

Report Year	Filed Date
2024	03/06/2024
2025	03/05/2025
2026	03/16/2026

03/16/2026 -- ANNUAL REPORT	View image in PDF format
03/05/2025 -- ANNUAL REPORT	View image in PDF format
03/06/2024 -- ANNUAL REPORT	View image in PDF format
02/12/2024 -- LP Amendment	View image in PDF format
02/24/2023 -- ANNUAL REPORT	View image in PDF format
03/30/2022 -- ANNUAL REPORT	View image in PDF format
03/02/2022 -- LP Name Change	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
05/02/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/23/2018 -- Foreign LP	View image in PDF format

9589 0710 5270 4196 1292 90

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Domestic Mail Only

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OFFICIAL USE

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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
Postmark Here
JUN 15 2026
USPS

Sent To
C/O First Key Homes

Street and Apt. No., or PO Box No.
1000 Galleria Parkway Suite 300

City, State, ZIP+4®
Atlanta, GA 30339

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:

CT Corporation System
12000 South Pine Island Road
Plantation, FL 33324



9590 9402 8440 3156 0034 59

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

9589 0710 5270 3700 8167 25

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RECEIVED

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

JUN 22 2026

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: CT CORPORATION ☐ 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
- nsured Mail Restricted Delivery over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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 26-000825 was posted at the following location(s):

(1) Date Posted: 06/12/2026
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 12th day of June, 2026 by Derrick Steel. Code Officer

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

NOTARY PUBLIC, State of Florida

Print Name: Hartley Bennett

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

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

Date: September 25, 2026
Case Number: 26-000825

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

C T Corporation System- Registered Agent
1200 South Pine Island Road
Plantation, FL 33324

Address: 1930 IVY DR COCOA FL 32922
Parcel ID #: 24-36-19-BS-J-28

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		FKH SFR C1 LP (First Key Homes)
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, October 15, 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) Exterior walls damaged by fire have not been repaired.

Applicable City Code(s):

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

(2) *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Regulations. Section 6-1003. -Exterior Structure (b)*

(3) *City of Cocoa Code. Chapter 6- Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6- 1003. -Exterior Structure (f)*

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.gov
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date:	09/25/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jason Brimm
Requested Action:	Find the property owners, Ronnie Hooks and Mindy M. Laws of 1204 Vanderbilt Ln. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed until the property is brought into compliance:

1. *City Code Appendix A - Zoning, Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy, Section 2* (a) *No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars ($500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.*
2. *City Code Chapter. 6 - Buildings, Construction, and Property Regulations, Article III - Property Maintenance Standards, Sec. 6-901- Accumulation (1) Clearance of lands required. 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 January 14, 2026, building Inspector Marco Delano noted that the property owners had built a deck at the front entrance of the house. There was no permit in CitizenServe, so I sent a Notice of Violation and posted a copy at City Hall.

On January 20, 2026, I spoke with Mr. Hooks. He was unaware he needed a permit and said he would take care of it.

On February 4, 2026, Mr. Hooks was granted an extension of the compliance date due to working out of town.

On February 12, 2026, I posted a copy of the Notice of Violation on the property because the mailed copy was returned.

On February 26, 2026, during a discussion he mentioned he was putting up a fence. I explained that he would need a permit for that as well.

On April 14, 2026, an application for a permit was received. Extended the compliance date to allow for the review process.

On April 15, 2026, Planning & Zoning sent him a message indicating they could not review the application until the application fee was paid. They also requested a survey for the fence and instructed him that the fence and deck would need to be on separate permits. The application fee was not paid, and no requested information was submitted. The permit was denied.

On April 20, 2026, a second application for a permit was received. Planning & Zoning requested that the application fee be paid and additional information was needed. The application fee was not paid, and no requested information was submitted, so the permit was denied.

On May 11, 2026, the property owners added a tarp over the deck.

On June 5, 2026, I texted Mr. Hooks letting him know both permit applications were denied.

On June 18, 2026, I contacted Mr. Hooks to discuss the violations. He indicated he was waiting for July 1, 2026, when the new state building code laws would go into effect. I advised him that since violations were already on the property, those changes did not apply in this case.

On June 24, 2026, I spoke with Mr. Hooks. He decided to remove the deck and the fence to bring the property into compliance and expected that to happen in the “next two to three weeks." I extended the compliance two weeks to give him time to do the work.

On July 13, 2026, I spoke with Mr. Hooks, who requested more time to get the work done. I extended the compliance date an additional week.

On August 13, 2026, the property owner stopped me on another street to discuss his case. I explained that I could not continue to extend the compliance date without seeing any progress.

On September 4, 2026, I sent texts to his two phone numbers but received no reply.

On September 14, 2026, I left a business card at the property requesting him to call me. He did, and I explained that if the deck and fence were not dismantled by the end of the month, I would have to present the case before the Code Board in October.

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, Section 2 (a)
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:

Notice of Violation and Notice of Hearing have both been mailed via certified mail and posted at the property. Notice of Hearing was posted at City Hall as well. No further communication with property owners.

RECOMMENDED MOTION:

Find the property owners, Ronnie Hooks and Mindy M. Laws of 1204 Vanderbilt Ln. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to $250 per day per violation be imposed until the property is brought into compliance:

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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 26-000074 / 1303 South Lakemont Dr., Cocoa, FL / Ronnie Hooks and Mindy M. Laws, property owners of 1303 South Lakemont Dr. Cocoa, FL, in violation of the following City Codes:

(1) Appendix A- Zoning, Article XV- Administration and Enforcement; Building Permits and Certificates of Occupancy, Section 2 (a)

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

Short Name: 26-000074 / 1303 South Lakemont Dr., Cocoa, FL

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: William Burrows

Requested Action: Find the property owners, Ronnie Hooks and Mindy M. Laws of 1204 Vanderbilt Ln. 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) Appendix A- Zoning, Article XV- Administration and Enforcement; Building Permits and Certificates of Occupancy, Section 2 (a)

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Background:

On January 14, 2026, Building Inspector Marco Delano noted that the property owners had built a deck at the front entrance of the house. There was no permit in CitizenServe, so I sent a Notice of Violation and posted a copy at City Hall.

On January 20, 2026, I spoke with Mr. Hooks. He was unaware he needed a permit and said he would take care of it.

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

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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:

Notice of Violation and Notice of Hearing have both been mailed via certified mail and posted at the property. Notice of Hearing was posted at City Hall as well. No further communication with property owners.

REAL PROPERTY DETAILS
Account 2421354 - Roll Year 2025

Owners	HOOKS, RONNIE L; LAWS, MINDY M
Mailing Address	1303 S LAKEMONT DR COCOA FL 32922
Site Address	1303 SOUTH LAKEMONT DR COCOA FL 32922
Parcel ID	24-36-29-BW-*-244.01
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0142 - NBHD LAKE/RETEN FRTG
Plat Book/Page	0013/0088
Subdivision	COCOA HILLS SUBD, REPLAT OF PT OF
Land Description	COCOA HILLS SUBD, REPLAT OF PT OF N 75 FT OF LOT 244



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$190,230	$196,460	$172,460
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$182,780	$177,630	$172,460
Assessed Value School	$182,780	$177,630	$172,460
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	$132,058	$127,630	$122,460
Taxable Value School	$157,780	$152,630	$147,460

SALES / TRANSFERS

Date	Price	Type	Instrument
04/07/2021	$183,000	WD	9079/1048
10/26/2018	$57,200	WD	8296/1868
06/01/2018	--	CT	8179/2241
11/05/2016	--	DC	7970/0683
04/14/2006	$163,100	WD	5632/4521
05/25/2005	--	QC	5474/6079
04/29/2005	$169,000	WD	5461/1855
06/29/2004	$119,900	WD	5329/2660
05/19/2003	--	TD	4921/3892
01/22/2002	--	WD	4515/3622
10/01/1974	$28,000	--	1483/0057

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	1960
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,292
Screen Porch	90
Utility Room	54
Total Base Area	1,292
Total Sub Area	1,436

Extra Features	
Enclosed Room	284
Enclosed Room	322

Prepared by and Return To:
Joan Read
Majesty Title Services, a division of LandCastle Title Group, LLC
1400 North Highway A1A, Suite 106
Indialantic, FL 32903

Order No.: ML092103019

APN/Parcel ID(s): 24-36-29-BW-*-0244.01

WARRANTY DEED

THIS WARRANTY DEED dated April 7, 2021, by Emily E. DeCaro, a single woman, hereinafter called the grantor, to Ronnie L. Hooks and Mindy M. Laws, husband and wife, whose post office address is 1303 S Lakemont Drive, Cocoa, Fl 32922, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Brevard, State of Florida, to wit:

The North 75 Feet of Lot 244, Replat of Part of Cocoa Hills, according to the map or plat thereof, as recorded in Plat Book 13, Page 88, of the Public Records of Brevard County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2020.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

Print Name

Emily E. DeCaro

Address: 1965 Barkley Avenue
Melbourne, FL 32935

State of Florida

County of Brevard

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 7th day of April, 2021, by Emily E. DeCaro , to me known to be the person(s) described in or who has/have produced FDL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

JOAN T. READ
MY COMMISSION EXPIRES
DECEMBER 19, 2023
#GG 934031
Bonded thru
Budget Notary Services
NOTARY PUBLIC, STATE OF FLORIDA

Search > Account Summary

Real Estate Account #2421354

Owner:
Hooks, Ronnie L
Laws, Mindy M

Situs:
1303 SOUTH LAKEMONT DR
COCOA

Parcel details
Form to Change Mailing Address
Property Appraiser
Homestead Exemption



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 **11/25/2025** for **$2,807.81**.

Apply for the 2026 installment payment plan

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)

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)	

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: HOOKS, RONNIE L; LAWS, MINDY M
1303 S LAKEMONT DR
COCOA FL 32922

Date: 01/14/2026
Case: : 26-000074

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: 1303 SOUTH LAKEMONT DR COCOA FL 32922

Parcel ID #: 24-36-29-BW-*-244.01

Violations:

(1) Appendix A- Zoning, Article XV- Administration and Enforcement; Building Permits and Certificates of Occupancy, Section 2 (a)
(2) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)

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 therefore 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) 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.

Corrective Action:

(1) Please obtain a building permit(s) regarding the fence and front deck/porch.

(2) Please remove all trash/debris and appliances from the property. Please also remove all items that are being stored outside.

IF THE VIOLATIONS ARE NOT CORRECTED BY February 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.

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
HOOKS, RONNIE; LAWS, MINDY
Street and Apt. No., or PO Box No.
1303 S. LAKEMONT DR
City, State, ZIP+4®
COCOA, FL 32922

USPS Postmark Here JAN 15 2026

26-0074

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

9589 0710 5270 3233 0891 39

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

HOOKS, RONNIE
LAWS, MINDY M
1303 S LAKEMONT DR
COCOA, FL 32922

9590 9402 8439 3156 8514 43

2. Article Number *(Transfer from service label)*
9589 0710 5270 3233 0891 39

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

26-0074

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 violation for case 26-000074 was posted at the following location(s):

(1) Date Posted: 01/14/2026
Location: 65 Stone Street Cocoa, FL 32922

William D 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 14 day of January, 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
321-433-8508

Date: September 30, 2026
Case Number: 26-000074

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

HOOKS, RONNIE L; LAWS, MINDY M
1303 S LAKEMONT DR
COCOA FL 32922

RE: 1303 SOUTH LAKEMONT DR COCOA FL 32922
Parcel ID: 24-36-29-BW-*-244.01

Complainant:	**v.**	**Respondent(s):**
THE CITY OF COCOA		HOOKS, RONNIE L; LAWS, MINDY M
A Florida Municipal Corporation		**Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, October 15, 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 debris.
(2) Failure to obtain permits or remove wooden fence and deck.

Applicable City Code(s):

(1) Appendix A- Zoning, Article XV- Administration and Enforcement; Building Permits and Certificates of Occupancy, Section 2 (a)
(2) *City of Cocoa Code of Ordinances, Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-901 – Accumulation.*

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.gov
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date:	09/24/2026
Agenda Date:	10/15/2026
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Jason Brimm
Requested Action:	Enact the $250 per day per fine violation starting from October 14, 2026 as defined in the Code Enforcement Board Order on September 17, 2026.

BACKGROUND:

On September 17, 2026, the Code Enforcement Board ordered the property owner to bring the property into compliance by October 14, 2026.

On October 2, 2026, I mailed a Notice of Non-Compliance Hearing to the property owner and posted it at the property as well.

On October 14, 2026, the property remains in violation of failing to comply with the Code Enforcement Board's Order.

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

City Code Chapter. 6 - Building, 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:

Code Enforcement Board ordered the property owner be brought into compliance by October 14, 2026. Property owner failed to follow the Code Enforcement Board’s order and the property remains in violation. Property owner was mailed a Notice of Non-Compliance Hearing as well as it being posted at the property. There has been no contact from the property owner regarding the Code Enforcement Case.

RECOMMENDED MOTION:

Enact the $250 per day per fine violation starting from October 14, 2026 as defined in the Code Enforcement Board Order on September 17, 2026.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-0796 / 1204 Montclair Rd., Cocoa, FL. 32922 / Terrasena Jones.

The Code Enforcement Board held a public hearing on September 17th, 2026, at which time the Board found the owner, Terrasena Jones, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of October 14th, 2026, to correct the following violation(s).

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. - Accumulation. (1).

Short Name: : CE26-0796 / 1204 Montclair Rd., Cocoa, FL. 32922/Terrasena Jones

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: Nathaniel Propst

Requested Action:
Enact the $250/day fine starting from October 14th, 2026 as defined in the Code Enforcement Board Order on September 17th, 2026.

Background:

On September 17th, 2026, The Code Enforcement Board ordered the property owner to get the property into compliance by October 14th, 2026.

On October 2nd, 2026. I mailed a Notice of Non-Compliance Hearing to the property owner and posted it at the property as well.

On October 14th, 2026, The property remains in violation failing to comply with the Code Enforcement Boards Order.

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

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. -Accumulation. (1).

Previous Action:

Code Enforcement Board ordered the property owner to get the property into compliance by October 14th, 2026. Property owner failed to follow the Code Enforcement Board's order and the property remains in violation. Property owner was mailed a Notice of Non-Compliance Hearing as well as it being posted at the property. There has been no contact from the property owner regarding the Code Enforcement Case.

REAL PROPERTY DETAILS
Account 2421862 - Roll Year 2025

Owners	JONES, TERRASENA
Mailing Address	1204 MONTCLAIR RD COCOA FL 32922
Site Address	1204 MONTCLAIR RD COCOA FL 32922
Parcel ID	24-36-29-25-1-19
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0029
Subdivision	PINERIDGE SUBD UNIT 2
Land Description	PINERIDGE SUBD UNIT 2 LOT 19 BLK 1



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$156,690	$152,250	$144,240
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$156,690	$42,270	$41,040
Assessed Value School	$156,690	$42,270	$41,040
Homestead Exemption	$0	$25,000	$25,000
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$156,690	$17,270	$16,040
Taxable Value School	$156,690	$17,270	$16,040

SALES / TRANSFERS

Date	Price	Type	Instrument
12/14/2005	$119,900	WD	5583/4286
05/31/2002	--	QC	4618/3491
04/10/1981	$41,500	WD	2295/1654

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	ENAMEL METAL
Roof Structure:	HIP/GABLE

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

Sub-Areas	
Base Area (1st)	1,300
Carport	324
Utility Room	72
Total Base Area	1,300
Total Sub Area	1,696

Extra Features
No Data Found

Prepared by:
JEANNI BROWN
American Heritage Title Company
846 North Cocoa Boulevard, Suite C
Cocoa, Florida 32922

File Number: 05-1713

CFN 2005452715 12-27-2005 10:38 am
OR Book/Page: 5583 / 4286

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 1 #Names: 6
Trust: 1.00 Rec: 11.00 Serv: 0.00
839.30 Excise: 0.00
Mtg: 0.00 nt Tax: 0.00

General Warranty Deed

Made this December 14, 2005 A.D. By **Jesse C. Cook Jr and Donna E. Cook, Individually as husband and wife and as Trustees under the Cook Family Trust dated May 31, 2002,** whose address is: 4290 Tangelo Ave, Cocoa, Fl. 32926, hereinafter called the grantor, to **Terrasena Jones**, whose post office address is: 1204 Montclair Rd., Cocoa, Fl 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 19, Block 1, PINERIDGE UNIT NO. 2, according to the Plat thereof as recorded in Plat book 12, Page 29, of the Public Records of Brevard County, Florida.

Parcel ID Number: **24-36-29-25-00001.0-0019.0**

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, 2005.

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:

MCozzi
Witness Printed Name MARIAN COZZI

Rhonda Bowling
Witness Printed Name Rhonda Bowling

Husband and Trustee
Jesse C. Cook Jr (Seal)
Jesse C. Cook Jr, Individually and as Trustee
Address: 4290 Tangelo Ave, Cocoa, Fl. 32926

Donna E. Cook Individual & Trustee (Seal)
Donna E. Cook, Individually and as Trustee
Address:

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 14th day of December, 2005, by Jesse C. Cook Jr and Donna E. Cook, individually as husand and wife and as Trustees under the Cook Family Trust dated May 31, 2002, who is/are personally known to me or who has produced valid driver license as identification.

MCozzi
Notary Public
Print Name: MARIAN COZZI
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
MARIAN COZZI
COMMISSION NUMBER
DD065752
MY COMMISSION EXPIRES
JAN. 22,2006

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Search > Account Summary

Real Estate Account #2421862

Owner:
JONES, TERRASENA

Situs:
1204 MONTCLAIR RD
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 **11/25/2025** for **$3,062.51**.

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	Print (PDF)

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: Terrasena Jones
1204 Montclair Rd.
Cocoa, FL. 32922

Date: 06/15/2026

Case: 26-0796

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: 1204 Montclair Rd. Cocoa, Fl. 32922
Parcel ID #: 24-36-29-25-1-19

Violation(s):
City Code Chapter 6. – Building, construction and property regulations. Article III. – Property maintenance standards. Division 3. -Nuisances. Section. 6-901. -Accumulation.

Description of Violations:
City Code Chapter 6. – Building, construction and property regulations. Article III. – Property maintenance standards. Division 3. -Nuisances. Section. 6-901. -Accumulation.
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.

Corrective Action:
Please remove any trash, debris, junk or other noxious materials from the property.

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 1294 29

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

NP 26-796

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
JUN 16 2026
USPS

Sent To
Terrasena Jones

Street and Apt. No., or PO Box No.
1204 MontClair Rd.

City, State, ZIP+4®
Cocoa, FL 32922

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

NP 24-796

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:

Terrasena Jones
1204 Montclair Rd.
Cocoa, FL 32922



9590 9402 8440 3156 0037 32

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

9589 0710 5270 4196 1294 29

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

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 26-0796 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
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: September 2, 2026
Case Number: 26-0796

NOTICE OF HEARING

JONES, TERRASENA
1204 MONTCLAIR RD.
COCOA FL 32922

RE: Tax 1204 Montclair Rd. Cocoa, Fl. 32922
Parcel ID: 24-36-29-25-1-19

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

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 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) Junk, debris and other noxious materials being stored on the property.

Applicable City Code(s):

(1) City Code Chapter 6. – Building, construction and property regulations. Article III. – Property maintenance standards. Division 3. -Nuisances. Section. 6-901. - Accumulation.

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

9589 0710 5270 4196 1204 90

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OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage and Fees

$

COCOA, FL 32922
Postmark Here
SEP 03 2026
USPS

Sent To
TERRA Selha Jones

Street and Apt. No., or PO Box No.
1204 Montclair Rd.

City, State, ZIP+4®
COCOA, FL 32922

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 Hearing for case 26-0796 was posted at the following location(s):

(1) Date Posted: 09/02/2026
Location: 65 Stone St. Cocoa, FL 32922

(2) Date Posted: 09/02/2026
Location: 1204 Montclair Rd. 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 2 day of September, 2026
by Nathaniel Propst. Code Officer

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

Darla D. Cravi
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Cravi

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: October 2, 2026
Case Number: 26-0796

NOTIFICATION OF VIOLATION(S) & NOTICE OF NON COMPLIANCE HEARING

JONES, TERRASENA
1204 MONTCLAIR RD.
COCOA, FL 32922

RE: 1204 Montclair Rd, Cocoa, FL 32922
Parcel ID: 24-36-29-25-1-19

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

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Alleged Violation(s):

(1) Junk, debris and other noxious materials being stored on the property.

Applicable City Code(s):

(1) *City of Cocoa Code of Ordinances, Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. –Accumulation. (1).*

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Nathaniel Propst
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npropst@cocoafl.org
Monday – Friday: 8AM – 5PM