Agenda
City of Cocoa
Code Enforcement Board Regular Meeting

October 16, 2025
6:00 PM
Cocoa Police Department
Code Enforcement Division
1226 W King 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 16, 2025.
2. Minutes: Regular Meeting of September 18, 2025.
3. Submittal of Document Packet

III. Cases:

1. CE25-350 / 718 Thomas Ave., Cocoa, FL 32922 / Coshed LLC property owner of 718 Thomas Ave., Cocoa, FL 32922, in violation of the following City Codes.

    - Chapter 12 – Local Business Taxes, Sec. 12-15 Penalty for doing business without a local business tax receipt.
    - Chapter 6 – Buildings, Construction and Property Regulations, Sec. 6-901 - Accumulation (1)

2. CE25-529 / Tax # 2461918 / Keith Roberson property owner of Tax # 2461918, in violation of the following City Code.

    - Appendix A, Zoning, Art. XI, Schedule of District Regulations. Sec. 12, District and intent, CG, General Commercial District. (D) Prohibited Uses and Structures (2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character

of the district.

3. CE25-604 / 1201 Japonica Ln. Cocoa, FL 32922 / Richard Willoughby property owner of 1201 Japonica Ln., in violation of the following City Code.

    - Appendix A – Zoning, Art. XIII – Supplemental District Regulations. Sec. 30 – Temporary Storage Units. (a) – Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;

4. CE25-617 / 1205 Vassar Ln. Cocoa, FL 32922 / MG Prime Investment LLC property owner of 1205 Vassar Ln., in violation of the following City Code.

    - Chapter 6, Building, Construction and Property Regulations., Art. III, Property Maintenance Standards., Sec. 6-902 Discarding junk, abandoned or inoperable motor vehicles. (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.

5. CE25-641 / 937 Dixon Blvd. Cocoa, FL 32922 / BUCAMIR LEGACY HOLDING COMPANY LLC property owner of 937 Dixon Blvd., in violation of the following City Code.

    - Chapter 6, Building, Construction and Property Regulations., Art III, Property Maintenance Standards, Sec. 6-901 Accumulation. 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.

IV. Non-Compliance:

V. Other Business:

VI. Abatement Appeals:

VII. Manager Announcements:

VIII. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on November 20, 2025.

IX. 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:	09/25/2025
Agenda Date:	10/16/2025
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Thomas Wilkinson, Code Enforcement Manager
Requested Action:	Approve the agenda of the October 16, 2025, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
None

PREVIOUS ACTION:
None

RECOMMENDED MOTION:
Approve the agenda of the October 16, 2025, Code Board Meeting as presented or with amendments.

Cocoa Police Department
Code Enforcement Division
1226 W King St., Cocoa, FL 32922

Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

October 16, 2025
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 16, 2025
2. Approval of Minutes for September 18, 2025
3. Submittal of Document Packet

CASES

1. CE-25-350 – 718 Thomas Ave.
2. CE-25-529 – Tax # 2461918
3. CE-25-604 – 1201 Japonica Ln
4. CE-25-617 – 1205 Vassar Ln.
5. CE-25-641 – 937 Dixon Blvd

NON-COMPLIANCE

None

Other Business:

None

Abatement Appeals:

None

Manager Announcements

None

Next Meeting Date

November 20, 2025

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 October 16, 2025, or by calling (321)-433-8508

CODE BOARD AGENDA ITEM

Memo Date:	09/25/2025
Agenda Date:	10/16/2025
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Thomas Wilkinson, Code Enforcement Manager
Requested Action:	Approve the minutes of the September 18, 2025, Code Board Meeting as presented or with amendments.

BACKGROUND:
None

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
No

PREVIOUS ACTION:
None

RECOMMENDED MOTION:
Approve the minutes of the September 18, 2025, Code Board Meeting as presented or with amendments.

Code Enforcement Board
Meeting Minutes
September 18, 2025

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, September 18, 2025, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Roberts called the meeting to order at 6:03 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Lloyd Roberts	Chairman
Josue Otero	Vice Chairman
Sharri Scott	Board Member
Dik Muller	Board Member
George Brown Jr.	Board Member

MEMBERS ABSENT:

Gloria Weatherspoon	Board Member
Jody Hatcher	1rst Alternate - excused
Thomas Zimmerman	2nd Alternate

OTHERS PRESENT:

Micheal Mack	Code Enforcement Officer
Jason Brimm	Code Enforcement Officer
Kristen Eick	Board Attorney
Darla Crowl	Recording Secretary
Thomas Wilkinson	Code Enforcement Manager
Charlene Neuterman	Community Services Director

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: September 18, 2025

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

Motion by Mr. Muller, seconded by Vice Chair Otero, to approve to the agenda of September 18, 2025. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: August 21, 2025.

Motion by Vice Chair Otero, seconded by Mr. Muller, to approve to the minutes of August 21, 2025. Vote on the motion carried unanimously.

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

CASES:

1. CE-25-374 – 1512 Cambridge Dr.

Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Brimm testified that the Property Owner was in violation of **City Code Appendix A - Zoning. Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec 2 – Building Permits and Applications** of the City Code.

Code Enforcement Officer Brimm requested that the Board find the Property Owner in violation and be given until September 15, 2025 (30 days) to come into compliance or impose a fine of up **to two hundred and fifty dollars ($250.00)** ***City Code Appendix A - Zoning. Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec 2 – Building Permits and Applications*** per day until found in compliance.

Property representative was sworn in: Wendy Newsome, 1512 Cambridge Dr.

Officer Brimm recommended to the board they give the property owner representative 6 months (March 18, 2026) because they were going through probate. Chairman Roberts questioned the fence if new or replaced. Officer Brimm stated he thought it was new. Ms. Newsome explained why she put the fence up without a permit. Chairman Roberts asked Ms. Newsome if she understood what was needed to come into compliance. Ms. Scott asked Ms. Newsome if she had hired a licensed contractor to install the fence. She explained that the property owner before she passed away had contracted all the work. Attorney Eick asked Ms. Newsome if she was the personal representative of the estate and replied yes. If Ms. Newsome is the personal representative, then she would have the authority to take care of the property and pull permits. More discussion amongst the Board members and staff.

Motion by Vice Chair Otero, seconded by Mr. Brown, to amend Staff's recommendations *and* find the Property Owner in violation and be given until March 18, 2026 (6 months) and a fine of fifty dollars ($50.00) per day. Vote on the motion carried unanimously.

2. CE-25-269 – 2816 Slippery Rock Dr

Complied.

3. CE-24-442 – 5555 Highway 524

Tabled

4. CE-24-878 – 401 Churchill Dr.

Complied.

NON-COMPLIANCE:

1. CE-25-91 – 503 Delannoy Ave.

Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Officer Brimm testified that the Property Owner is in violation of **Appendix A Zoning, Article XI Schedule of District Regulations, Sec. 13 District and Intent - CBD, Central Business District (D) (2) Prohibited Uses and Structures and Appendix A Zoning, Article XV Administration and Enforcement, Sec. 2 Building Permits and Applications (A)** of the City of Cocoa Code. Officer Brimm stated a Notice of Hearing was sent on September 5, 2025, sent certified and posted on the property and property owner remains in violation.

Property owner was sworn in: Dr. Ricardo Henriques, 1285 Tuckaway Dr. Rockledge

Attorney Eick asked about the RV, was it corrected in a timely manner. Officer Brimm stated yes which would be no fine for that violation. Chairman Roberts explained to Dr. Henriques that this was a noncompliance hearing, and he was either in compliance or not. Dr. Henriques spoke about the violations on the property and thought he was able to have the RV since it was his property. He explained that the RV and the electrical have been removed from the property. He also did not understand that the post required a permit. Dr. Henriques said he had already pulled permits for where the car cover was. Manager Wilkinson confirmed that there were only three permits pulled which were two fence and one for an hvac system. There are no permits for a carport, post, electrical or that structure in the system. Attorney Eick questioned Officer Brimm about violation of the building permit which was for the electrical panel, circuitry and light. She questioned the violation and did it pertain to the post. Officer Brimm explained the violation was for the unpermitted work. Attorney Eick stated that the posts were not covered by the violation and that the property owner should be found in compliance. Manager Wilkinson disagreed with Attorney Eick and stated that Article XV commercial district and building permits should cover all. More discussion amongst the Board members, staff and Attorney Eick.

Motion by Vice Chair Otero seconded by Mr. Brown, to amend Staff's recommendation and find the Owner in Compliance and no fine. Vote on the motion carried unanimously.

LIEN REDUCTIONS

None

NEW BUSINESS:

None

OTHER BUSINESS:

None

ABATEMENT APPEALS:

None

Manager Announcements:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on October 16, 2025.

ADJOURNMENT:

There being no further business the meeting adjourned at 6:52 PM.

Approved on this _____ day of _____, 2025.

_____
Lloyd Roberts, Chairman

_____
Darla Crowl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date:	09/29/2025
Agenda Date:	10/16/2025
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Thomas Wilkinson, Code Enforcement Manager
Requested Action:	Find the property owner, Coshed LLC of 718 Thomas Ave., Cocoa, FL 32922 in violation of the following City Codes listed and assess a daily fine of up-to $250/day per violation be imposed immediately until the property is brought into compliance.

City Code Chapter 12 – Local Business Taxes, Sec. 12-15 – Penalty for doing business without a local business tax receipt - Any person engaging in or managing any business, occupation or profession without first obtaining a local business tax receipt required hereunder shall be subject to a penalty of twenty-five percent (25%) of the local business tax receipt determined to be due. In addition, any person who fails to obtain a local business tax receipt within thirty (30) days of being notified by the city, in writing, that they are engaging in or managing any business, occupation or profession without a local business tax receipt is subject to prosecution and penalties as provided in chapter 6.3 of the code.

City Code Chapter 6 – Buildings, Construction and Property Regulations, 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 June 18, 2025, I (Code Officer Brimm) received a citizen complaint regarding the property regarding fence material by the side of the road. I went to the property and knocked several times with no answer.

On June 20, 2025, while researching the property it was discovered that an LLC owned the property and there wasn't a rental business tax receipt present.

On July 16, 2025, I sent a follow-up e-mail to the property manager. The e-mail thread was extensive; the property management didn't agree that a BTR was required. It was provided, in the City Code, where it is. No further communication with the property management as of 7/24/2025.

On July 28, 2025, I updated the photo of the violation. No improvements have been made, it appears more trash/debris is accumulating.

On August 14, 2025, I e-mailed the property manager. There had been progress with the BTR application but nothing in terms of the trash/debris removal.

On August 28, 2025, I went by the property and took an updated photo. The debris is still by the road. The property management was contacted on the 21st via e-mail. As of today, there is still no active BTR for the rental property(s).

On September 25, 2025, I checked on the status of the BTR which has not been obtained.

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

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

City Code Chapter 6 – Buildings, Construction and Property Regulations, Sec. 6-901 - Accumulation (1)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

Staff contacted the property owner initially who claimed back in June that they would begin the process for permitting. Two Notices were sent to the property, an amended notice due to previous violations being addressed and needing revision.

RECOMMENDED MOTION:

Find the property owner, Coshed LLC of 718 Thomas Ave., Cocoa, FL 32922 in violation of

the following City Codes listed and assess a daily fine of up-to $250/day per violation be imposed immediately until the property is brought into compliance.

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Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-350 / 718 Thomas Ave., Cocoa, FL 32922 / Coshed LLC property owner of 718 Thomas Ave., Cocoa, FL 32922, in violation of the following City Codes.

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Short Name: CE25-350 / 718 Thomas Ave., Cocoa, FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

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Previous Action:

Staff contacted the property owner initially who claimed back in June that they would begin the process for permitting. Two Notices were sent to the property, an amended notice due to previous violations being addressed and needing revision.

REAL PROPERTY DETAILS
Account 2422399 - Roll Year 2024

Owners	COSHED LLC
Mailing Address	5737 KANAN RD, # 460 AGOURA HILLS CA 91301
Site Address	718 THOMAS AVE COCOA FL 32922
Parcel ID	24-36-29-76-I-1
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.23
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0013/0039
Subdivision	ROYAL GARDEN HOMES SEC 2
Land Description	ROYAL GARDEN HOMES SEC 2 LOT 1 BLK I



VALUE SUMMARY

Category	2024	2023	2022
Market Value	$145,890	$116,260	$97,850
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$64,940	$59,040	$53,680
Assessed Value School	$145,890	$116,260	$97,850
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$64,940	$59,040	$53,680
Taxable Value School	$145,890	$116,260	$97,850

SALES / TRANSFERS

Date	Price	Type	Instrument
01/12/2017	$48,000	WD	7797/0744
01/11/2017	$36,500	WD	7797/0742
12/16/2015	--	WD	7540/1462
08/17/2004	$72,000	WD	5350/5390
08/30/1994	$45,000	WD	3416/2112
12/01/1974	$24,000	--	1494/0029

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

Sub-Areas	
Base Area (1st)	1,484
Open Porch	132
Open Porch	160
Utility Room	120
Total Base Area	1,484
Total Sub Area	1,896

Extra Features	
Carport	140
Patio - Concrete	304



Detail by Entity Name

Florida Limited Liability Company
COSHED, LLC

Filing Information

Document Number	L11000060857
FEI/EIN Number	45-2561868
Date Filed	05/24/2011
State	FL
Status	ACTIVE

Principal Address

5737 Kanan Rd. #460
AGOURA, CA 91301

Changed: 03/20/2014

Mailing Address

325 E. University Blvd
89
Melbourne, FL 32901

Changed: 02/22/2017

Registered Agent Name & Address

RAM, EREZ
Debbe Patterson
325 E. University Blvd
89
Melbourne, FL 32901

Name Changed: 01/10/2021

Address Changed: 01/10/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

RAM FAMILY TRUST 1996

5737 Kanan Rd. #460
AGOURA, CA 91301

Annual Reports

Report Year	Filed Date
2023	03/04/2023
2024	01/28/2024
2025	01/28/2025

Document Images

01/28/2025 -- ANNUAL REPORT	View image in PDF format
01/28/2024 -- ANNUAL REPORT	View image in PDF format
03/04/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
01/10/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
02/22/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
04/12/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
04/28/2013 -- ANNUAL REPORT	View image in PDF format
11/28/2012 -- Reg. Agent Change	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
05/24/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CFN 2017007899, OR BK 7797 Page 744, Recorded 01/12/2017 at 02:57 PM, Scott Ellis, Clerk of Courts, Brevard County Doc. D: $336.00

Prepared by and return to:
Maria Pasquale
Giannell Title, LLC
800 Silks Run, Suite 2330
Hallandale Beach, FL 33009
(954) 449-6896

File Number: **FL16-M646**

Parcel Identification No. **24-36-29-76-I-1**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 13 day of **January, 2017** between **Meridian Trust, LLC , a Florida limited liability** whose post office address is **800 Silks Run, Suite 2330, Hallandale, FL 33009** of the County of **Broward**, State of **Florida**, grantor*, and **Coshed LLC , a Florida limited liability company,** whose post office address is **5737 Kanan Road, #460, Agoura, CA 91301** of the County of **Los Angeles**, State of **California**, grantee*,

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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard, FL**, to-wit:

Lot 1, Block I, Royal Garden Homes Section Two, according to the plat thereof as recorded in Plat Book 13, Page 39, Public Records of Brevard County, Florida.

Property Address: 718 Thomas Avenue, Cocoa, FL 32922

Subject to any and all restrictions, reservations, easements, and limitations of record, if any, provided that this shall not serve to reimpose same, zoning restrictions, and taxes for the year 2017 and subsequent years.

And said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Maria Pasquale
Witness #1 Signature

Witness #1 Printed Name: Maria Pasquale

Sophie Genkin
Witness #2 Signature

Witness #2 Printed Name: Sophie Genkin

Meridian Trust, LLC

By: _____
Carlos Saez, as authorized representative of
Meridian Trust, LLC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 13 day of January, 2017 by Carlos Saez, as authorized representative of Meridian Trust, LLC, who is personally known to me or has produced a FL Drivers License as identification.

[Notary Seal]

MARIA PASQUALE
MY COMMISSION # FF 139891
EXPIRES: August 1, 2018
Bonded Thru Notary Public Underwriters

Maria Pasquale
Notary Public

Printed Name: Maria Pasquale

My Commission Expires: 8-1-18

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

Notice of Violation

To: Coshed LLC
c/o Erez Ram or Debbe Patterson
325 E. University Blvd #89
Melbourne, FL 32901

Date: 6/24/2025

Case: 25-350

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: 718 Thomas Ave. Cocoa Fl, 32922
Parcel ID: 24-36-29-76-I-1

Violations:

(1) City of Cocoa Code Ch. 12, Sec. 12-15 Penalty for doing business without a local business tax receipt
(2) City of Cocoa Code Ch. 6, Sec. 6-901 Accumulation

Description of Violations:

(1) An active/current Business Tax Receipt (BTR) is required for rental properties in the City of Cocoa.
(2) Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either: a. Unsightly and interferes with the reasonable enjoyment of property by neighbors;

Corrective Action:

(1) Please obtain a business tax receipt for the rental property.
(2) Please remove the trash/debris from the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 28, 2025**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may

be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

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

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

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

CODE BOARD AGENDA ITEM

Memo Date:	09/29/2025
Agenda Date:	10/16/2025
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Thomas Wilkinson, Code Enforcement Manager
Requested Action:	Find the property owner, Keith Roberson of Tax # 2461918 in violation of the following City Code listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance. City Code Appendix A – Zoning, Art. XI – Schedule of District Regulations. Sec. 12 - District and intent - C-G, General Commercial District. (D) – Prohibited Uses and Structures (2) - All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

BACKGROUND:

On July 15, 2025, I (Code Officer Brimm) initiated the case after a citizen called in a complaint. The lot doesn't have a history with Code. I went out to the lot and observed an RV parked on the small empty lot. I spoke with the two individuals living in the RV, who explained that they were living there and didn't have anywhere else to go. The owner of the lot, Keith Roberson called me 321-466-0297 and spoke to me. Stated the two individuals living there were old friends from 20+ years ago who are down on their luck. I informed him and them about 211 for resources as well as Housing for the Homeless who might be able to assist in some way. I told Keith that a case was open, and I would continue monitoring the situation.

On July 16, 2025, I spoke with the adjacent property owner. He was informed that a Code case was opened and the owner of the lot as well as the people living in the RV were spoken with. He was also informed that the two individuals were provided with resource information for housing/food as well. The owner, Keith, had stated that the couple should only be there a few weeks at most.

On July 30, 2025, while coming to work, observed the two individuals still living in the small lot w/ their RV.

On August 4, 2025, the citizen who issued the complaint called me about the RV on the adjacent lot again. I attempted to call the owner at the previous number and it was unable to be called.

On or about 8/20/2025 I spoke with the couple living in the RV. I informed them that I could extend the case another 30 days. They are trying to save money to move and given the circumstances I am trying to work with the property owner and the friends who are

displaced and living in the RV. The extension would be until October 5, 2025.

On September 23, 2025, I spoke with Lacey Smith @ 321-360-9742. Let her know that the Code board hearing would be October 16, 2025. I would call her the following morning with what the Code board decided. Stated the property owner wasn't communicating with them anymore and they had no gas in the RV or a working battery.

On September 25, 2025, I generated an amended Notice of Violation and mailed out it giving the property owner until October 2, 2025.

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

City Code Appendix A – Zoning, Art. XI – Schedule of District Regulations. Sec. 12 – District and intent – C-G, General Commercial District. (D) – Prohibited Uses and Structures (2) – All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
None

PREVIOUS ACTION:
Staff contacted the property owner who requested additional time which was given. Two Notices of Violation were sent to the property owner, an amended notice due to previous violations needing to be altered.

RECOMMENDED MOTION:
Find the property owner, Keith Roberson of Tax # 2461918 in violation of the following City Code listed and assess a daily fine of up to $250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A – Zoning, Art. XI – Schedule of District Regulations. Sec. 12 - District and intent - C-G, General Commercial District. (D) – Prohibited Uses and Structures (2) - All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-529 / Tax # 2461918 / Keith Roberson property owner of Tax # 2461918, in violation of the following City Codes.

City Code Appendix A – Zoning, Art. XI – Schedule of District Regulations. Sec. 12 - District and intent - C-G, General Commercial District. (D) – Prohibited Uses and Structures (2) - All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

Short Name: CE25-529 / Tax # 2461918

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Keith Roberson of Tax # 2461918 in violation of the following City Codes listed and assess a daily fine of up-to $250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A – Zoning, Art. XI – Schedule of District Regulations. Sec. 12 - District and intent - C-G, General Commercial District. (D) – Prohibited Uses and Structures (2) - All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

Background:

On July 15, 2025, I (Code Officer Brimm) initiated the case after a citizen called in a complaint. The lot doesn't have a history with Code. I went out to the lot and observed an RV parked on the small empty lot. I spoke with the two individuals living in the RV, who explained that they were living there and didn't have anywhere else to go. The owner of the lot, Keith Roberson called me 321-466-0297 and spoke to me. Stated the two individuals living there were old friends from 20+ years ago who are down on their luck. I informed him and them about 211 for resources as well as Housing for the Homeless who might be able to assist in some way. I told Keith that a case was open, and I would continue monitoring the situation.

On July 16, 2025, I spoke with the adjacent property owner. He was informed that a Code case was opened and the owner of the lot as well as the people living in the RV were spoken with. He was also informed that the two individuals were provided with resource information for housing/food as well. The owner, Keith, had stated that the couple should only be there a few weeks at most.

On July 30, 2025, while coming to work, observed the two individuals still living in the small lot w/ their RV.

On August 4, 2025, the citizen who issued the complaint called me about the RV on the adjacent lot again. I attempted to call the owner at the previous number and it was unable to be called.

On or about 8/20/2025 I spoke with the couple living in the RV. I informed them that I could extend the case another 30 days. They are trying to save money to move and given the circumstances I am trying to work with the property owner and the friends who are displaced and living in the RV. The extension would be until October 5, 2025.

On September 23, 2025, I spoke with Lacey Smith @ 321-360-9742. Let her know that the Code board hearing would be October 16, 2025. I would call her the following morning with what the Code board decided. Stated the property owner wasn't communicating with them anymore and they had no gas in the RV or a working battery.

On September 25, 2025, I generated an amended Notice of Violation and mailed out it giving the property owner until October 2, 2025.

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

City Code Appendix A – Zoning, Art. XI – Schedule of District Regulations. Sec. 12 – District and intent – C-G, General Commercial District. (D) – Prohibited Uses and Structures (2) – All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

Previous Action:

Staff contacted the property owner who requested additional time which was given. Two Notices of Violation were sent to the property owner, an amended notice due to previous violations needing to be altered.

REAL PROPERTY DETAILS
Account 2461918 - Roll Year 2024

Owners	ROBERSON, KEITH
Mailing Address	1225 OLD DIXIE HWY TITUSVILLE FL 32796
Site Address	NONE
Parcel ID	24-36-17-00-510.2
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1000 - VACANT COMMERCIAL LAND
Total Acres	0.01
Site Code	0300 - U S 1
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PT OF NE 1/4 OF SW 1/4 AS DESC IN ORB 6119 PG 1764



VALUE SUMMARY

Category	2024	2023	2022
Market Value	$890	$890	$890
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$890	$890	$890
Assessed Value School	$890	$890	$890
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$890	$890	$890
Taxable Value School	$890	$890	$890

SALES / TRANSFERS

Date	Price	Type	Instrument
05/20/2024	$4,500	XD	10067/1772
05/07/2008	--	QC	6119/1764

No Data Found

DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax deed file number: 230759

Parcel ID number: 2461918

Formerly Assessed: LOTS OF LOTS LLC

TAX DEED

BREVARD County, Florida

For official use only

Tax Certificate numbered 4245 issued on **06/01/2021** , was filed in the office of the tax collector of Brevard County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 16th day of May, 2024 the land was offered for sale. It was sold to **KEITH ROBERSON** address **1225 OLD DIXIE HWY TITUSVILLE, FL 32796** who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

PT OF NE 1/4 OF SW 1/4 AS DESC IN ORB 6119 PG 1764 GEO NUMBER 24 3617-00-510.2

On **16th day of May, 2024,** in Brevard County, Florida, for the sum of ($4,500.00) Four Thousand Five Hundred Dollars Dollars, the amount paid as required by law.

Witness:
Daniel Price
PO Box 2767
Titusville, FL 32781-2767

Angelina Casper
PO Box 2767
Titusville, FL 32781-2767

RACHEL M. SADOFF,
Clerk of Courts,
BREVARD COUNTY, FLORIDA

By: _____
Deputy Clerk
J MUTTER

BREVARD, County, Florida

On this 20th day of May, 2024, before me personally appeared J MUTTER, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal on the date aforesaid.

Erin Veronesi

_____

Clerk's Certificate

STATE OF FLORIDA
COUNTY OF BREVARD

TAX DEED FILE NO: 230759

BE IT KNOWN THAT I, RACHEL M. SADOFF, Clerk of the Circuit Court in and for the COUNTY OF BREVARD, STATE OF FLORIDA, DO HEREBY CERTIFY that I did on February 27, 2024 mail a copy of the statutory warning and the attached notice, addressed to the following as required by law. [FLA Statutes, CH. 197.522(1)]

9589071052700679157224 LOTS OF LOTS LLC 400 SEABREEZE BLVD DAYTONA BEACH, FL 32118
9589071052700679157231 LOTS OF LOTS LLC 699 MASON AVE UNIT B DAYTONA BCH, FL 32117-0000
9589071052700679157248 LOTS OF LOTS, LLC 699 MASON AVE., UNIT B DAYTONA BEACH, FL 32117
9589071052700679157255 LAWRENCE D FORD, REGISTERED AGENT O/B/O LOTS OF LOTS LLC 699 MASON AVE SUITE B DAYTONA BEACH, FL 32117
9589071052700679157262 CITY OF COCOA 65 STONE ST. COCOA, FL 32922
9589071052700679157279 THOMAS D TOMASKO AND TOMASKO TAE Y 7205 CARILLON AVE COCOA, FL 32927

I HEREBY CERTIFY that in addition to the mailing the statutory notices and warnings I did provide the following as required for service by law [FLA Statutes, CH. 197.522(2)].

__3__ Sheriff of VOLUSIA COUNTY SHERIFF, copies of the notice of statutory warning for personal service and mailing, or posting.

WITNESS MY HAND AND SEAL AT TITUSVILLE, IN THE COUNTY AND STATE AFORESAID, ON 20th day of May, 2024.

RACHEL M. SADOFF
CLERK OF CIRCUIT COURT

Jennifer Mutter, Deputy Clerk

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

Amended Notice of Violation

To: Keith Roberson
1225 Old Dixie Hwy
Titusville, FL 32796

Date: 9/25/2025
Case: 25-529

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: Tax # 2461918
Parcel ID: 24-36-17-00-510.2

Violations:

(1) City Code Appendix A. Art. XI. Sec 12 (D)(2)

Description of Violations:

(1) Prohibited Uses & Structures - All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

Corrective Action:

(1) Please remove the RV from the property while it is being lived in.

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

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

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

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

CODE BOARD AGENDA ITEM

Memo Date:	09/29/2025
Agenda Date:	10/16/2025
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Thomas Wilkinson, Code Enforcement Manager
Requested Action:	Find the property owner, Richard Willoughby of 1201 Japonica Ln. in violation of the following City Codes listed and assess a daily fine of up-to $250/day per violation be imposed immediately until the property is brought into compliance. City Code Appendix A – Zoning, Art. XIII – Supplemental District Regulations. Sec. 30 – Temporary Storage Units. (a) – Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;

BACKGROUND:

On August 14, 2025, I (Code Officer Brimm) opened the case after noticing an on-going issue with temporary storage container being kept on property for an extended period. The property has a history of Code Enforcement. The property is privately owned and is not homesteaded. The Notice of Violation will be generated and mailed the following business day. No contact with the owner. Photos were taken and uploaded. Taxes are not currently paid up to date. I attempted to contact the owner according to the number on the water account and it couldn't be completed. Richard Willoughby 321-349-9147

On September 16, 2025, I inspected the property and took updated photos. There appeared to be no improvements. The temporary storage container had been moved, but into the grass of the front property. No contact with the owner(s).

On September 25, 2025, I generated and mailed an amended Notice of Violation to cite the specific code subsection regarding the temporary storage. The owner was given a compliance date of October 2, 2025.

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

City Code Appendix A – Zoning, Art. XIII – Supplemental District Regulations. Sec. 30 – Temporary Storage Units. (a) – Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:
None

PREVIOUS ACTION:
Staff attempted to contact the property owner via cell phone, and two Notices of Violations were mailed to the property owner.

RECOMMENDED MOTION:
Find the property owner, Richard Willoughby of 1201 Japonica Ln. in violation of the following City Codes listed and assess a daily fine of up-to $250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A – Zoning, Art. XIII – Supplemental District Regulations. Sec. 30 – Temporary Storage Units. (a) – Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-604 / 1201 Japonica Ln. Cocoa, FL 32922 / Richard Willoughby property owner of 1201 Japonica Ln., in violation of the following City Codes.

City Code Appendix A – Zoning, Art. XIII – Supplemental District Regulations. Sec. 30 – Temporary Storage Units. (a) – Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;

Short Name: CE25-604 / 1201 Japonica Ln.

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Richard Willoughby of 1201 Japonica Ln. in violation of the following City Codes listed and assess a daily fine of up-to $250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A – Zoning, Art. XIII – Supplemental District Regulations. Sec. 30 – Temporary Storage Units. (a) – Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;

Background:

On August 14, 2025, I (Code Officer Brimm) opened the case after noticing an on-going issue with temporary storage container being kept on property for an extended period. The property has a history of Code Enforcement. The property is privately owned and is not homesteaded. The Notice of Violation will be generated and mailed the following business day. No contact with the owner. Photos were taken and uploaded. Taxes are not currently paid up to date. I attempted to contact the owner according to the number on the water account and it couldn't be completed. Richard Willoughby 321-349-9147

On September 16, 2025, I inspected the property and took updated photos. There appeared to be no improvements. The temporary storage container had been moved, but into the grass of the front property. No contact with the owner(s).

On September 25, 2025, I generated and mailed an amended Notice of Violation to cite the specific code subsection regarding the temporary storage. The owner was given a compliance date of October 2, 2025.

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

City Code Appendix A – Zoning, Art. XIII – Supplemental District Regulations. Sec. 30 – Temporary Storage Units. (a) – Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;

Previous Action:

Staff attempted to contact the property owner via cell phone, and two Notices of Violations were mailed to the property owner.

REAL PROPERTY DETAILS
Account 2421884 - Roll Year 2025

Owners	WILLOUGHBY, RICHARD
Mailing Address	1201 JAPONICA LANE COCOA FL 32922
Site Address	1201 JAPONICA LN COCOA FL 32922
Parcel ID	24-36-29-25-3-10
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	0012/0029
Subdivision	PINERIDGE SUBD UNIT 2
Land Description	PINERIDGE SUBD UNIT 2 LOT 10 BLK 3



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$153,810	$149,340	$138,460
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$91,210	$82,920	$75,390
Assessed Value School	$153,810	$149,340	$138,460
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$91,210	$82,920	$75,390
Taxable Value School	$153,810	$149,340	$138,460

SALES / TRANSFERS

Date	Price	Type	Instrument
10/01/2013	--	QC	7005/0734
01/13/2010	$45,000	WD	6098/0861
06/01/1997	$42,900	PR	3679/1797
05/30/1958	--	WD	0102/0638

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

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

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

Sub-Areas	
Base Area (1st)	1,100
Carport	200
Enclosed Por	200
Open Porch	20
Open Porch	96
Utility Room	60
Utility Room	36
Total Base Area	1,100
Total Sub Area	1,712

Extra Features
No Data Found

CFN 2013243394, OR BK 7005 Page 734, Recorded 11/04/2013 at 01:52 PM, Scott Ellis, Clerk of Courts, Brevard County Doc. D: $0.70

Prepared By: **Frances A Stanton**

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 24-36-29-25-00003.0-0010.00

This Quit Claim Deed, Executed this 1st day of October, 2013,

By: Belinda C. Willoughby

To: Richard Willoughby

Whose post office address is 1201 Japonica Lane, Cocoa, Fl 32922
Witnesseth, That the said first party, for and in consideration of the sum of $10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of Brevard, State of Florida To Wit:

LT 10 BLK 3 PB 12 PG 29 PINERIDGE SUBD UNIT 2 S 29 T 24 R 36 SUBID 25
A/K/A 1201 Japonica Lane Cocoa, Fl 32922

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

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

Signed, sealed, and delivered in the presence of :

Witness Signature as to First Party

Debra Agostino
Printed Name

Witness Signature as to First Party

Gilbert Strickland
Printed Name

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

Signature of First Party

Belinda C. Willoughby
Printed Name

1201 Japonica Lane
Post Office Address

Cocoa, FL 32922

Signature of Co-First Party (if any)

Debra Ogastino
Printed Name

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

Gilbert Strickland
Printed Name

Richard F. Willoughby
Printed Name

1048 Hickory Ln. 32922
Post Office Address

STATE OF FLORIDA-COUNTY OF BREVARD
The foregoing instrument was acknowledged before me this 1 **day of** Oct. **, 20** 13 **, by** Belinda C. Willoughby **, who is personally known to me or has produced** Driver License **as identification and who did/did not take an oath.**

CATHERINE FRANTANTONI
MY COMMISSION # EE212904
EXPIRES March 21, 2016
(407)398-0153 NotaryOfAmerica.com

Catherine Frantantoni
Signature of Notary/Deputy Clerk

CATHY FRANTANTONI
Printed Name

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

Amended Notice of Violation

To: Richard Willoughby
1201 Japonica Ln.
Cocoa, FL 32922

Date: 9/25/2025
Case: 25-604

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: 1201 Japonica Ln. Cocoa, FL 32922
Parcel ID: 24-36-29-25-3-10

Violations:

(1) City of Cocoa Code Appendix A. Art. XIII. Sec. 30 (a)(3)

Description of Violations:

(1) The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year.

Corrective Action:

(1) Please remove the temporary storage container from the property.

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

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

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

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

CODE BOARD AGENDA ITEM

Memo Date:	09/29/2025
Agenda Date:	10/16/2025
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Thomas Wilkinson, Code Enforcement Manager
Requested Action:	Find the property owner, MG Prime Investment LLC of 1205 Vassar Ln. 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., Art. III – Property Maintenance Standards., Sec. 6-902 – Discarding junk, abandoned or inoperable motor vehicles. (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 August 14, 2025, I (Code Officer Brimm) opened the case after noticing an on-going issue with temporary storage container being kept on property for an extended period. The property has a history of Code Enforcement. The property is privately owned and is not homesteaded. The Notice of Violation will be generated and mailed the following business day. No contact with the owner. Photos were taken and uploaded. Taxes are not currently paid up to date. I attempted to contact the owner according to the number on the water account and it couldn't be completed. Richard Willoughby 321-349-9147

On September 16, 2025, I inspected the property and took updated photos. There appeared to be no improvements. The temporary storage container had been moved, but into the grass of the front property. No contact with the owner(s).

On September 25, 2025, I generated and mailed an amended Notice of Violation to cite the specific code subsection regarding the temporary storage. The owner was given a compliance date of October 2, 2025.

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

City Code Chapter 6 – Building, Construction and Property Regulations., Art. III – Property Maintenance Standards., Sec. 6-902 – Discarding junk, abandoned or inoperable motor vehicles. (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.

PRIORITY AREA CONNECTION:
Public Safety/Community Standards

BUDGETARY IMPACT:
None

PREVIOUS ACTION:
Staff attempted to contact the property owner via cell phone, and two Notices of Violations were mailed to the property owner.

RECOMMENDED MOTION:
Find the property owner, MG Prime Investment LLC of 1205 Vassar Ln. 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., Art. III – Property Maintenance Standards., Sec. 6-902 – Discarding junk, abandoned or inoperable motor vehicles. (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.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-617 / 1205 Vassar Ln. Cocoa, FL 32922 / MG Prime Investment LLC property owner of 1205 Vassar Ln., in violation of the following City Codes.

City Code Chapter 6 – Building, Construction and Property Regulations., Art. III – Property Maintenance Standards., Sec. 6-902 – Discarding junk, abandoned or inoperable motor vehicles. (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.

Short Name: CE25-617 / 1205 Vassar Ln.

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, MG Prime Investment LLC of 1205 Vassar Ln. 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., Art. III – Property Maintenance Standards., Sec. 6-902 – Discarding junk, abandoned or inoperable motor vehicles. (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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day. No contact with the owner. Photos were taken and uploaded. Taxes are not currently paid up to date. I attempted to contact the owner according to the number on the water account and it couldn't be completed. Richard Willoughby 321-349-9147

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Previous Action:

Staff attempted to contact the property owner via cell phone, and two Notices of Violations were mailed to the property owner.

REAL PROPERTY DETAILS
Account 2416517 - Roll Year 2025

Owners	MG PRIME INVESTMENT LLC
Mailing Address	1807 HUDSON DR ROCKLEDGE FL 32955
Site Address	1205 VASSAR LN COCOA FL 32922
Parcel ID	24-36-20-50-11-16
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.17
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0013/0023
Subdivision	PINERIDGE UNIT NO 4
Land Description	PINERIDGE UNIT NO 4 LOT 16 BLK 11



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$173,610	$177,130	$148,670
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$153,740	$139,770	$127,070
Assessed Value School	$173,610	$177,130	$148,670
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$153,740	$139,770	$127,070
Taxable Value School	$173,610	$177,130	$148,670

SALES / TRANSFERS

Date	Price	Type	Instrument
03/21/2025	--	QC	10302/1092
11/10/2020	$120,000	WD	8915/1152
11/10/2020	$120,000	WD	8915/2871
11/30/2005	$135,000	WD	5574/5653
11/01/1999	$52,500	WD	4088/3274
07/30/1990	$39,500	WD	3072/3363
08/29/1984	$40,000	WD	2538/0504
08/10/1973	$18,600	WD	1369/0836

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)	1,080
Carport	240
Enclosed Por	108
Total Base Area	1,080
Total Sub Area	1,428

Extra Features
No Data Found

CFN 2025066607, OR BK 10302 Page 1092, Recorded 04/04/2025 at 09:07 AM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: $0.70

THIS QUIT-CLAIM DEED,

Executed this 21st day of March, 2025, from

Guillermo Alfredo Sanchez-Martinez, single

First Party, To

MG Prime Investment, LLC

Second party: 1807 Hudson Dr., Rockledge, Fla. 32955

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation wherever the context so admits or requires)

Witnesseth, That the said first party, for and in consideration of 0 00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title interest, claim and demand which the said first party has in and to the following described lot, piece, or parcel of land situate, lying and being in the County of Brevard, State of Florida, to wit:

Lot 16, Block 11, PINERIDGE, Unit No. 4, according to the plat thereof, as recorded in Plat Book 13, page 23, public records of Brevard County, Florida.

Parcel ID#24-36-20-50-11-16

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

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

Signed, sealed and delivered in the presence of:

Witness:Kimberly Minot
550 S. Cocoa Blvd.
Cocoa, Fla. 32922

Guillermo Alfredo Sanchez-Martinez
1228 Winding Meadows Rd.
Rockledge, Fla. 32955

Witness:Thomas Minot
550 S. Cocoa Blvd.
Cocoa, Fla. 32922

State of Florida // County of Brevard

The foregoing instrument was acknowledged before me this 21st day of March, 2025, by Guillermo Alfredo Sanchez-Martinez, who produced a Fla. Driver License as identification.

Notary Public, State of Florida.

Prepared by and
Return to:
Tom Minot
550 S. Cocoa Blvd.
Cocoa, Fla. 32922

THOMAS F MINOT
MY COMMISSION EXPIRES NOVEMBER 21, 2025
#HH 197903
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Detail by Entity Name

Florida Limited Liability Company
MG PRIME INVESTMENT LLC

Filing Information

Document Number	L23000459033
FEI/EIN Number	93-3831385
Date Filed	10/04/2023
Effective Date	10/01/2023
State	FL
Status	ACTIVE

Principal Address

1807 HUDSON DR
ROCKLEDGE, FL 32955

Mailing Address

1807 HUDSON DR
ROCKLEDGE, FL 32955

Registered Agent Name & Address

GARCIA, MAYRA
1318 AVALON DR
ROCKLEDGE, FL 32955

Authorized Person(s) Detail

Name & Address

Title MGR

GARCIA CAMPOS, JOSE A
1807 HUDSON DR
ROCKLEDGE, FL 32955

Title MGR

GARCIA, MARIA E
1807 HUDSON DR
ROCKLEDGE, FL 32955

Annual Reports

Report Year	Filed Date

2024	05/02/2024
2025	01/22/2025

Document Images

01/22/2025 -- ANNUAL REPORT	View image in PDF format
05/02/2024 -- ANNUAL REPORT	View image in PDF format
10/04/2023 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

Notice of Violation

To: MG Prime Investment LLC
c/o Mayra Garcia
1807 Hudson Dr.
Rockledge, FL 32955

Date: 8/19/2025

Case: 25-617

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: 1205 Vassar Ln. Cocoa, FL 32922
Parcel ID: 24-36-20-50-11-16

Violations:

(1) City of Cocoa Code Chapter 6. Art. III. Sec 6-902 (b)(2)

Description of Violations:

(1) 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..

Corrective Action:

(1) Please ensure all vehicles are properly registered, stickered, and operable that are on the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY September 19, 2025**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the

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

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

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

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

CODE BOARD AGENDA ITEM

Memo Date:	09/29/2025
Agenda Date:	10/16/2025
Prepared By:	Darla Crowl, Code Enforcement Coordinator
Through:	Thomas Wilkinson, Code Enforcement Manager
Requested Action:	Find the property owner, BUCAMIR LEGACY HOLDING COMPANCY LLC of 937 Dixon Blvd. 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., Art III – Property Maintenance Standards., Sec. 6-901 – Accumulation - 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 September 4, 2025, I (Code Officer Brimm) was assigned the case after a citizen initiated a complaint. The property will be inspected the following business day. The property is owned by LLC and is a commercial business. The property taxes are paid up to date. The property does have a history with Code enforcement.

On September 8, 2025, I inspected the property and observed (1) or more violations. Photos were taken and uploaded. A Notice of Violation was generated and mailed out.

On September 9, 2025, I was contacted by the counselor then subsequently the doctor at the ABC counseling. Both were extremely agitated with the Code process and ultimately requested to speak to the Manager which I informed the doctor I would relay the

information to him. 321-266-1328

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

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

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

Staff talked to the property owner regarding the violation. Property owner was given Notice that the property was in violation.

RECOMMENDED MOTION:

Find the property owner, BUCAMIR LEGACY HOLDING COMPANCY LLC of 937 Dixon Blvd. 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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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: CE25-641 / 937 Dixon Blvd. Cocoa, FL 32922 / BUCAMIR LEGACY HOLDING COMPANY LLC property owner of 937 Dixon Blvd., in violation of the following City Codes.

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Short Name: CE25-641 / 937 Dixon Blvd.

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, BUCAMIR LEGACY HOLDING COMPANCY LLC of 937 Dixon Blvd. in violation of the following City Codes listed and assess a daily fine of up-to $250/day per violation be imposed immediately until the property is brought into compliance.

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Background:

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Previous Action:

Staff talked to the property owner regarding the violation. Property owner was given Notice that the property was in violation.

Estimate Property Taxes

Account: 2421360



Owners:
BUCAMIR LEGACY HOLDING COMPANY LLC
Wrong ownership? Maybe this is why...

Mail Address:
1802 S FISKE BLVD ROCKLEDGE FL 32955

Site Address:
937 DIXON BLVD COCOA FL 32922

Parcel ID:
24-36-29-BY-*-8.01

Taxing District:
23D0 - COCOA

2025 Exemptions:
NONE
Wrong exemption? Maybe this is why...

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

Total Acres:
1.95

Site Code:
0312 - DIXON

Plat Book/Page:
0009/0037

Subdivision Name:
CRESTVIEW ACRES

Land Description:
CRESTVIEW ACRES PART OF LOT 8 & PART OF LOTS 2,3, 13 & ALL OF LOTS 4,5,9,10,11 & 12 BLK 2 OF PB 11 PG 20 AS DESC IN ORB 2317 PG 571

Value

Category	2025	2024	2023
Market Value:	$494,140	$494,700	$449,880
Agricultural Classified Use Value:	$0	$0	$0
Assessed Value Non-School:	$494,140	$494,700	$449,880
Assessed Value School:	$494,140	$494,700	$449,880
Homestead Exemption:	$0	$0	$0
Additional Homestead:	$0	$0	$0
Other Exemptions:	$0	$0	$0
Taxable Value Non-School:	$494,140	$494,700	$449,880

Category	2025	2024	2023
Taxable Value School:	$494,140	$494,700	$449,880

Sales/Transfers

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

Date	Price	Type	Instrument
10/15/2024	$575,000	WD	10178/2074
07/31/2018	$425,000	WD	8227/690
02/01/1997	$200,000	02	3645/2761
08/03/1981	$96,000	WD	2317/571

Buildings

Wrong building data? Maybe this is why...

Property Data Card #1

MATERIALS

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

DETAILS

Description	Value
Bldg. Use:	1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY
Year Built:	1986
Story Height:	12
Floors:	1
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	4,943
Open Porch	383
Total Base Area	4,943
Total Sub Area	5,326

EXTRA FEATURES

Description	Units
Light Poles	9
Paving - Concrete	588
Paving - Asphalt	30,951

Prepared by and return to:
Bradley F. White, Esq.
WhiteBird, PLLC
2101 Waverly Place
Melbourne, FL 32901
(321) 327-5580
File No. 671-00019

Parcel Identification No. 24-36-29-BY-8.01/2421360
Actual Consideration: $575,000.00

(Space above this line reserved for recording office use only)

WARRANTY DEED

This Warranty Deed is made effective the 15 day of October, 2024, by **The Network Group, Inc., a Florida corporation,** whose post office address is 823 N. Cocoa Blvd., Ste. C, Cocoa, FL 32922, hereinafter called the Grantor, to **BUCAMIR Legacy Holding Company, LLC, a Florida limited liability company,** whose post office address is 1802 S. Fiske Blvd., Rockledge, FL 32955, hereinafter called the Grantee.

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH, that the Grantor, for and in consideration of the sum of $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:

See Attached Exhibit A

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

TOGETHER WITH all 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, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the 15 day of October, 2024.

The Network Group, Inc., a Florida Corporation

By: _____
Paula R. Yandell, President

Signed, sealed, and delivered in the presence of:

_____
Witness Signature

Phyllis Egendoerfer
Witness Printed Name

2101 Waverly Place, Melbourne, FL 32901

_____
Witness Signature

Beth Rulichene
Witness Printed Name

2101 Waverly Place, Melbourne, FL 32901

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me made by means of [X] physical presence or [ ] by remote online notarization this 15 day of October, 2024, by Paula R. Yandell, as President of The Network Group, Inc., who is personally known to me or has produced FL dl as identification.

_____
Notary Public - State of Florida
Print Name: _____

My Commission Expires:

PHYLLIS ENGEL EGENDOERFER
MY COMMISSION # HH 330736
EXPIRES: January 25, 2027

Exhibit A

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING PORTIONS OF LOTS 8 AND 9 OF THE PLAT OF CRESTVIEW ACRES, AS RECORDED IN PLAT BOOK 9, PAGE 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 8 AND RUN S. 89°25'00"W., ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 130.50 FEET; THENCE N. 89°36'00" W., ALONG SAID NORTH LINE, A DISTANCE OF 157.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF DIXON BOULEVARD (ALSO KNOWN AS STATE ROAD NO. 503 - A 100 FOOT RIGHT OF WAY); THENCE S. 34°01'51" W., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 53.16 FEET TO THE POINT OF CURVATURE OF A 1482.69 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 04°05'50" A DISTANCE OF 106.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 07°43'43" AN ARC DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 8; THENCE S. 89°47'43" E ALONG SAID SOUTH LINE, A DISTANCE OF 30.52 FEET; THENCE S. 00°12'17" W., AND ALONG THE EAST LINE OF LOT 6 OF SISCO'S PLAT AS RECORDED IN PLAT BOOK 11, PAGE 20 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 140.4 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N. 89°47'43"W., ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 75.0 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID SISCO'S PLAT; THENCE S.00°12'17" W., ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 115.40 FEET TO THE POINT ON THE NORTH RIGHT OF WAY LINE OF NANCY AVENUE (A 50 FOOT RIGHT OF WAY); THENCE S. 89°47'43" E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 388.78 FEET, THENCE N. 27°20'19" W., A DISTANCE OF 456.56 FEET TO THE POINT OF BEGINNING.

937 Dixon Boulevard, Cocoa, FL 32922



Detail by Entity Name

Florida Limited Liability Company
BUCAMIR LEGACY HOLDING COMPANY, LLC

Filing Information

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Principal Address

3029 Vallejo Way
Melbourne, FL 32940

Changed: 04/23/2025

Mailing Address

3029 Vallejo Way
Melbourne, FL 32940

Changed: 04/23/2025

Registered Agent Name & Address

WHITE, BRADLEY F, ESQ.
2101 WAVERLY PLACE
MELBOURNE, FL 32901

Authorized Person(s) Detail

Name & Address

Title MGR

VERMILLERA, CHRISTA J
3029 Vallejo Way
Melbourne, FL 32940

Annual Reports

Report Year	Filed Date
2025	04/23/2025

Document Images

04/23/2025 -- ANNUAL REPORT	View image in PDF format
07/30/2024 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

Notice of Violation

To: Christa J. Vermillera
3029 Vallejo Way
Melbourne, FL 32940

Date: 9/8/2025

Case: 25-641

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: 937 Dixon Blvd. Cocoa, FL 32922
Parcel ID: 24-36-29-BY-*-8.01

Violations:

(1) City Code Ch. 6, Art III. Sec-6-901

Description of Violations:

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

Corrective Action:

(1) Please remove the trash/debris from the back of the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY September 19, 2025**,** the City of Cocoa may: (1) issue you a citation which can result in a fine up to $250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to $250.00 per violation per day, or $500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to $5,000.00 per violation.

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

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

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