



**Agenda
City of Cocoa
Code Enforcement Board Regular Meeting**

**May 15, 2025
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

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of May 15, 2025.
2. Minutes: Regular Meeting of March 20, 2025.

III. Cases:

1. CE25-37 / 1112 Ohio Street, Cocoa, FL / Mark Yates property owner of 1112 Ohio Street, Cocoa, FL, in violation of the following City Codes.
 - Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11) Junk, Trash, Debris
 - Ch. 6, Art. III, Div. 3, Sec. 6-902 (b)(2) Abandoned Vehicles
 - Ch. 12, Sec. 12-11 Doing Business Without BTR
 - App. A, Art. XI, Sec. 15 (A)(15)(f)(8) District and Intent – Wholesale Commercial

IV. Non-Compliance:

1. CE-24-860 / 900 Friday Rd. Cocoa FL / Cocoa Loft LLC.
The Code Enforcement Board held a public hearing on February 20, 2025, at which time the Board found the owner, Cocoa Loft LLC, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of March 20, 2025, to correct the following violation(s).
 - App. A, Article. XV, Sec. 2 (a) Permit Required.

V. Lien Reductions:

1. CE19-00193 / 1501 Harvard Dr. / The property owner, Karen Scott, is requesting the Code Enforcement lien be reduced from \$4,675.00 to the amount of Zero.
2. CE23-0156 / 1106 Mitchell St. / The property owner (One Stop Construction) is requesting the Code Enforcement lien of \$12,820.00 be reduced to the amount of city's cost.
3. CE22-0583 / 128 Aurora St. / The property owner (Faraway SG LLC.) is requesting the Code Enforcement lien of \$13,820.00 be reduced to the amount of \$4,685.00.
4. CE23-0649 / 535 S Kentucky Ave. / The property owner (535 S Kentucky Land Trust) is requesting the Code Enforcement Lien of \$29,330.00 be reduced to the amount of the city's cost.

VI. New Business:

VII. Other Business:

VIII. Abatement Appeals:

IX. Manager Announcements:

X. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on June 19, 2025.

XI. Adjournment:

NOTICE TO THE PUBLIC:

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

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

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

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

CODE BOARD AGENDA ITEM

Memo Date: 04/28/2025
Agenda Date: 5/15/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the agenda of the May 15, 2025, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve the agenda of the May 15, 2025, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

May 15, 2025

6:00 PM

Opening Matters

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

Approval of Agenda & Minutes

1. Approval of Meeting Agenda: May15, 2025
2. Approval of Minutes for March 20, 2025
3. Submittal of Document Packet

CASES

1. CE-25-37 – 1112 Ohio St

NON-COMPLIANCE

1. CE-24-860 – 900 Friday Rd

LIEN REDUCTIONS:

1. CE-19-00193 – 1501 Harvard Dr

2. CE-23-0156 – 1106 Mitchell St
3. CE-22-0583 – 128 Aurora St
4. CE-23-0649 – 535 S Kentucky Ave

NEW BUSINESS

None

Other Business:

None

Abatement Appeals:

None

Manager Announcements

None

Next Meeting Date

June 19, 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 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 Board] at [65 Stone St.] Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting May 15, 2025, or by calling (321)-433-8508



CODE BOARD AGENDA ITEM

Memo Date: 04/28/2025
Agenda Date: 5/15/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Request Approval of the Minutes of the Code Enforcement Regular Meeting held on March 20, 2025, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Approval of the Minutes of the Code Enforcement Regular Meeting held on March 20, 2025, either as written or with amendments.

**Code Enforcement Board
Meeting Minutes
March 20, 2025**

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, March 20, 2025 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

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

MEMBERS PRESENT:

Lloyd Roberts	Chairman
Josue Otero	Vice Chairman
Sharri Scott	Board Member
Michael Simpson	Board Member
Dik Muller	Board Member

MEMBERS ABSENT:

George Brown Jr.	Board Member - unexcused
Melissa Acosta	Board Member - unexcused
Gloria Weatherspoon	1st Alternate - unexcused

OTHERS PRESENT:

Tom Wilkinson	Code Enforcement Manager
Micheal Mack	Code Enforcement Officer
Justin Simpson	Code Enforcement Officer
Jason Brimm	Code Enforcement Officer
Amelia Ulmer	Board Attorney
Darla Crowl	Recording Secretary
Mark Baaden	Lieutenant
Evander Collier IV	Police Chief
Charlene Neuterman	Community Services Director

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: March 20, 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 March 20, 2025. Vote on the motion carried unanimously.

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

Motion by Vice Chair Otero, seconded by Mr. Muller, to approve to the minutes of February 20 2025. Vote on the motion carried unanimously.

3. Approval of Workshop Meeting Minutes: February 13, 2025.

Motion by Mr. Muller, seconded by Vice Chair Otero, to approve to the workshop minutes of February 13, 2025. Vote on the motion carried unanimously.

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

CASES:

1. CE-24-13 – 1304 Lakemont

Code Enforcement Manager Tom Wilkinson provided an overview of the Case history and presented exhibits for the Board's review. Manager Tom Wilkinson testified that the Property Owner was in violation of **City of Cocoa Code Chapter 6 Buildings, Construction, Sec.6-902, Discarding Junk, inoperable or abandoned Vehicles (b)(1) and City of Cocoa Code Chapter 6 Buildings, Construction, Sec. 6-900 Generally Nuisances(B1)** of the City Code.

Manager Wilkinson requested that the Board find the Property Owner in violation and be given until June 18, 2025 (90 days) to come into compliance or impose a fine of **two hundred fifty dollars (\$250.00) City of Cocoa Code Chapter 6 Buildings, Construction, Sec.6-902, Discarding Junk, inoperable or abandoned Vehicles (b)(1) and two hundred fifty dollars (\$250.00) City of Cocoa Code Chapter 6 Buildings, Construction, Sec. 6-900 Generally Nuisances(B1)** per day until found in compliance.

Chairman Roberts had questions about the length of time given to the property owner to work on the property. Manager Wilkinson requested that the compliance date be changed to the day before the next Code Board meeting. More discussion amongst the Board members, staff and City attorney.

Motion by Vice Chair Otero, seconded by Mr. Simpson, to amend Staff's recommendation and give the property owner until April 16, 2025, and find the Property Owner in violation. Vote on the motion carried unanimously.

2. CE-24-526 – 705 Howard St.

Code Enforcement Manager Tom Wilkinson provided an overview of the Case history and presented exhibits for the Board's review. Manager Wilkinson testified that the Property Owner was in violation of **City of Cocoa Code Chapter 6 Buildings, Art. III, Div. 4, Sec. 6-1003 Exterior Structure (a)**, of the City Code.

Manager Wilkinson requested that the Board find the Property Owner in violation and be given until June 18, 2025 (90 days) to come into compliance or impose a fine of **two hundred fifty dollars (\$250.00) City of Cocoa Code Chapter 6 Buildings, Art. III, Div. 4, Sec. 6-1003 Exterior Structure (a)** per day until found in compliance.

Property owner was sworn in: Almitra McGriff, 106 Rich Berry Dr, Dothan, AL

Ms. McGriff explained what had been going on with her dad's property. Chairman Roberts had questions for Ms. McGriff about the notices posted on the property. Manager Wilkinson stated that he had no problem with giving Ms. McGriff more time. More discussion amongst the Board members and staff and the property owner.

Motion by Chairman Roberts, seconded by Vice Chair Otero, to amend Staff's recommendation and table until September 18, 2025 (6 months) with (30 day updates) and find the Property Owner in violation. Vote on the motion carried unanimously.

3. CE-24-750 – 1009 Westview

Complied.

NON-COMPLIANCE:

None

LIEN REDUCTIONS

1. CE-09-102 – 1112 Myrtle Ln

The Code Enforcement Board held a public hearing on **June 18, 2009**, at which time the Board found the owner, **Patrick Badgett** in violation of the following: Sec. 6-105 (a) permit required.

The Code Enforcement Board provided the owner sufficient time **April 3, 2009** to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **January 25, 2010**.

The lien ran at **\$50.00** per day from **April 4, 2009** until compliance was achieved on **September 6, 2024**. Code records show the case was closed leaving a fine of **\$281,720.00**. The current owner (**Richard Carey**), is requesting that the lien be reduced to **\$5,000**.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **No**
- Applicant resides at the property: **No**
- The number of violations related to the subject lien; **One**
- Number of Inspections performed: **24**
- Property Taxes: Taxes **are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens**
- Property Inspection: **The property was inspected this morning, March 20, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting**

The current market value of the subject property; the current market value is **\$179,000.00** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

Staff submitted their cost sheet and the in total amount of **\$3,074.43**

Staff's recommendation is that the fine/lien be reduced to **\$3,074.43** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's Cost.

Property representative was sworn in: Elizabeth Felipe, 1090 Bianca Dr, Palm Bay

The property representative answered questions from the Code Board Members. They asked about the cars in the driveway and was it a rental property. Vice Chair Otero said there was a car parked in the yard which is a violation. The representative stated there is a renter living at the property. Ms. Scott asked why the property owner asked the lien be reduced to \$5,000.00. More discussion amongst the Board members, property owner and staff.

Motion by Vice Chair Otero, seconded by Ms. Scott, to amend staff's recommendation to City Council the lien reduction be in the amount of five thousand dollars **(\$5,000.00)**. Vote: Yay (3) Nay (2) (Chairman Roberts, Mr. Muller) Motion Passed.

2. CE-21-875 – 1040 Myrtle Ln

Tabled.

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 April 17, 2025.

ADJOURNMENT:

There being no further business the meeting adjourned at 7:03 PM.

Approved on this _____ day of _____, 2025.

Lloyd Roberts, Chairman

Darla Crawl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo 05/06/2025

Date:

Agenda 5/15/2025

Date:

Prepared Darla Crawl, Code Enforcement Coordinator

By:

Through: Thomas Wilkinson, Code Enforcement Manager

Request Find the property owner, Mark Yates of 1112 Ohio Street, Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day

Action: per violation be imposed immediately until the property is brought into compliance.

- Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11) Junk, Trash, Debris
- Ch. 6, Art. III, Div. 3, Sec. 6-902 (b)(2) Abandoned Vehicles
- Ch. 12, Sec. 12-11 Doing Business Without BTR
- App. A, Art. XI, Sec. 15 (A)(15)(f)(8) District and Intent – Wholesale Commercial

BACKGROUND:

- March 17, 2024, Mr. Yates' property was observed to have multiple violations and an NOV was sent out.
- May 8, 2024 Mr. Yates was sent a Final NOV. The property had been observed multiple times with no progress.
- October 31, 2024, Cocoa PD sends Code Enforcement a request to bring Mr. Yates into compliance.
- January 3, 2025, Mr. Yates doesn't show up for a meeting he requests, even after a rescheduling.
- February 28, 2025, A fire occurs at the property when someone living at the property tries cooking inside one of the RVs. The State Fire Marshal is called and requests our presence.
- March 4, 2025, An amended NOV is sent to Mr. Yates to incorporate everything found during the 20 February incident.
- April 28, 2025, the property was posted for being open/unsafe due to no water account.
- May 8, 2025, the property is still in violation and staff believe it to pose a health and safety concern to the public.

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

- Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11) Junk, Trash, Debris
- Ch. 6, Art. III, Div. 3, Sec. 6-902 (b)(2) Abandoned Vehicles
- Ch. 12, Sec. 12-11 Doing Business Without BTR
- App. A, Art. XI, Sec. 15 (A)(15)(f)(8) District and Intent – Wholesale Commercial

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

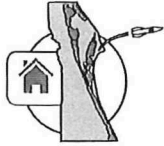
None

PREVIOUS ACTION:

RECOMMENDED MOTION:

Find the property owner, Mark Yates of 1112 Ohio Street, 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.

- Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11) Junk, Trash, Debris
 - Ch. 6, Art. III, Div. 3, Sec. 6-902 (b)(2) Abandoned Vehicles
 - Ch. 12, Sec. 12-11 Doing Business Without BTR
 - App. A, Art. XI, Sec. 15 (A)(15)(f)(8) District and Intent – Wholesale Commercial
-



Dana Blickley, CFA, Brevard County Property Appraiser
Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700
www.BCPAO.us
Disclaimer

REAL PROPERTY DETAILS
Account 2424306 - Roll Year 2023

Owners YATES, MARK
Mailing Address 1112 OHIO ST COCOA FL 32922
Site Address 1112 OHIO ST COCOA FL 32922
Parcel ID 24-36-32-03-*12.01
Taxing District 23D0 - COCOA
Exemptions NONE
Property Use 0110 - SINGLE FAMILY RESIDENCE
Total Acres 0.28
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0003/0005
Subdivision BARLOWS SUBD
Land Description BARLOWS SUBD S 165.5 FT OF LOT 12 SUBD



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$56,610	\$55,480	\$40,540
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$56,610	\$34,390	\$33,390
Assessed Value School	\$56,610	\$34,390	\$33,390
Homestead Exemption	\$0	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$56,610	\$9,390	\$8,390
Taxable Value School	\$56,610	\$9,390	\$8,390

SALES / TRANSFERS

Date	Price	Type	Instrument
08/30/2023	\$100,000	WD	9881/2708
11/30/2022	--	PB	9674/0324
02/12/2022	--	PB	9538/1160
11/25/2002	\$40,000	WD	4748/3966
01/30/1996	\$15,000	WD	3534/4487
09/04/1985	--	QC	2632/0303
12/02/1983	--	QC	2472/0375
04/01/1970	\$8,500	--	1124/0240

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1930
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,028	Wood Deck	360
Screen Porch	160	Outbuilding	100
Total Base Area	1,028	Pole Barn	640
Total Sub Area	1,188		



**Cocoa Police Department
Code Enforcement Division
1226 W. KING ST
COCOA, FL 32922**

**DATE: 3/17/2024
CASE: 24-279**

To: YATES, MARK
1112 OHIO ST
COCOA FL 32922

Notice of Violation

Address of Violation: 1112 OHIO ST COCOA FL 32922
Parcel Control No.: 24-36-32-03-* -12.01
Legal Description: BARLOWS SUBD S 165.5 FT OF LOT 12 SUBD

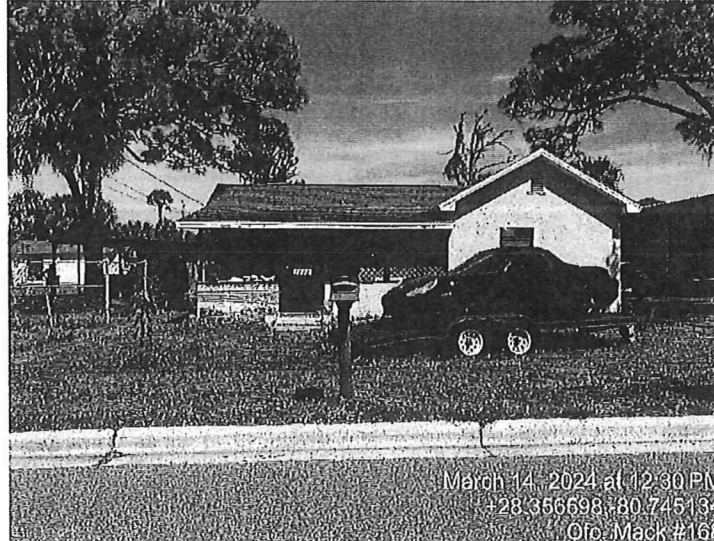
PURSUANT to Section 162.06, *Florida Statutes*, and Chapter 6, of the City of Cocoa Code of Ordinances, the undersigned Code Enforcement Officer hereby gives notice of violation(s) of the City Of Cocoa Code of Ordinances, as more specifically described below. Respondent(s) is/are hereby Notified that corrective action(s) to cure the Violation(s) must be taken. The following must be corrected within **30 days**.

City of Cocoa Code Violation(s):

- | | |
|---|--|
| 1. <i>Accessory Structures Ch 6 Sec. 6-1001 (g)</i> | 2. <i>Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d</i> |
| 3. <i>Exterior General Condition Ch 6 Sec. 6-1003 (a-p)</i> | 4. <i>Maint of Struct/Grounds Ch 6 Sec. 6-900 (b)(4) a-c</i> |
| 5. <i>Parking in Yard Ch 6 Sec. 6-900 (b)(9)</i> | 6. <i>Permit Required App A Art. XV Sec 2 (a)</i> |
| 7. <i>Protective Treatment, Ch 6 Sec. 6-1003 (b)</i> | 8. <i>Storage of Rec. Vehicles, App A Art. XIII Sec 14 (a-d)</i> |
| 9. <i>Storing Vehicles, Ch 6 Sec. 6-900 (b)(8)</i> | 10. <i>Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2)</i> |
| 11. <i>Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)</i> | 12. <i>Temp Storage, App A Art. XIII Sec 30 (a)(3)</i> |
| 13. <i>Trailers In Yard, Ch 6 Sec. 6-900 (b)(15)</i> | 14. <i>District and Intent – RU – 1-7, Single-Family Residence App. A Art. XI, Sec. 3.</i> |

15. Maintenance of structure or grounds
(nuisance dead tree) Sec. 6-900 (b) (4) a-c

16. Illicit/Illegal Discharge, Ch. 22, Sec. 22-
58



Corrective Action:

1. Please repair & maintain or remove any and all accessory structures (fences, walls, sheds, etc.)
2. Please remove or place all outside storage, trash, junk, and debris in a fully enclosed building.
3. Please keep the exterior of a structure maintained in good repair, structurally sound and sanitary. **Ascertain Any required permits for repairs needed**
4. 15. Please maintain all defective, deteriorated, or unrepaired conditions of the structure.
5. Please cease parking vehicles in the front yard area of the property.
6. Please obtain proper permits from the Building Dept. AND approved final inspection.
7. Please clean or paint the structure.
8. Please park all recreational equipment to meet zoning requirements.
9. All boats and vehicles must have current registration and decals.
10. Please remove or repair any and all vehicles. All vehicles must have a current registration.
11. Please remove all items or place all outside storage in a fully enclosed building.
12. Please obtain required permits or meet the criteria for temporary storage.
13. Trailers may not be parked in any front or corner side yard.
14. Please cease the unpermitted use of this property

15. Please remove the dead tree from the property.

16. Please cease the discharge of petroleum products and any other polluting matter(s) into the city's MS4 system or any receiving water body.

In the event that the violation is/are not corrected within the time, set forth above a Notice to Appear will be sent scheduling this matter to the City of Cocoa Code Enforcement Board For further action. The Code Enforcement Board may enter an order requiring the Respondent(s) to correct the violation(s) and penalties may be assessed up to **\$250 per day** for first time violations described in this notice until the violation(s) has/have been corrected. If the violation(s) is/are corrected within the time required, the Respondent(s) must immediately notify the Code Enforcement Officer and request an inspection. If the respondent requires additional time, it is the respondent's duty to notify the code enforcement officer to determine reasonable time.

If you have any questions regarding this Notice of Violation or the recommendations contained herein, do not hesitate to contact the below signed Code Enforcement Officer.

Micheal Mack

MICHEAL MACK
Code Enforcement Officer
O: 321.433.8508 | M: 321.704.0647
✉ mmack@cocoapolice.com



Cocoa Police Department
Code Enforcement Division
1226 W. KING ST
COCOA, FL 32922

Amended Notice of Violation

DATE: 3/4/2025
CASE: 25-37

To: YATES, MARK
1112 OHIO ST
COCOA, FL 32922

Dear Property Owner(s):

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

Location of Violation: 1112 Ohio St, Cocoa, FL 32922
Parcel Control No. 24-36-32-03-*--12.01:

Reference of Violation(s):

- (1) Notification of City of Cocoa Code App. A, Art. XI, Schedule of District Regulations, Sec. 15 *District and Intent – C-W, Wholesale Commercial District (D) (1)*.
- (2) Notification of City of Cocoa Code Chapter 6 Buildings, Construction and Property Regulations, Art. III, Div. 3 Nuisances, Sec. 6-900 *Generally (b) (1) (a-d), (4) (a-c), (8), (9), (11)*.
- (3) Notification of City of Cocoa Code Chapter 6 Buildings, Construction and Property Regulations, Art. III, Div. 3 Nuisances, Sec. 6-902 *Discarding junk, inoperable or abandoned motor vehicles (b) (1-2)*.
- (4) Notification of City of Cocoa Code Chapter 6 Buildings, Construction and Property Regulations, Art. III, Div. 4 General Requirements, Sec. 6-1001 *Exterior property areas (g-h)*.
- (5) Notification of City of Cocoa Code Chapter 12 Local Business Taxes, Sec. 12-11 *Doing Business without, or under a fraudulently obtained local business tax receipt*.
- (6) Notification of City of Cocoa Code Chapter 12 Local Business Taxes, Sec. 12-21 *Property owners allowing persons to engage in business upon real property without a required local business tax receipt*.
- (7) Notification of City of Cocoa Code App. A, Art. XI, Schedule of District Regulations, Sec. 15 *District and Intent – C-W, Wholesale Commercial District (A) (15) (f) (8)*.

Description of Violation(s):

- (1) Did allow for violation of City of Cocoa Code App. A, Art. XI, Schedule of District Regulations, Sec. 15 *District and Intent – C-W, Wholesale Commercial District (D) (1)*. ***The provisions of this district are intended to apply to an area in close proximity to transportation facilities and which can serve warehousing, distribution, wholesaling and other related functions of the city and region. (D) (1) Prohibited Uses and Structures: Residential uses including hotels and motels.***

(2) Did allow for violation of City of Cocoa Code Chapter 6 Buildings, Construction and Property Regulations, Art. III, Div. 3 Nuisances, Sec. 6-900 *Generally (b) (1) (a-d), (4) (a-c), (8), (9), (11). General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city.*

(3) Did allow for violation of City of Cocoa Code Chapter 6 Buildings, Construction and Property Regulations, Art. III, Div. 3 Nuisances, Sec. 6-902 *Discarding junk, inoperable or abandoned motor vehicles (b) (1-2). Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (1) No person shall park, store, leave or permit the storing or leaving of any abandoned property or inoperable motor vehicle of any kind, whether attended or not on private property within the city; (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.*

(4) Did allow for violation of City of Cocoa Code Chapter 6 Buildings, Construction and Property Regulations, Art. III, Div. 4 General Requirements, Sec. 6-1001 *Exterior property areas (g-h). (G) Accessory structures: All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. (H) Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled.*

(5) Did allow for violation of City of Cocoa Code 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.*

(6) Did all for violation of City of Cocoa Code Chapter 12 Local Business Taxes, Sec. 12-21 *Property owners allowing persons to engage in business upon real property without a required local business tax receipt. No owner of real property shall knowingly or willfully allow, upon said owner's real property, any other person to 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 engaging in or managing the business, occupation or profession shall first procure a local business tax receipt from the city pursuant to this chapter.*

(7) Did allow for violation of City of Cocoa Code App. A, Art. XI. Schedule of District Regulations, Sec. 15 *District and Intent – C-W, Wholesale Commercial District (A) (15) (f) (8). Major recreational equipment permitted under this section shall not be used as living quarters.*

Corrective Action:

*Please apply of rezoning of the property with the Planning and Zoning department. Please remove or repair all inoperable vehicles on the property and all vehicles must have a current registration. Please remove all **trash, debris, refuse, filth and waste** from the property listed above. Please fix and maintain all structures on the property.*

Cease and desist all business being conducted at the property listed above until such a time that you acquire a business tax receipt. Have all persons conducting business on your property cease and desist until such a time they acquire a business tax receipt.

Cease and desist all housekeeping activities on the property. It is against City Code to allow persons to live in RVs on the property.

If the violation(s) are not corrected by **April 1, 2025**, City of Cocoa may either: **(1)** issue you a citation which can result in a fine not to exceed \$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 not to exceed \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continues 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 not to exceed \$5,000 per violation(s) each day the violation(s) continues to occur beyond the time specified for compliance.

If you have any questions regarding this Notice of Violation or the recommendations contained herein, do not hesitate to contact the below signed Code Enforcement Officer.

Justin Simpson

Justin Simpson

Code Enforcement Officer

321-482-4608 / jsimpson@cocoapolice.com

Monday – Friday / 8am – 5pm

CODE BOARD AGENDA ITEM

Memo Date: 05/08/2025
Agenda Date: 5/15/2025
Prepared By: Justin Simpson
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Enact the \$250/day fine starting from 20 March 2025 as defined in the Code Board Order on 20 February 2025.

BACKGROUND:

September 11, 2024, Cocoa Loft LLC is notified it has multiple violations at 900 Friday Road. A Stop Work Order is posted.

January 7 2025, the property was inspected and it was determined to still be in violation. A second Stop Work Order was posted, as the first had been removed.

January 13 2025, Approximately 45 signs were pulled advertising the property leasing availability.

January 20 2025 A meeting with the owner. PO insisted no violations existed and didn't know anything about the first Stop Work Order.

February 5 2025 A meeting with the owner. CEM informed PO permits were required as well as site plans. PO insisted it was the first time he was hearing about any of it.

PO presented a unit waiting to be worked on. Unit needed drywall, electrical, plumbing, and to be inspected for possible mold.

February 20 2025 CEB Accum of Trash, Exterior Struct, and Site Plan were all found to be in violation but incurred no fines. Permit Required was found in violation and would incur fines of \$250/day starting 20 March 2025 if the PO did not come into compliance. Property is still not in compliance.

Previous Action: If there was a previous action, note the date of the Board hearing and what the action was.

CEB February 2025

Found 1 violation to accrue \$250/day if not corrected by 19 March 2025

Found 3 violations but accrual of fines

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on February 20, 2025, at which time the Board found the owner, Cocoa Loft LLC, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of March 20, 2025, to correct the violation(s).

RECOMMENDED MOTION:

Enact the \$250/day fine starting from 20 March 2025 as defined in the Code Board Order on 20 February 2025.



**Cocoa Police Department
Code Enforcement Division
1226 W. KING ST
COCOA, FL 32922**

**DATE: 9/11/2024
CASE: 24-860**

To: L.T.S.C., LLC
1901 W. COLONIAL DRIVE
ORLANDO FL 32804

Notice of Violation

Address of Violation: 900 FRIDAY RD COCOA FL 32926
Parcel Control No.: 24-35-26-00-253
Legal Description: PART OF W 1/4 SWLY OF I-95 R/W AS DESC IN ORB 5341PG 4990

PURSUANT to Section 162.06, *Florida Statutes*, and Chapter 6, of the City of Cocoa Code of Ordinances, the undersigned Code Enforcement Officer hereby gives notice of violation(s) of the City Of Cocoa Code of Ordinances, as more specifically described below. Respondent(s) is/are hereby Notified that corrective action(s) to cure the Violation(s) must be taken. The following must be corrected within **30 days**.

City of Cocoa Code Violation(s):

- 1.** Accum. Of Trash and Litter, Sec. 6-900 (b) (1) (a-d)
- 2.** Exterior Structure (Window, Skylight and Door Frames), Sec. 6-1003 (m) (1) (2)
- 3.** Permit Required, App. A Art. XV Sec. 2 (a)
- 4.** Site Plan Approval Required, App. A Art. XIII Sec. 1 (B)



Corrective Action:

1. Please remove all junk, trash and debris from the property. All outside storage must be in a fully enclosed building
2. Please repair, maintain, and/or replace any/all windows, skylight, door and frames. All windows, skylight and door frames shall be maintained, structurally sound, safe and in good repair.
3. Please obtain a building permit for any/all unpermitted work completed to the property/structure. Building permits can be obtained at city hall located at 65 Stone St. (2nd Fl).
4. Please obtain a site plan approval for any development and/or change of use. Site plans can be obtained from the city's Planning and Zoning Dept. Located at 65 Stone St (2nd fl).

In the event that the violation is/are not corrected within the time, set forth above a Notice to Appear will be sent scheduling this matter to the City of Cocoa Code Enforcement Board For further action. The Code Enforcement Board may enter an order requiring the Respondent(s) to correct the violation(s) and penalties may be assessed up to \$250 per day for first time violations described in this notice until the violation(s) has/have been corrected. If the violation(s) is/are corrected within the time required, the Respondent(s) must immediately notify the Code Enforcement Officer and request an inspection. If the respondent requires additional time, it is the respondent's duty to notify the code enforcement officer to determine reasonable time.

If you have any questions regarding this Notice of Violation or the recommendations contained herein, do not hesitate to contact the below signed Code Enforcement Officer.

Augusto Gonzalez

Augusto Gonzalez
Code Enforcement Officer
M: 321-482-4608

✉ aruiz@cocoapolice.com



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
COCOA LOFTS, LLC

Filing Information

Document Number	L24000214433
FEI/EIN Number	NONE
Date Filed	05/08/2024
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	06/04/2024
Event Effective Date	NONE

Principal Address

313 ACADIA LANE
CELEBRATION, FL 34747

Mailing Address

313 ACADIA LANE
CELEBRATION, FL 34747

Registered Agent Name & Address

L.T.S.C., LLC
1901 W. COLONIAL DRIVE
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

D'ALESSANDRO, LISA
313 ACADIA LANE
CELEBRATION, FL 34747

Title MGR

D'ALESSANDRO, JOSEPH
313 ACADIA LANE
CELEBRATION, FL 34747

Annual Reports

No Annual Reports Filed

Document Images

06/04/2024 — LC Amendment and Name Change [View image in PDF format](#)

05/08/2024 — Florida Limited Liability [View image in PDF format](#)

APR 16, 2024 1:07 PM BY: J. S. B. / 100% OF CREDITORS

**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 24-860**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

COCOA LOFT LLC

Owners of the Property located at:

900 FRIDAY RD

COCOA FL 32926

Parcel ID: 24-35-26-00-253

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on **February 20, 2025** to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

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

1. ☒ 2. *Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d* **250.00**
2. ☒ 8. *Exterior General Condition Ch 6 Sec. 6-1003 (m) (1)(2)* **250.00**
3. ☒ 17. *Permit Required App A Art. XV Sec 2 (a)* **250.00**
4. ☐ 44. *Site Plan Approval Required, App. A Art. XIII Sec. 1(B)* **Select One**

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

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

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

1. ☒ 2. *Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d* **250.00**
2. ☒ 8. *Exterior General Condition Ch 6 Sec. 6-1003 (m)(1)(2)* **250.00**
3. ☒ 17. *Permit Required App A Art. XV Sec 2 (a)* **250.00**
4. ☐ *Select Code Violation* **Select One**

Order

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

1. Respondent shall be given until March 19, 2025 to correct all violations set forth herein on the property.

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

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

1. ☒ 2. *Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d To Have Been in Violation*
2. ☒ 8. *Exterior General Condition Ch 6 Sec. 6-1003 (m)(1)(2) To Have Been in Violation*
3. ☒ 17. *Permit Required App A Art. XV Sec 2 (a) 250.00*
4. ☐ *Select Code Violation Select One*

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

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

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

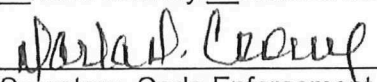
DONE AND ORDERED THIS **20th** DAY OF **February, 2025**.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA

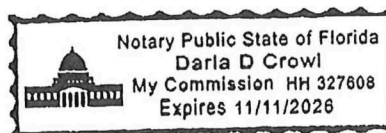


Chairman, Code Enforcement Board

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at COCOA LOFT LLC mailing address is 313 ACADIA LN KISSIMMEE FL 34747 this **20th** day of **February, 2025** _____ via _____ hand delivery/ _____ certified mail/ ☒ U.S. mail/ _____ posting (mark all that apply).



Secretary, Code Enforcement Board



CODE BOARD AGENDA ITEM

Memo Date: 05/08/2025
Agenda Date: 5/15/2025
Prepared By: Thomas Wilkinson, Code Enforcement Manager
Through: Thomas Wilkinson, Code Enforcement Manager
Charlene Neuterman, Community Services Director
Requested Action: The property owner, Karen Scott, is requesting the Code Enforcement lien be reduced from \$4,675.00 to the amount of Zero. Staff's recommendation is that the fine / lien be reduced to **\$1,627.66**, which is the cost of staff to prosecute this case.

BACKGROUND:

**LIEN REDUCTION REQUEST FOR
1501 Harvard Dr.
CASE # CE19-00193**

The Code Enforcement Board held a public hearing on **January 16, 2020**, at which time the Board found the owner, **Karen Scott**, in violation of the following:

- City Code, Chapter 6, Sec. 6-1003 (b) Protective Treatment.

The Code Enforcement Board provided the owners sufficient time of **February 16, 2020**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **August 20, 2020**.

The lien ran at **\$25.00** per day from **February 16, 2020** until compliance was achieved on **August 21, 2020**. Code records show the case was closed, leaving a fine of **\$4,675.00**. The property owner (**Karen Scott**) is requesting that the lien be reduced to the amount of **zero**.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **Yes**
- Applicant resides at the property: **Yes**
- The number of violations related to the subject lien; **One**
- Number of Inspections performed: **10**
- Property Taxes: **Taxes are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens.**
- Property Inspection: **The property was inspected this morning, May 15, 2025,**

and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting.

The current market value of the subject property; the current market value is **\$171,900** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

The staff's recommendation is that the fine / lien be reduced to **\$1,627.66** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? Yes/No

If not budgeted, is amendment / transfer attached?

Source/Use of Funds

Account Number

Amount

If a P.O. Change Order is involved, please complete the following:

Change Order Amount: \$

Original Purchase Order Amount: \$

For this Agenda Item note Prior Change Order Information:

Total Number of change orders to date:

Total amount in change orders to date: \$

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on **January 16, 2020**, at which time the Board found the owner, **Karen Scott**, in violation of city code. The Code Enforcement Board provided the owners sufficient time of **February 16, 2020**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order, a Non-Compliance Hearing was held on **August 20, 2020**.

RECOMMENDED MOTION:

The property owner, Karen Scott, is requesting the Code Enforcement lien be reduced from \$4,675.00 to the amount of Zero. Staff's recommendation is that the fine / lien be reduced to **\$1,627.66**, which is the cost of staff to prosecute this case.

CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 19-193
8/20/2020

THE CITY OF COCOA
A Florida Municipal Corporation

Complainant,

vs.

Scott, Karen
Owners of the Property located at:
1501 Harvard Dr
Cocoa FL 32922

Parcel ID: 24-36-20-BO-4-8

Respondent,

CFN 2020225383, OR BK 8884 PAGE 1807.
Recorded 10/13/2020 at 02:50 PM, Scott Ellis, Clerk of
Courts, Brevard County
Pgs:1

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

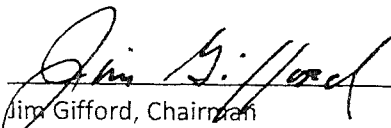
THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on 8/20/2020 to determine whether any violations of the City of Cocoa Code of Ordinances existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, issued the Findings of Fact, Conclusions of Law and Order. The Order required the Respondent to come into compliance by 2/16/2020

At a duly noticed Compliance Hearing of Code Enforcement Board the Respondent was found in non-compliance of the Board Order. It is hereby Ordered that the City of Cocoa shall impose a fine in the amount of \$75.00 per day until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer.

This Order shall be recorded in the public records for Brevard County, Florida, which shall serve as a lien against and upon any real or personal property owned by the Respondent pursuant to Section 162.08 and 162.09, Florida Statutes.

DONE AND ORDERED at Cocoa, Florida, this 20th , day of August, 2020

CODE ENFORCEMENT BOARD OF THE CITY OF COCOA, FLORIDA

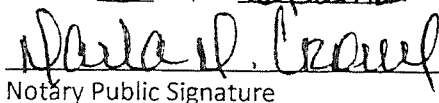

Jim Gifford, Chairman

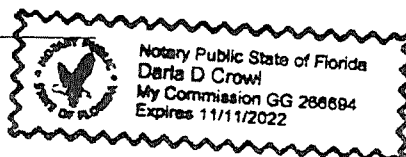
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COCOA CITY
65 STONE ST
COCOA, FL 32922-7807

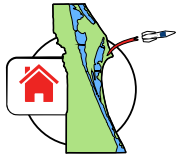
CERTIFICATION:

State of Florida, County of Brevard

I hereby certify that this is an Original Copy of the Order of the Code Enforcement Board that was acknowledged before me this 3 day of September 2020, by Jim Gifford, Chairman of the City of Cocoa Code Enforcement Board.


Notary Public Signature



**REAL PROPERTY DETAILS**
Account 2415593 - Roll Year 2024

Owners	SCOTT, KAREN
Mailing Address	1501 HARVARD DR COCOA FL 32922
Site Address	1501 HARVARD DR COCOA FL 32922
Parcel ID	24-36-20-BO-4-8
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.24
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0012/0100
Subdivision	PINERIDGE UNIT NO 3
Land Description	PINERIDGE UNIT NO 3 LOT 8 BLK 4

**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$171,900	\$148,880	\$125,990
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$42,050	\$40,830	\$39,650
Assessed Value School	\$42,050	\$40,830	\$39,650
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$17,050	\$15,830	\$14,650
Taxable Value School	\$17,050	\$15,830	\$14,650

SALES / TRANSFERS

Date	Price	Type	Instrument
10/15/2012	\$40,000	WD	6722/2866
10/11/2011	--	QC	6473/0511
02/01/1993	--	QC	3266/3954
06/28/1983	\$45,000	WD	2441/2670
01/01/1980	\$39,900	--	2215/0170
06/01/1979	\$340,000	--	2059/0247

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1959
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,288	Screen Enclosure	90
Carport	264	Screen Enclosure	138
Open Porch	56		
Utility Room	84		
Utility Room	154		
Total Base Area	1,288		
Total Sub Area	1,846		

CITY OF COCOA
CODE ENFORCEMENT
STAFF REPORT
5/15/2025

LIEN REDUCTION REQUEST FOR
1501 Harvard Dr.

CASE # CE19-00193

The Code Enforcement Board held a public hearing on **January 16, 2020**, at which time the Board found the owner, **Karen Scott** in violation of the following:

- City Code, Chapter 6, Sec 6-1003 (b) Protective Treatment.

The Code Enforcement Board provided the owners sufficient time of **February 16, 2020**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **August 20, 2020**.

The lien ran at **\$25.00** per day from **February 16, 2020** until compliance was achieved on **August 21, 2020**. Code records show the case was closed leaving a fine of **\$4,675.00**. The property owner (**Karen Scott**) is requesting that the lien be reduced to the amount of **zero**.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **Yes**
- Applicant resides at the property: **Yes**
- The number of violations related to the subject lien; **One**
- Number of Inspections performed: **10**
- Property Taxes: **Taxes are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens**
- Property Inspection: **The property was inspected this morning, May 15, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting**

The current market value of the subject property; the current market value is **\$171,900** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

The staff's recommendation is that the fine / lien be reduced to **\$1,627.66** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's Cost.



Application # CE - 19 - 193

LIEN REDUCTION APPLICATION

Cocoa Police Department
Code Enforcement Division
1226 W King Street
Cocoa, Florida 32922
Phone: (321) 433-8508

This application must be completed entirely. The property must be in compliance per the City Code Section 6-707(d), if the property does not meet the guidelines of the City Code the Lien Reduction Application will not be scheduled for a hearing before the Code Enforcement Board.

This form is divided into steps which will help you prepare your request, provide the necessary information, and prepare for the Code Enforcement Board and City Council hearing.

For Office Use Only - Date Received

RECEIVED
MAY 16 2024
BY: [Signature]

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. Date: 5/14/2024

2. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting.

Company (if applicable): _____

Name: Karen Scott

Mailing Address: 1501 Harvard Dr.

City: Cocoa State: FL Zip Code: 32922

Phone #: 321-501-8014 Fax #: _____

Mobile #: 321-501-8014 E-mail: ksbrevard@gmail.com

3. Property Owner Information:

* Check here if same as Applicant → ☒

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

4. Information for property on which lien occurs:

Street Address and Location: 1501 Harvard Dr.

Parcel ID:

24 - 36 - 20 - 30 - 48

Tax Account Number:

2	4	1	5	5	9	3
---	---	---	---	---	---	---

Existing Use(s) on Property: Residence

Proposed Use(s) on Property: Self

(If residential – (circle one) **owner occupied** or **rental**), if rental does property owner anticipate accepting any state or federal rental subsidies? *Ans*

Nature of Violation(s): Side Of House

Date Fine or Lien Imposed: 2/16/2020 Amount of Fine: 4685.00
per day

Have the violation(s) on the subject property been corrected: Yes / No (Circle one)

Date upon which the subject property was brought into compliance: 8/21/2020

5. Please provide the following information:

Code enforcement case number: 19193

Were you the property owner at the time the lien was imposed? Yes / No (Circle one) If so, how many days did it take from the board order to the date compliance was achieved? _____

If you were not the property at the time the violation occurred, were you aware of the lien when you purchased the property? Yes / No / NA (Circle one) If the property was not in compliance at the time you purchased the property how many days from the time of purchase did it take for you to come into compliance? 1/2

Did you receive the Notice of Violation issued by the Code Enforcement Division: Yes / No (Circle one)

Did you receive the Finding of Facts issued by the Code Enforcement Board: Yes / No (Circle one)

The factual basis upon which the application for reduction of the lien should be granted:

Misunderstanding

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

Sickness and death in family

Amount you are requesting that the lien be reduced to: 0

Please provide any other information deemed pertinent to this request, including but not limited to the circumstances that exist which would warrant the reduction or forgiveness of the penalty or fine. Include documentation of any financial investment made to physically improve the property:

Are there any other properties within the jurisdictional limits of the City of Cocoa owned by the applicant and/or owners of the subject property on which code violations have been alleged, of which the case is still active, or a Finding of Facts has been entered by the Code Enforcement Board, if so please provide the address, the nature of violation and the status of such:

NO

6. Please submit the following items in order complete the application:

- a. ☒ **Notarized application.**
- b. ☒ **Reimbursement to City for recording costs at time of application.** Pursuant to Section 6-707(c), Code of the City of Cocoa, at the time of application, payment to the city in the amount necessary to reimburse the City for its costs associated with processing and recording the order imposing a penalty or fine and the requested satisfaction or release of lien. Please make checks payable to the 'City of Cocoa' and submit payment ONLY to the Community Services Department. Please note that these costs are non-refundable without regard for the final disposition of the application for satisfaction or release of lien. **The application fee is \$20.00 and will need to be paid at the time the application is submitted.**
- c. ☐ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.
- d. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- e. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

7. **Application Filing Procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Code Enforcement Division by the third Friday of each month at 5:00 pm in order to be scheduled for public hearing for the following month.

8. **Procedure per City Code.** Section 6-707 states the City Lien Reduction rules and procedures for applying for a reduction. It is the applicant's responsibility to read and understand the rules and procedures that are located on page 6 of the Lien Reduction Application
9. **Board Action.** An Inspection of the property must be performed to be scheduled at the Code Board. Following a presentation by staff and testimony offered by the applicant, the Code Enforcement Board will formulate a recommendation to City Council.
10. **City Council Action.** An Inspection of the property must be performed to be scheduled before council. Following the Code Enforcement Board making a recommendation to the City Council, staff will schedule the item for the next available City Council regular meeting.
11. **Inspections.** I agree to allow Code Enforcement to inspect my property and give consent to walk the property before proceeding with this reduction ☒ YES ☐ NO

Signature below will also show that consent to inspect was given by the property owner or representative.

12. Signatures and Notarization.

STATE OF Florida COUNTY OF Brevard I, Karen Scott
being first duly sworn, depose and say that:

- ☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Karen Scott
(APPLICANT SIGNATURE)
Public)

Notary Public State of Florida
Darla D Crowl
My Commission HH 327608
Expires 11/11/2026
(Print, Type, or Stamp Commissioned Name of Notary)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced FL DL

Darla D Crowl
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 16 day of May, 20 24

**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 19-193**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

Scott, Karen

Owners of the Property located at:
1501 Harvard Dr
Cocoa, FL 32922

Parcel ID: 24-36-20-BO-4-8

Respondent,

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on January 16, 2020 to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

Based upon the evidence and testimony presented at this hearing, the Code Enforcement Board finds: That a code enforcement officer of the City of Cocoa determined the Subject Property was in violation of: XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), of the City Code, and issued a Notice of Violation to Respondent giving a reasonable time to correct the violation(s).

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

2. That based on the testimony and evidence presented, including Staff's presentation, the Board finds Respondent is in violation of the following: XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), of the City Code.

CASE NO: 19-193

Order

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

1. Respondent shall be given until February 16, 2020 to correct all violations set forth herein on the property.

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

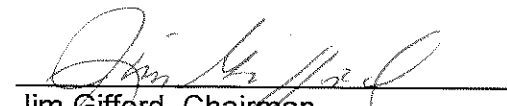
3. Upon a finding by the Code Enforcement Board that the property was not brought into compliance by the date set forth in this Order, a fine in the amount of twenty-five dollars (\$25.00) per day may be imposed for each and every day any of the violations continue past the above-stated date ordered for compliance by the Board and the daily fines shall continue to run until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer. Respondent shall be responsible to immediately notify the Code Enforcement Officer if the property has been brought into compliance.

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

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

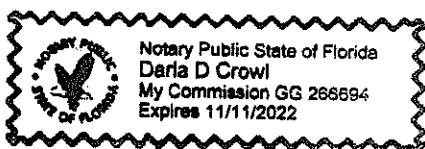
DONE AND ORDERED THIS 16 DAY OF January, 2020.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA


Jim Gifford, Chairman

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at Scott, Karen, whose mailing address is 1501 Harvard Dr Cocoa FL 32922 this 16 day of January, 2020 via hand delivery/ certified mail/ U.S. mail/ posting (mark all that apply).


Secretary, Code Enforcement Board



CODE BOARD AGENDA ITEM

Memo Date: 05/09/2025
Agenda Date: 5/15/2025
Prepared By: Thomas Wilkinson, Code Enforcement Manager
Through: Thomas Wilkinson, Code Enforcement Manager
Charlene Neuterman, Community Services Director
Requested Action: The property owner (One Stop Construction) is requesting the Code Enforcement lien of **\$12,820.00** be reduced to the amount of city cost. The staff's recommendation is that the fine / lien be reduced to **\$2,384.14** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.

BACKGROUND:

**LIEN REDUCTION REQUEST FOR
1106 Mitchell St.
CASE # CE23-0156**

The Code Enforcement Board held a public hearing on **January 18, 2024**, at which time the Board found the owner, **One Stop Construction**, in violation of the following:

- City Code, Chapter 6, Sec. 6-1003 (g) Roofs and Drainage.

The Code Enforcement Board provided the owners sufficient time of **March 3rd, 2024**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order, a Non-Compliance Hearing was held on **March 21, 2024**.

The lien ran at **\$50.00** per day from **March 3, 2024**, until compliance was achieved on **November 14, 2024**. Code records show the case was closed, leaving a fine of **\$12,820.00**. The property owner, **One Stop Construction(Jesus Velazquez)**, is requesting that the lien be reduced to the amount of the City's cost.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **Yes**
- Applicant resides at the property: **No**
- The number of violations related to the subject lien; **One**
- Number of Inspections performed: **20**
- Property Taxes: **Taxes are paid through 2024**

- Other Liens: **Records show no outstanding liens on the property. No water liens.**
- Property Inspection: **The property was inspected this morning, May 15, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting.**

The current market value of the subject property; the current market value is **\$121,130** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

The staff's recommendation is that the fine / lien be reduced to **\$2,384.14** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? Yes/No

If not budgeted, is amendment / transfer attached?

Source/Use of Funds

<u>Account Number</u>	<u>Amount</u>
-----------------------	---------------

If a P.O. Change Order is involved, please complete the following:

Change Order Amount: \$

Original Purchase Order Amount: \$

For this Agenda Item note Prior Change Order Information:

Total Number of change orders to date:

Total amount in change orders to date: \$

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on **January 18, 2024**, at which time the Board found the owner, **One Stop Construction**, in violation of the City Code. The Code Enforcement Board provided the owners sufficient time of **March 3rd, 2024**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order, a Non-Compliance Hearing was held on **March 21, 2024**.

RECOMMENDED MOTION:

The property owner (One Stop Construction) is requesting the Code Enforcement lien of **\$12,820.00** be reduced to the amount of city cost. The staff's recommendation is that the fine / lien be reduced to **\$2,384.14** which is the cost of staff to prosecute this case.

This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.

**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 23-156**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

ONE STOP CONSTRUCTION INC

Owners of the Property located at:

1106 MITCHELL ST

COCOA FL 32922

Parcel ID: 24-36-29-78-*-74

Respondent,

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on **January 18, 2024** to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

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

- ☒ XXXII. Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2) **25.00**
- ☒ XXXIII. Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) **25.00**
- ☒ XXIX. Roofs & Drainage, Ch 6 Sec. 6-1003 (g) **50.00**

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

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

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

- ☒ XXIX. Roofs & Drainage, Ch 6 Sec. 6-1003 (g) **50.00**

Order

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

1. Respondent shall be given until March 3, 2024 to correct all violations set forth herein on the property.

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

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

☒ XXIX. Roofs & Drainage, Ch 6 Sec. 6-1003 (g) **50.00**

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

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

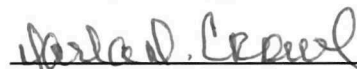
Once the violations have been corrected, any of the same violations by Respondent within five years may constitute a repeat violation where the Board may impose a fine of up to \$500.00 per day for each day the violation exists beginning the day the repeat violation is first observed by the Code Enforcement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

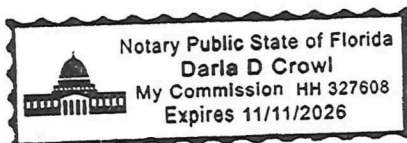
DONE AND ORDERED THIS **18** DAY OF **January 2024**.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA


Chairman, Code Enforcement Board

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at ONE STOP CONSTRUCTION INC mailing address is 4214 SW 2ND TER CORAL GABLES FL 33134 this **18** day of **January, 2024** via ☐ hand delivery/ ☐ certified mail/ ☒ U.S. mail/ ☐ posting (mark all that apply).


Secretary, Code Enforcement Board



CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 23-156
3/21/2024

THE CITY OF COCOA
A Florida Municipal Corporation

Complainant,

vs.

ONE STOP CONSTRUCTION INC
Owners of the Property located at:
1106 MITCHELL ST
Cocoa FL 32922

Parcel ID: 24-36-29-78-*-74

Respondent,

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

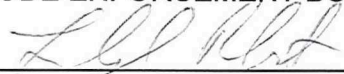
THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on 3/21/2024 to determine whether any violations of the City of Cocoa Code of Ordinances existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, issued the Findings of Fact, Conclusions of Law and Order. The Order required the Respondent to come into compliance by 3/3/2024

At a duly noticed Compliance Hearing of Code Enforcement Board the Respondent was found in non-compliance of the Board Order. It is hereby Ordered that the City of Cocoa shall impose a fine in the amount of **fifty dollars (\$50.00) Roofs & Drainage, Ch. 6 Sec. 6-1003(g) per day** until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer.

This Order shall be recorded in the public records for Brevard County, Florida, which shall serve as a lien against and upon any real or personal property owned by the Respondent pursuant to Section 162.08 and 162.09, Florida Statutes.

DONE AND ORDERED at Cocoa, Florida, this 21, day of March, 2024

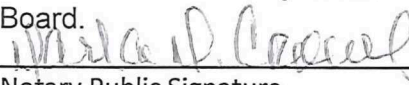
CODE ENFORCEMENT BOARD OF THE CITY OF COCOA, FLORIDA



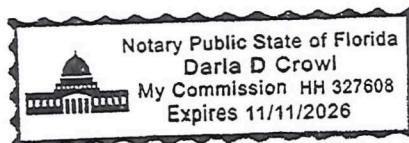
Lloyd Roberts, Chairman

CERTIFICATION:
State of Florida, County of Brevard

I hereby certify that this is an Original Copy of the Order of the Code Enforcement Board that was acknowledged before me this 21 day of March, 2024, by Lloyd Roberts, Chairman of the City of Cocoa Code Enforcement Board.



Notary Public Signature



THD APP FEE 4/10/25

Application # CE - 23 - 0156

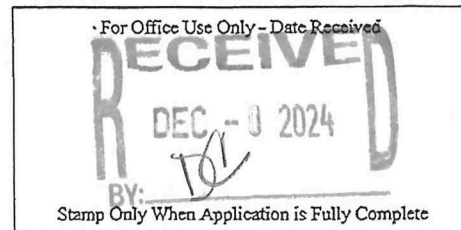


LIEN REDUCTION APPLICATION

Cocoa Police Department
Code Enforcement Division
1226 W King Street
Cocoa, Florida 32922
Phone: (321) 433-8508

This application must be completed entirely. The property must be in compliance per the City Code Section 6-707(d), if the property does not meet the guidelines of the City Code the Lien Reduction Application will not be scheduled for a hearing before the Code Enforcement Board.

This form is divided into steps which will help you prepare your request, provide the necessary information, and prepare for the Code Enforcement Board and City Council hearing.



Please TYPE or PRINT this application neatly.

1. Date: 11/15/24

2. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting.

Company (if applicable): One Stop Construction

Name: Jesus Velazquez

Mailing Address: 4214 SW 2nd Terrace

City: Coral Gables State: FL Zip Code: 33134

Phone #: 305-442-2799 Fax #: 786-513-2928

* Mobile #: 786-299-7209 E-mail: jesus@onestopconstruction.com

3. Property Owner Information:

* Check here if same as Applicant → ☒

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable):

Name:

Mailing Address:

City: State: Zip Code:

Phone #: Fax #:

Mobile #: E-mail:

4. Information for property on which lien occurs:

Street Address and Location: 1106 Mitchell St., Cocoa, FL 32922

Parcel ID:

Tax Account Number:

Residential

Existing Use(s) on Property: _____

Proposed Use(s) on Property: Residential

(If residential – (circle one) owner occupied or rental), if rental does property owner anticipate accepting any state or federal rental subsidies?

Nature of Violation(s): Roof

Date Fine or Lien Imposed: 11/14/24 Amount of Fine: \$12,810
per day

Have the violation(s) on the subject property been corrected: ☒ Yes ☐ No (Circle one)

Date upon which the subject property was brought into compliance: 11/14/24

5. Please provide the following information:

Code enforcement case number: 23-0156

Were you the property owner at the time the lien was imposed? Yes / No (Circle one) If so, how many days did it take from the board order to the date compliance was achieved? Yes

If you were not the property at the time the violation occurred, were you aware of the lien when you purchased the property? Yes / No / NA (Circle one) If the property was not in compliance at the time you purchased the property how many days from the time of purchase did it take for you to come into compliance? N/A

Did you receive the Notice of Violation issued by the Code Enforcement Division: ☒ Yes ☐ No (Circle one)

Did you receive the Finding of Facts issued by the Code Enforcement Board: ☒ Yes ☐ No (Circle one)

The factual basis upon which the application for reduction of the lien should be granted:

Due to natural disaster it was difficult to engage with a roofing contractor

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

~~Homeowner was in Miami, we drove to meet with the board with the intent of resolving the matter but because of natural disaster we were not able to engage a roofing contractor at a reasonable price.~~

Amount you are requesting that the lien be reduced to: Request to reduce administrative fees
Please provide any other information deemed pertinent to this request, including but not limited to the circumstances that exist which would warrant the reduction or forgiveness of the penalty or fine. Include documentation of any financial investment made to physically improve the property:

Are there any other properties within the jurisdictional limits of the City of Cocoa owned by the applicant and/or owners of the subject property on which code violations have been alleged, of which the case is still active, or a Finding of Facts has been entered by the Code Enforcement Board, if so please provide the address, the nature of violation and the status of such:

No

6. Please submit the following items in order complete the application:

- a. ☒ Notarized application.
- b. ☒ Reimbursement to City for recording costs at time of application. Pursuant to Section 6-707(c), Code of the City of Cocoa, at the time of application, payment to the city in the amount necessary to reimburse the City for its costs associated with processing and recording the order imposing a penalty or fine and the requested satisfaction or release of lien. Please make checks payable to the 'City of Cocoa' and submit payment ONLY to the Community Services Department. Please note that these costs are non-refundable without regard for the final disposition of the application for satisfaction or release of lien. The application fee is \$20.00 and will need to be paid at the time the application is submitted.
- c. ☐ Letter of authorization. If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.
- d. ☒ Corporate documents. If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- e. ☐ Additional information (optional). Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

7. Application Filing Procedure. This application, together with all required exhibits and attachments, shall be completed and filed with the Code Enforcement Division by the third Friday of each month at 5:00 pm in order to be scheduled for public hearing for the following month.

8. Procedure per City Code. Section 6-707 states the City Lien Reduction rules and procedures for applying for a reduction. It is the applicant's responsibility to read and understand the rules and procedures that are located on page 6 of the Lien Reduction Application
9. Board Action. An Inspection of the property must be performed to be scheduled at the Code Board. Following a presentation by staff and testimony offered by the applicant, the Code Enforcement Board will formulate a recommendation to City Council.
10. City Council Action. An Inspection of the property must be performed to be scheduled before council. Following the Code Enforcement Board making a recommendation to the City Council, staff will schedule the item for the next available City Council regular meeting.
11. Inspections. I agree to allow Code Enforcement to inspect my property and give consent to walk the property before proceeding with this reduction ☒ YES ☐ NO

Signature below will also show that consent to inspect was given by the property owner or representative.

12. Signatures and Notarization.

STATE OF Florida COUNTY OF Brevard. I, Jesus Velazquez
being first duly sworn, depose and say that

- ☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

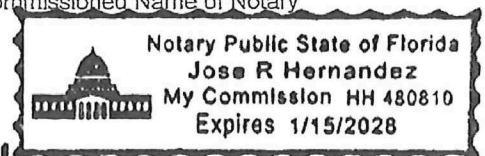
I hereby certify that I have read, completed and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Jesus Velazquez
(APPLICANT SIGNATURE)
Public)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced Driver's License

Jose R Hernandez
(Print, Type, or Stamp Commissioned Name of Notary)



[Signature]
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 15th day of November, 20 24

Public Hearing Process Information.

It is the responsibility of the Applicant to read the Lien Reduction Application to its entirety. Please keep this sheet from your application for your records. At any time through this process you have any questions or concerns, please contact the Code Enforcement Division at 321-433-8508.

1. **Public hearing date and location.** All regularly scheduled hearings are held on the third Thursday of each month at 6:00pm in the Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
2. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the request. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
3. **Preparing for public hearing.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the applicant's request.
4. **Format of public hearing.** The public hearing before the Code Enforcement Board is quasi-judicial in nature. *State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is considered at a public hearing.* Applicants are encouraged to review and copy the quasi-judicial rules and procedures used by the Code Enforcement Board before the public hearing date. A copy may be obtained from the City Clerk's Office.
5. **Exhibits at public hearing.** If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, the applicant must provide a copy to the Recording Secretary, City Staff, and the Code Enforcement Board for examination. One copy of any exhibits and/or evidence shall be provided, by law those instruments automatically become part of the public records and cannot be returned to the applicant.
6. **Witnesses at public hearing.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board and is generally based on:
 - a. The witness has personal knowledge of the fact in which the witness will testify; and/or
 - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 1. Layman witness: Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 2. Expert witness. Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.

Sec. 6-707. - Satisfaction or release of code enforcement lien. (NOTE: this is not the code section in its entirety)

- (b) *Application.* The application shall be executed under oath and sworn to in the presence of a notary public.
- (c) *Reimbursement to city for recording costs at time of application.* The violator shall submit, at the time of application, payment to the city in the amount necessary to reimburse the city for its costs associated with recording the order imposing a penalty or fine and the requested satisfaction or release of lien. These costs are non-refundable, without regard for the final disposition of the application for satisfaction or release of lien.
- (d) *Processing of application by Code Enforcement Manager or Chief of Police.* Upon receipt of the application for satisfaction or release of lien and payment provided above, the community development director shall confirm through the code enforcement department that the violation which resulted in the order imposing penalty or fine has been brought into compliance. If the violation has been brought into compliance and there is no current code violation upon the property in question, the community development director shall place the application upon the agenda of the next meeting of the code enforcement board.
- (e) *Code enforcement board hearing.* At the hearing before the code enforcement board, the board shall review and consider the application for satisfaction or release of lien, provide the violator with an opportunity to address the board regarding the application for satisfaction or release of lien, and to take the testimony of other interested parties, including but not limited to city staff.

Review and recommendation. Upon review of the application and any testimony presented, the code enforcement board shall recommend to the city council approval, approval with conditions, or denial of the application for satisfaction or release of lien.

The code enforcement board, in determining its recommendation, shall consider the following factors:

- (1) The gravity of the violation;
 - (2) The time in which it took the violator to come into compliance;
 - (3) The accrued amount of the code enforcement fine or lien;
 - (4) Any previous or subsequent code violations;
 - (5) Any financial hardship; and
 - (6) Any other mitigating circumstance which may warrant the reduction or satisfaction of the penalty or fine.
- (f) *Presentation to city council.* After a recommendation has been rendered by the code enforcement board, the community development director shall place the application for satisfaction or release of lien upon the agenda of the next regularly scheduled city council meeting. The city council may take action solely based upon the sworn application and recommendation of the code enforcement board; or it may, in its discretion, provide the violator with an opportunity to address the council in regard to the application for satisfaction or release of lien.
- City Council action. The city council may approve, approve with conditions, or deny the application to satisfy or release of lien. If the city council approves the application to satisfy or release the lien and the approval is conditioned upon the violator paying a reduced penalty, fine, or any other condition, the satisfaction or release of lien shall not be prepared or recorded until the condition(s) placed by the council have been satisfied.
- (g) *Compliance with city council conditions.* The violator shall have thirty (30) days in which to comply with the conditions imposed by the city council. Failure of the violator to comply will result in the automatic denial of the application for satisfaction or release of lien.
 - (h) *Effect of denial on application for subsequent lien reduction or forgiveness.* If the application is denied or if the application is automatically denied due to the failure of the violator to comply with the conditions imposed by the city council, the violator shall thereafter be barred from applying for a subsequent reduction or forgiveness of the lien for a period of one (1) year from the date of denial. During the one-year period, the lien may only be satisfied and released upon full payment of the fine or penalty imposed in accordance with this chapter.

(Ord. No. 16-06, § 2, 5-9-06)

**Electronic Articles of Incorporation
For**

P03000000767
FILED
January 03, 2003
Sec. Of State

ONE STOP CONSTRUCTION,INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

ONE STOP CONSTRUCTION,INC

Article II

The principal place of business address:

4214 SW 2ND TERR
MIAMI, FL. US 33134

The mailing address of the corporation is:

4214 SW 2ND TERR
MIAMI, FL. US 33134

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

1

Article V

The name and Florida street address of the registered agent is:

JESUS D VELAZQUEZ
4214 SW 2ND TERR
MIAMI, FL. 33134

I certify that I am familiar with and accept the responsibilities of registered agent.

P03000000767
FILED
January 03, 2003
Sec. Of State

Registered Agent Signature: JESUS VELAZQUEZ

Article VI

The name and address of the incorporator is:

JESUS VELAZQUEZ
4214 SW 2ND TERR
MIAMI, FL 33134

Incorporator Signature: JESUS VELAZQUEZ

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: D
JESUS D VELAZQUEZ
4214 SW 2ND TERR
MIAMI, FL. 33134 US

CITY OF COCOA
CODE ENFORCEMENT
STAFF REPORT
5/15/2025

LIEN REDUCTION REQUEST FOR
1106 Mitchell St.

CASE # CE23-0156

The Code Enforcement Board held a public hearing on **January 18, 2024**, at which time the Board found the owner, **One Stop Construction** in violation of the following:

- City Code, Chapter 6, Sec 6-1003 (g) Roofs and Drainage.

The Code Enforcement Board provided the owners sufficient time of **March 3rd, 2024**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **March 21, 2024**.

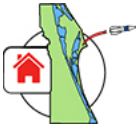
The lien ran at **\$50.00** per day from **March 3, 2024** until compliance was achieved on **November 14, 2024**. Code records show the case was closed leaving a fine of **\$12,820.00**. The property owner **One Stop Construction (Jesus Velazquez)** is requesting that the lien be reduced to the amount of **City's Cost**.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **Yes**
- Applicant resides at the property: **No**
- The number of violations related to the subject lien; **One**
- Number of Inspections performed: **20**
- Property Taxes: **Taxes are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens**
- Property Inspection: **The property was inspected this morning, May 15, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting**

The current market value of the subject property; the current market value is **\$121,130** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

The staff's recommendation is that the fine / lien be reduced to **\$2,384.14** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's Cost.



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2422655
Owners	ONE STOP CONSTRUCTION INC
Mailing Address	4214 SW 2ND TER CORAL GABLES FL 33134
Site Address	1106 MITCHELL ST COCOA FL 32922
Parcel ID	24-36-29-78-*74
Property Use	0110 - SINGLE FAMILY RESIDENCE
Exemptions	NONE
Taxing District	23D0 - COCOA
Total Acres	0.17
Subdivision	BROADMOOR ACRES SUBD
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0010/0045
Land Description	BROADMOOR ACRES SUBD LOT 74



VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$94,100	\$58,060	\$53,060
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$63,430	\$57,670	\$52,430
Assessed Value School	\$94,100	\$58,060	\$53,060
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$63,430	\$57,670	\$52,430
Taxable Value School	\$94,100	\$58,060	\$53,060

SALES/TRANSFERS

Date	Price	Type	Instrument
01/13/2023	\$130,000	WD	9699/0690
01/11/2023	\$120,000	WD	9698/1213
05/31/2016	\$59,000	WD	7652/0097
04/27/2005	--	QC	5457/7857
04/22/2005	--	QC	5456/0052
06/27/2003	\$45,000	WD	4962/3556
04/01/1991	\$31,900	NN	3123/2349
06/01/1990	--	QC	3067/1317
08/01/1977	\$18,500	--	1774/0126
12/01/1975	\$178,000	--	1584/0756

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	Details
Exterior Wall: STUCCO	Year Built 1951
Frame: MASNRYCONC	Story Height 8
Roof: ASPH/ASB SHNGL	Floors 1
Roof Structure: HIP/GABLE	Residential Units 1
	Commercial Units 0

Sub-Areas	Extra Features
Base Area (1st) 1,075	No Data Found

Open Porch	56
Utility Room	144
Total Base Area	1,075
Total Sub Area	1,275

CODE BOARD AGENDA ITEM

Memo Date: 05/09/2025
Agenda Date: 5/15/2025
Prepared By: Thomas Wilkinson, Code Enforcement Manager
Through: Thomas Wilkinson, Code Enforcement Manager
Charlene Neuterman, Community Services Director
Requested Action: The property owner (**Faraway SG LLC**) is requesting the Code Enforcement lien of **\$13,820.00** be reduced to the amount of **\$4,685.00**. Staff's recommendation is that the fine / lien be reduced per the applicants' request to the amount of **\$4,685.00**, which will cover the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.

BACKGROUND:

**LIEN REDUCTION REQUEST FOR
128 Aurora St
CASE # CE22-0583**

The Code Enforcement Board held a public hearing on **July 20, 2023**, at which time the Board found the previous property owner, **Stoa Acquisitions LLC**, in violation of the following:

- XXII, Permit Required App (A) Article XV sec 2(a)

The Code Enforcement Board provided the owners sufficient time of **August 19, 2023**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **September 21, 2023**.

The lien ran at **\$25.00** per day from **August 19, 2023** until compliance was achieved on **February 21, 2025**. Code records show the case was closed, leaving a fine of **\$13,820.00**. The new property owner (**Faraway SG LLC**) is requesting that the lien be reduced to the amount of **\$4,685.00**.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **No**
- Applicant resides at the property: **No**
- The number of violations related to the subject lien; **One**

- Number of Inspections performed: **25**
- Property Taxes: **Taxes are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens**
- Property Inspection: **The property was inspected this morning, May 15, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting.**
- The cost of staff to prosecute this case is **\$2,612.70**

The current market value of the subject property; the current market value is **\$381,390** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

Staff's recommendation is that the fine / lien be reduced per the applicants' request to the amount of **\$4,685.00**, which will cover the cost of staff prosecuting this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? Yes/No

If not budgeted, is amendment / transfer attached?

Source/Use of Funds

<u>Account Number</u>	<u>Amount</u>
-----------------------	---------------

If a P.O. Change Order is involved, please complete the following:

Change Order Amount: \$

Original Purchase Order Amount: \$

For this Agenda Item note Prior Change Order Information:

Total Number of change orders to date:

Total amount in change orders to date: \$

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on **July 20, 2023**, at which time the Board found the previous property owner, **Stoa Acquisitions LLC**, in violation. The Code Enforcement Board provided the owners sufficient time of **August 19, 2023**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order, a Non-Compliance Hearing was held on **September 21, 2023**.

RECOMMENDED MOTION:

The property owner (**Faraway SG LLC**) is requesting the Code Enforcement lien of **\$13,820.00** be reduced to the amount of **\$4,685.00**. Staff's recommendation is that the fine / lien be reduced per the applicants' request to the amount of **\$4,685.00**, which will cover the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.



LIEN REDUCTION APPLICATION

**Cocoa Police Department
Code Enforcement Division
1226 W King Street
Cocoa, Florida 32922
Phone; (321) 433-8508**

This application must be completed entirely. The property must be in compliance per the City Code Section 6-707(d), if the property does not meet the guidelines of the City Code the Lien Reduction Application will not be scheduled for a hearing before the Code Enforcement Board.

This form is divided into steps which will help you prepare your request, provide the necessary information, and prepare for the Code Enforcement Board and City Council hearing.

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. Date: March 25, 2025

2. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting.

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

3. Property Owner Information: * Check here if same as Applicant → ☐

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): FARAWAY SG LLC

Name: HANNAH HICKS

Mailing Address: 280 PARK AVENUE 9TH FLOOR

City: NEW YORK State: NY Zip Code: 10017

Phone #: +1 509-270-3068 Fax #: _____

Mobile #: _____ E-mail: hannah.hicks@darwinhomes.com

4. Information for property on which lien occurs:

Street Address and Location: 128 AURORA ST COCOA FL 32922

Parcel ID:

- - 2 4 - 3 6 - 3 2 2 9 5 6 -

Tax Account Number:

2 4 2 4 5 4 6

Existing Use(s) on Property: SINGLE FAMILY RESIDENCE

Proposed Use(s) on Property: SINGLE FAMILY RESIDENCE

(If residential – (circle one) **owner occupied** or **rental**), if rental does property owner anticipate accepting any state or federal rental subsidies?

Nature of Violation(s): Building Repair Permit Issues

Date Fine or Lien Imposed: AUGUST 19, 2024
per day

Amount of Fine: \$13,810

Have the violation(s) on the subject property been corrected: ☒ Yes / No (Circle one)

Date upon which the subject property was brought into compliance: February 24, 2025

5. Please provide the following information:

Code enforcement case number: 22-00000583

Were you the property owner at the time the lien was imposed? Yes / No (Circle one) If so, how many days did it take from the board order to the date compliance was achieved? 187

If you were not the property at the time the violation occurred, were you aware of the lien when you purchased the property? Yes / ☒ No / NA (Circle one) If the property was not in compliance at the time you purchased the property how many days from the time of purchase did it take for you to come into compliance? 187

Did you receive the Notice of Violation issued by the Code Enforcement Division: ☒ Yes / No (Circle one)

Did you receive the Finding of Facts issued by the Code Enforcement Board: ☒ Yes / No (Circle one)

The factual basis upon which the application for reduction of the lien should be granted:

This home was in turn under the prior property management before Darwin Onboard. The proper permits were not pulled by the contactor. The prior property management brought in Britech Group (Jamie Brito) but he was unable to get too far before the home changed hands.

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

N/A

Amount you are requesting that the lien be reduced to: \$4,685

Please provide any other information deemed pertinent to this request, including but not limited to the circumstances that exist which would warrant the reduction or forgiveness of the penalty or fine. Include documentation of any financial investment made to physically improve the property:

Darwin first made contact with the locality on August 19, 2024 - which would be 187 days from then to confirmation the violation was closed on 2/24/25.

Are there any other properties within the jurisdictional limits of the City of Cocoa owned by the applicant and/or owners of the subject property on which code violations have been alleged, of which the case is still active, or a Finding of Facts has been entered by the Code Enforcement Board, if so please provide the address, the nature of violation and the status of such:

N/A

6. Please submit the following items in order complete the application:

- a. ☒ **Notarized application.**
- b. ☒ **Reimbursement to City for recording costs at time of application.** Pursuant to Section 6-707(c), Code of the City of Cocoa, at the time of application, payment to the city in the amount necessary to reimburse the City for its costs associated with processing and recording the order imposing a penalty or fine and the requested satisfaction or release of lien. Please make checks payable to the 'City of Cocoa' and submit payment ONLY to the Community Services Department. Please note that these costs are non-refundable without regard for the final disposition of the application for satisfaction or release of lien. **The application fee is \$20.00 and will need to be paid at the time the application is submitted.**
- c. ☒ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.
- d. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- e. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

7. Application Filing Procedure. This application, together with all required exhibits and attachments, shall be completed and filed with the Code Enforcement Division by the third Friday of each month at 5:00 pm in order to be scheduled for public hearing for the following month.

8. **Procedure per City Code.** Section 6-707 states the City Lien Reduction rules and procedures for applying for a reduction. It is the applicant's responsibility to read and understand the rules and procedures that are located on page 6 of the Lien Reduction Application
9. **Board Action.** An Inspection of the property must be performed to be scheduled at the Code Board. Following a presentation by staff and testimony offered by the applicant, the Code Enforcement Board will formulate a recommendation to City Council.
10. **City Council Action.** An Inspection of the property must be performed to be scheduled before council. Following the Code Enforcement Board making a recommendation to the City Council, staff will schedule the item for the next available City Council regular meeting.
11. **Inspections.** I agree to allow Code Enforcement to inspect my property and give consent to walk the property before proceeding with this reduction ☒ YES ☐ NO

Signature below will also show that consent to inspect was given by the property owner or representative.

12. Signatures and Notarization.

STATE OF Virginia COUNTY OF Frederick. I, Hannah Hicks
being first duly sworn, depose and say that:

- ☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☒ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Hannah Hicks

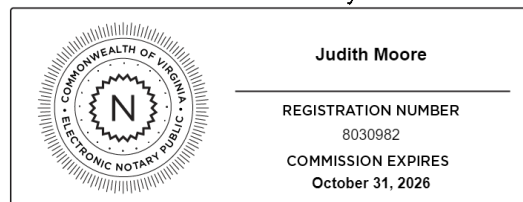
(APPLICANT SIGNATURE)
Public)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced WA, DC Driver License

Judith Moore

(Print, Type, or Stamp Commissioned Name of Notary)



Judith Moore

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 25th day of March, 20 25

Notarized remotely online using communication technology via Proof.

Public Hearing Process Information.

It is the responsibility of the Applicant to read the Lien Reduction Application to its entirety. Please keep this sheet from your application for your records. At any time through this process you have any questions or concerns, please contact the Code Enforcement Division at 321-433-8508.

1. **Public hearing date and location.** All regularly scheduled hearings are held on the third Thursday of each month at 6:00pm in the Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
2. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the request. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
3. **Preparing for public hearing.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the applicant's request.
4. **Format of public hearing.** The public hearing before the Code Enforcement Board is quasi-judicial in nature. *State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is considered at a public hearing.* Applicants are encouraged to review and copy the quasi-judicial rules and procedures used by the Code Enforcement Board before the public hearing date. A copy may be obtained from the City Clerk's Office.
5. **Exhibits at public hearing.** If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, the applicant must provide a copy to the Recording Secretary, City Staff, and the Code Enforcement Board for examination. One copy of any exhibits and/or evidence shall be provided, by law those instruments automatically become part of the public records and cannot be returned to the applicant.
6. **Witnesses at public hearing.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board and is generally based on:
 - a. The witness has personal knowledge of the fact in which the witness will testify; and/or
 - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 1. Layman witness: Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 2. Expert witness. Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.

Sec. 6-707. - Satisfaction or release of code enforcement lien. (NOTE: this is not the code section in its entirety)

- (b) **Application.** The application shall be executed under oath and sworn to in the presence of a notary public.
- (c) **Reimbursement to city for recording costs at time of application.** The violator shall submit, at the time of application, payment to the city in the amount necessary to reimburse the city for its costs associated with recording the order imposing a penalty or fine and the requested satisfaction or release of lien. These costs are non-refundable, without regard for the final disposition of the application for satisfaction or release of lien.
- (d) **Processing of application by Code Enforcement Manager or Chief of Police.** Upon receipt of the application for satisfaction or release of lien and payment provided above, the community development director shall confirm through the code enforcement department that the violation which resulted in the order imposing penalty or fine has been brought into compliance. If the violation has been brought into compliance and there is no current code violation upon the property in question, the community development director shall place the application upon the agenda of the next meeting of the code enforcement board.
- (e) **Code enforcement board hearing.** At the hearing before the code enforcement board, the board shall review and consider the application for satisfaction or release of lien, provide the violator with an opportunity to address the board regarding the application for satisfaction or release of lien, and to take the testimony of other interested parties, including but not limited to city staff.

Review and recommendation. Upon review of the application and any testimony presented, the code enforcement board shall recommend to the city council approval, approval with conditions, or denial of the application for satisfaction or release of lien.

The code enforcement board, in determining its recommendation, shall consider the following factors:

- (1) The gravity of the violation;
 - (2) The time in which it took the violator to come into compliance;
 - (3) The accrued amount of the code enforcement fine or lien;
 - (4) Any previous or subsequent code violations;
 - (5) Any financial hardship; and
 - (6) Any other mitigating circumstance which may warrant the reduction or satisfaction of the penalty or fine.
- (f) **Presentation to city council.** After a recommendation has been rendered by the code enforcement board, the community development director shall place the application for satisfaction or release of lien upon the agenda of the next regularly scheduled city council meeting. The city council may take action solely based upon the sworn application and recommendation of the code enforcement board; or it may, in its discretion, provide the violator with an opportunity to address the council in regard to the application for satisfaction or release of lien.
- City Council action. The city council may approve, approve with conditions, or deny the application to satisfy or release of lien. If the city council approves the application to satisfy or release the lien and the approval is conditioned upon the violator paying a reduced penalty, fine, or any other condition, the satisfaction or release of lien shall not be prepared or recorded until the condition(s) placed by the council have been satisfied.
- (g) **Compliance with city council conditions.** The violator shall have thirty (30) days in which to comply with the conditions imposed by the city council. Failure of the violator to comply will result in the automatic denial of the application for satisfaction or release of lien.
 - (h) **Effect of denial on application for subsequent lien reduction or forgiveness.** If the application is denied or if the application is automatically denied due to the failure of the violator to comply with the conditions imposed by the city council, the violator shall thereafter be barred from applying for a subsequent reduction or forgiveness of the lien for a period of one (1) year from the date of denial. During the one-year period, the lien may only be satisfied and released upon full payment of the fine or penalty imposed in accordance with this chapter.

(Ord. No. 16-06, § 2, 5-9-06)



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2424546
Owners	STOA ACQUISITIONS LLC
Mailing Address	2394 E CAMELBACK RD, STE 200 PHOENIX AZ 85016
Site Address	128 AURORA ST COCOA FL 32922
Parcel ID	24-36-32-29-5-6
Property Use	0110 - SINGLE FAMILY RESIDENCE
Exemptions	NONE
Taxing District	23D0 - COCOA
Total Acres	0.51
Subdivision	PINE GROVE PARK
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0009/0024
Land Description	PINE GROVE PARK N 112.92 FT OF S 207.45 FT OF W 200 FT OF BLK 5 AS DES IN ORB 788 PG 519



VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$201,030	\$106,690	\$102,530
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$117,350	\$106,690	\$102,530
Assessed Value School	\$201,030	\$106,690	\$102,530
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$117,350	\$106,690	\$102,530
Taxable Value School	\$201,030	\$106,690	\$102,530

SALES/TRANSFERS

Date	Price	Type	Instrument
12/06/2022	\$397,000	WD	9673/1718
06/24/2022	\$375,000	WD	9554/0107
06/23/2022	\$193,000	WD	9550/1005
06/12/2014	\$39,000	WD	7155/1342
02/17/2014	--	CT	7069/0794
08/01/1972	\$17,000	--	1273/1029

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	Details
Exterior Wall: BRICK	Year Built 1954
Frame: WOOD FRAME	Story Height 8
Roof: ASPH/ASB SHNGL	Floors 1
Roof Structure: HIP/GABLE	Residential Units 1
	Commercial Units 0
Sub-Areas	Extra Features
Base Area (1st) 2,388	Screen Enclosure 300
Carport 312	Fireplace 1
Open Porch 121	

Utility Room	96
Total Base Area	2,388
Total Sub Area	2,917

**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 22-583**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

STOA ACQUISITIONS LLC

Owners of the Property located at:
128 AURORA ST
Cocoa, FL 32922
Parcel ID: 24-36-32-29-5-6

Respondent,

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on July 20, 2023 to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

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

☒ XXII. *Permit Required App A Art. XV Sec 2 (a)*

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

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

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

☒ XXII. *Permit Required App A Art. XV Sec 2 (a)*

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

1. Respondent shall be given until August 19, 2023 to correct all violations set forth herein on the property.

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

3. Upon a finding by the Code Enforcement Board that the property was not brought into compliance by the date set forth in this Order, a fine in the amount of **\$25.00** per day may be imposed for each and every day any of the violations continue past the above-stated date ordered for compliance by the Board and the daily fines shall continue to run until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer. Respondent shall be responsible to immediately notify the Code Enforcement Officer if the property has been brought into compliance.

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

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

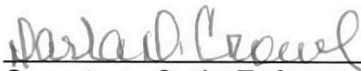
DONE AND ORDERED THIS 20 DAY OF July, 2023.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA

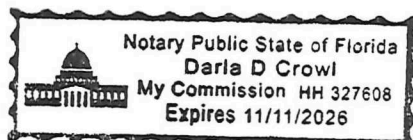


Chairman, Code Enforcement Board

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at STOA ACQUISITIONS LLC whose mailing address is 2394 E CAMELBACK RD STE 200 PHOENIX, AZ 85016 this 20 day of July, 2023 ____ via __ hand delivery/ __ certified mail/ ☒ U.S. mail/ __ posting (mark all that apply).



Secretary, Code Enforcement Board



CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 22-583
9/21/2023

THE CITY OF COCOA
A Florida Municipal Corporation

Complainant,

vs.

STOA ACQUISITIONS LLC
Owners of the Property located at:
128 AURORA ST
Cocoa FL 32922

Parcel ID: 24-36-32-29-5-6

Respondent,
_____ /

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on 9/21/2023 to determine whether any violations of the City of Cocoa Code of Ordinances existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, issued the Findings of Fact, Conclusions of Law and Order. The Order required the Respondent to come into compliance by 8/19/2023

At a duly noticed Compliance Hearing of Code Enforcement Board the Respondent was found in non-compliance of the Board Order. It is hereby Ordered that the City of Cocoa shall impose a fine in the amount of **\$25.00** per day until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer.

This Order shall be recorded in the public records for Brevard County, Florida, which shall serve as a lien against and upon any real or personal property owned by the Respondent pursuant to Section 162.08 and 162.09, Florida Statutes.

DONE AND ORDERED at Cocoa, Florida, this 21, day of September, 2023

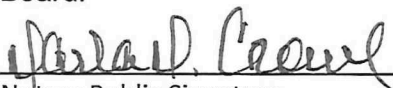
CODE ENFORCEMENT BOARD OF THE CITY OF COCOA, FLORIDA



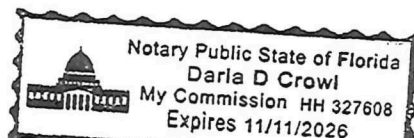
Lloyd Roberts, Chairman

CERTIFICATION:
State of Florida, County of Brevard

I hereby certify that this is an Original Copy of the Order of the Code Enforcement Board that was acknowledged before me this 21 day of September, 2023, by Lloyd Roberts, Chairman of the City of Cocoa Code Enforcement Board.



Notary Public Signature



CITY OF COCOA
CODE ENFORCEMENT
STAFF REPORT
5/15/2025

LIEN REDUCTION REQUEST FOR
128 Aurora St

CASE # CE22-0583

The Code Enforcement Board held a public hearing on **July 20, 2023**, at which time the Board found the owner, **Stoa Acquisitions LLC** in violation of the following:

- XXII, Permit Required App (A) Article XV sec 2(a)

The Code Enforcement Board provided the owners sufficient time of **August 19, 2023**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **September 21, 2023**.

The lien ran at **\$25.00** per day from **August 19, 2023** until compliance was achieved on **February 21, 2025**. Code records show the case was closed leaving a fine of **\$13,820.00**. The New property owner (**Faraway SG LLC**) is requesting that the lien be reduced to the amount of **\$4,685.00**.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **No**
- Applicant resides at the property: **No**
- The number of violations related to the subject lien; **One**
- Number of Inspections performed: **25**
- Property Taxes: **Taxes are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens**
- Property Inspection: **The property was inspected this morning, May 15, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting.**
- The cost of staff to prosecute this case is **\$2,612.70**

The current market value of the subject property; the current market value is **\$381,390** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

Staff's recommendation is that the fine / lien be reduced per the applicants' request to the amount of **\$4,685.00**, which will cover the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's Cost.

CODE BOARD AGENDA ITEM

Memo Date: 05/09/2025
Agenda Date: 5/15/2025
Prepared By: Thomas Wilkinson, Code Enforcement Manager
Through: Charlene Neuterman, Community Services Director
Thomas Wilkinson, Code Enforcement Manager
Requested Action: The property owner (535 S Kentucky Land Trust) is requesting the Code Enforcement Lien of **\$29,330.00** be reduced to the amount of **\$1,893.30**, which is the City's cost. The staff's recommendation is that the fine / lien be reduced to **\$1,893.30** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.

BACKGROUND:

**LIEN REDUCTION REQUEST FOR
535 S Kentucky Ave.
CASE # CE23-0649**

The Code Enforcement Board held a public hearing on **January 18, 2024**, at which time the Board found the owner, **535 S Kentucky Land Trust** in violation of the following:

- City Code, Chapter 6, Sec. 6-900(b)(1) Accumulation of trash and litter
- City Code, Chapter 6, Sec. 6-900(b)(11) XXII, Storing Outdoors
- App. A, Article. XV, Sec. 2 (a) Permit Required
- City Code, Chapter 6, Sec. 6-1003 (a-p) IX. Exterior General Condition

The Code Enforcement Board provided the owners sufficient time of **February 17, 2024**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **March 21, 2024**.

The lien ran at **\$25.00** per day from **February 17, 2024**, until compliance was achieved on **December 6, 2024**. Code records show the case was closed, leaving a fine of **\$29,330.00**. The property owner (**535 S Kentucky Land Trust**) is requesting that the lien be reduced to the amount of the city's cost.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **Yes**
- Applicant resides at the property: **No**

- The number of violations related to the subject lien: **4**
- Number of Inspections performed: **12**
- Property Taxes: **Taxes are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens.**
- Property Inspection: **The property was inspected this morning, May 15, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting.**

The current market value of the subject property; the current market value is **\$75,840.00** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

The staff's recommendation is that the fine / lien be reduced to **\$1,893.30** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's Cost.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? Yes/No

If not budgeted, is amendment / transfer attached?

Source/Use of Funds

Account Number

Amount

If a P.O. Change Order is involved, please complete the following:

Change Order Amount: \$

Original Purchase Order Amount: \$

For this Agenda Item note Prior Change Order Information:

Total Number of change orders to date:

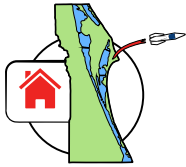
Total amount in change orders to date: \$

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on **January 18, 2024**, at which time the Board found the owner, **535 S Kentucky Land Trust**, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of **February 17, 2024**, to correct said violation(s). Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **March 21, 2024**.

RECOMMENDED MOTION:

The property owner (535 S Kentucky Land Trust) is requesting the Code Enforcement Lien of **\$29,330.00** be reduced to the amount of **\$1,893.30**, which is the City's cost. The staff's recommendation is that the fine / lien be reduced to **\$1,893.30** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's cost.

**REAL PROPERTY DETAILS**

Account 2424910 - Roll Year 2024

Owners	535 S KENTUCKY LAND TRUST
Mailing Address	122 E LAKE AVE LONGWOOD FL 32750
Site Address	535 S KENTUCKY AVE COCOA FL 32922
Parcel ID	24-36-32-75-18-12
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.14
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0005/0010
Subdivision	VIRGINIA PARK
Land Description	VIRGINIA PARK LOT 12 BLK 18

**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$75,840	\$80,490	\$72,790
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$75,840	\$80,490	\$37,460
Assessed Value School	\$75,840	\$80,490	\$72,790
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$75,840	\$80,490	\$37,460
Taxable Value School	\$75,840	\$80,490	\$72,790

SALES / TRANSFERS

Date	Price	Type	Instrument
01/30/2023	\$87,000	WD	9717/2682
09/21/2022	\$7,000	WD	9618/2597
06/29/2000	\$16,000	WD	4192/0926
03/15/2000	--	CT	4136/0417
12/30/1998	--	WD	3948/2617
05/30/1997	\$8,300	WD	3674/2496
05/01/1997	\$12,500	WD	3707/1621
09/01/1995	\$25,000	QC	3557/1309
04/07/1986	\$19,000	WD	2686/2892
05/01/1974	\$5,000	--	1445/0507

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	VINYL/ALUMINUM	Year Built	1945
Frame:	WOOD FRAME	Story Height	8
Roof:	SHEET METAL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	672	Fireplace	1
Screen Porch	140		
Utility Room	105		
Total Base Area	672		
Total Sub Area	917		

CITY OF COCOA
CODE ENFORCEMENT
STAFF REPORT
5/15/2025

LIEN REDUCTION REQUEST FOR
535 S Kentucky Ave.

CASE # CE23-0649

The Code Enforcement Board held a public hearing on **January 18, 2024**, at which time the Board found the owner, **535 S Kentucky Land Trust** in violation of the following:

- City Code, Chapter 6, Sec 6-900(b)(1) Accumulation of trash and litter
- City Code, Chapter 6, Sec 6-900(b)(11) XXII, Storing Outdoors
- App. A, Article. XV, Sec. 2 (a) Permit Required
- City Code, Chapter 6, Sec 6-1003 (a-p) IX. Exterior General Condition

The Code Enforcement Board provided the owners sufficient time of **February 17, 2024**, to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **March 21, 2024**.

The lien ran at **\$25.00** per day from **February 17, 2024** until compliance was achieved on **December 6, 2024**. Code records show the case was closed leaving a fine of **\$ 29,330.00**. The property owner (**535 S Kentucky Land Trust**) is requesting that the lien be reduced to the amount of **City cost**.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **Yes**
- Applicant resides at the property: **No**
- The number of violations related to the subject lien; **Four**
- Number of Inspections performed: **12**
- Property Taxes: **Taxes are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens**
- Property Inspection: **The property was inspected this morning, May 15, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting**

The current market value of the subject property; the current market value is **\$75,840.00** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

The staff's recommendation is that the fine / lien be reduced to **\$1,893.30** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's Cost.

CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 23-649
3/21/2024

THE CITY OF COCOA
A Florida Municipal Corporation

Complainant,

vs.

535 S KENTUCKY LAND TRUST
Owners of the Property located at:
535 S KENTUCKY AVE
Cocoa FL 32922

Parcel ID: 24-36-32-75-18-12

Respondent,

CFN 2024077971, OR BK 10040 PAGE
2564, Recorded 04/17/2024 at 01:27 PM, Rachel M.
Sadoff, Clerk of Courts, Brevard County
Pgs:1

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on 3/21/2024 to determine whether any violations of the City of Cocoa Code of Ordinances existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, issued the Findings of Fact, Conclusions of Law and Order. The Order required the Respondent to come into compliance by 2/17/2024

At a duly noticed Compliance Hearing of Code Enforcement Board the Respondent was found in non-compliance of the Board Order. It is hereby Ordered that the City of Cocoa shall impose a fine in the amount of twenty-five dollars (\$25.00) *Accum. Of Trash and Litter, Ch.6 Sec. 6-900 (b)(1)(a-d), twenty-five dollars (\$25.00) Storing Outdoors, Ch.6 Sec. 6-900(b)(11), fifty dollars (\$50.00) Permit Required, App. A Art. XV Sec. 2(a) and twenty-five dollars (\$25.00) Exterior General Condition, Ch.6 Sec. 6-1003 (a-p) per day* until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer.

This Order shall be recorded in the public records for Brevard County, Florida, which shall serve as a lien against and upon any real or personal property owned by the Respondent pursuant to Section 162.08 and 162.09, Florida Statutes.

DONE AND ORDERED at Cocoa, Florida, this 21, day of March, 2024

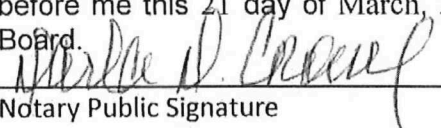
CODE ENFORCEMENT BOARD OF THE CITY OF COCOA, FLORIDA



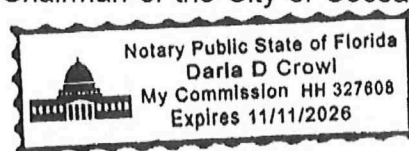
Lloyd Roberts, Chairman

CERTIFICATION:
State of Florida, County of Brevard

I hereby certify that this is an Original Copy of the Order of the Code Enforcement Board that was acknowledged before me this 21 day of March, 2024, by Lloyd Roberts, Chairman of the City of Cocoa Code Enforcement Board.



Notary Public Signature



**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 23-649**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

535 S KENTUCKY LAND TRUST
Owners of the Property located at:
535 S KENTUCKY AVE
COCOA FL 32922
Parcel ID: 24-36-32-75-18-12

Respondent,
_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on **January 18, 2024** to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

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

- ☒ *II. Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d* **25.00**
- ☒ *XXXIII. Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* **25.00**
- ☒ *XXII. Permit Required App A Art. XV Sec 2 (a)* **50.00**
- ☒ *IX. Exterior General Condition Ch 6 Sec. 6-1003 (a-p)* **25.00**

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

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

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

- ☒ *II. Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d* **25.00**
- ☒ *XXXIII. Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* **25.00**
- ☒ *XXII. Permit Required App A Art. XV Sec 2 (a)* **50.00**
- ☒ *IX. Exterior General Condition Ch 6 Sec. 6-1003 (a-p)* **25.00**

Order

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

1. Respondent shall be given until February 17, 2024 to correct all violations set forth herein on the property.

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

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

- ☒ II. Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d **25.00**
- ☒ XXXIII. Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) **25.00**
- ☒ XXII. Permit Required App A Art. XV Sec 2 (a) **50.00**
- ☒ IX. Exterior General Condition Ch 6 Sec. 6-1003 (a-p) **25.00**

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

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

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

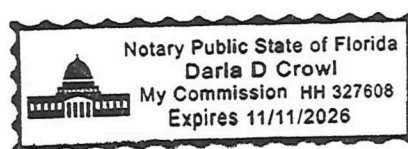
DONE AND ORDERED THIS 18 DAY OF January 2024.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA


Chairman, Code Enforcement Board

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at 535 S KENTUCKY LAND TRUST mailing address is 122 E LAKE AVE LONGWOOD FL 32750 this **18** day of **January, 2024** via ☐ hand delivery/ ☐ certified mail/ ☒ U.S. mail/ ☐ posting (mark all that apply).


Secretary, Code Enforcement Board





Application # CE -

23 - 649

LIEN REDUCTION APPLICATION

Cocoa Police Department
Code Enforcement Division
1226 W King Street
Cocoa, Florida 32922
Phone; (321) 433-8508

This application must be completed entirely. The property must be in compliance per the City Code Section 6-707(d), if the property does not meet the guidelines of the City Code the Lien Reduction Application will not be scheduled for a hearing before the Code Enforcement Board.

This form is divided into steps which will help you prepare your request, provide the necessary information, and prepare for the Code Enforcement Board and City Council hearing.

For Office Use Only - Date Received

Jan. 21, 2025

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. Date: _____

2. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting.

Company (if applicable): Bader's Financial Center Inc.Name: Rachel Smith & Omer BaderMailing Address: 359 Lanternback Island DrCity: Satellite Beach State: FL Zip Code: 32937Phone #: 321.378.6300 Fax #: N/AMobile #: 305.310.1018 E-mail: admin@securedlendinggroupfl.com

3. Property Owner Information:

* Check here if same as Applicant → ☐

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): 535 S. KENTUCKY LAND TRUSTName: 535 S. KENTUCKY LAND TRUSTMailing Address: 122 E LAKE AVECity: LONGWOOD State: FL Zip Code: 32750Phone #: 407-755-1010 Fax #: N/AMobile #: N/A E-mail: admin@commonwealthlandtrust.com

4. Information for property on which lien occurs:

Street Address and Location: 535 S. Kentucky Ave, Cocoa, FL, 32922

Parcel ID:

24-36-32-75-1812

Tax Account Number:

2424910

Existing Use(s) on Property: Residential Use

Proposed Use(s) on Property: N/A

(If residential – (circle one) **owner occupied** or **rental**) if rental does property owner anticipate accepting any state or federal rental subsidies?

NO

Nature of Violation(s): Accum of Trash & Litter / Storing Outdoors / Permit / Exterior General Cond.

Date Fine or Lien Imposed: 03/21/24 Amount of Fine: 100⁰⁰
per day

Have the violation(s) on the subject property been corrected: (Yes) / No (Circle one)

Date upon which the subject property was brought into compliance: 12/6/24

5. Please provide the following information:

Code enforcement case number: 23-649

Were you the property owner at the time the lien was imposed? (Yes) No (Circle one) If so, how many days did it take from the board order to the date compliance was achieved? 249

If you were not the property at the time the violation occurred, were you aware of the lien when you purchased the property? Yes (No) NA (Circle one) If the property was not in compliance at the time you purchased the property how many days from the time of purchase did it take for you to come into compliance?

Did you receive the Notice of Violation issued by the Code Enforcement Division: Yes (No) (Circle one)

Did you receive the Finding of Facts issued by the Code Enforcement Board: Yes (No) (Circle one)

The factual basis upon which the application for reduction of the lien should be granted:

The property "Owner" was made aware of this lien and never brought it into compliance. When our company "reclaimed" the property in August we began the work to fix the lien issues.

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

We, the company, own the property in question. We have a management agreement with prior owner to take care of property. They let the property fall into disrepair, along with rent the property out. Renters damaged property further.

Amount you are requesting that the lien be reduced to: _____

Please provide any other information deemed pertinent to this request, including but not limited to the circumstances that exist which would warrant the reduction or forgiveness of the penalty or fine. Include documentation of any financial investment made to physically improve the property:

We have paid for the work to be done to bring into compliance Dumpster /Junk Removal, Vinyl Materials & Install for permit, water heater install & materials, along with extra inspection items that needed to be fixed.

Are there any other properties within the jurisdictional limits of the City of Cocoa owned by the applicant and/or owners of the subject property on which code violations have been alleged, of which the case is still active, or a Finding of Facts has been entered by the Code Enforcement Board, if so please provide the address, the nature of violation and the status of such:

NO

6. Please submit the following items in order complete the application:

- a. ☒ **Notarized application.**
- b. ☒ **Reimbursement to City for recording costs at time of application.** Pursuant to Section 6-707(c), Code of the City of Cocoa, at the time of application, payment to the city in the amount necessary to reimburse the City for its costs associated with processing and recording the order imposing a penalty or fine and the requested satisfaction or release of lien. Please make checks payable to the 'City of Cocoa' and submit payment ONLY to the Community Services Department. Please note that these costs are non-refundable without regard for the final disposition of the application for satisfaction or release of lien. **The application fee is \$20.00 and will need to be paid at the time the application is submitted.**
- c. ☐ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.
- d. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- e. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

7. **Application Filing Procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Code Enforcement Division by the third Friday of each month at 5:00 pm in order to be scheduled for public hearing for the following month.

8. **Procedure per City Code.** Section 6-707 states the City Lien Reduction rules and procedures for applying for a reduction. It is the applicant's responsibility to read and understand the rules and procedures that are located on page 6 of the Lien Reduction Application
9. **Board Action.** An Inspection of the property must be performed to be scheduled at the Code Board. Following a presentation by staff and testimony offered by the applicant, the Code Enforcement Board will formulate a recommendation to City Council.
10. **City Council Action.** An Inspection of the property must be performed to be scheduled before council. Following the Code Enforcement Board making a recommendation to the City Council, staff will schedule the item for the next available City Council regular meeting.
11. **Inspections.** I agree to allow Code Enforcement to inspect my property and give consent to walk the property before proceeding with this reduction ☒ YES ☐ NO

Signature below will also show that consent to inspect was given by the property owner or representative.

12. Signatures and Notarization.

STATE OF Florida COUNTY OF Brevard I, Omer S. Bader
being first duly sworn, depose and say that:

- ☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

(APPLICANT SIGNATURE)
Public) AS TRUSTEE

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced _____

(Print, Type, or Stamp Commissioned Name of Notary

SANDI YOUNG

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 16TH day of JANUARY, 20 25



SANDI YOUNG
Notary Public
State of Florida
Comm# HH254478
Expires 4/18/2026

Public Hearing Process Information.

It is the responsibility of the Applicant to read the Lien Reduction Application to its entirety. Please keep this sheet from your application for your records. At any time through this process you have any questions or concerns, please contact the Code Enforcement Division at 321-433-8508.

1. **Public hearing date and location.** All regularly scheduled hearings are held on the third Thursday of each month at 6:00pm in the Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
2. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the request. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
3. **Preparing for public hearing.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the applicant's request.
4. **Format of public hearing.** The public hearing before the Code Enforcement Board is quasi-judicial in nature. *State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is considered at a public hearing.* Applicants are encouraged to review and copy the quasi-judicial rules and procedures used by the Code Enforcement Board before the public hearing date. A copy may be obtained from the City Clerk's Office.
5. **Exhibits at public hearing.** If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, the applicant must provide a copy to the Recording Secretary, City Staff, and the Code Enforcement Board for examination. One copy of any exhibits and/or evidence shall be provided, by law those instruments automatically become part of the public records and cannot be returned to the applicant.
6. **Witnesses at public hearing.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board and is generally based on:
 - a. The witness has personal knowledge of the fact in which the witness will testify; and/or
 - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 1. Layman witness: Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 2. Expert witness. Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.

Sec. 6-707. - Satisfaction or release of code enforcement lien. (NOTE: this is not the code section in its entirety)

- (b) **Application.** The application shall be executed under oath and sworn to in the presence of a notary public.
- (c) **Reimbursement to city for recording costs at time of application.** The violator shall submit, at the time of application, payment to the city in the amount necessary to reimburse the city for its costs associated with recording the order imposing a penalty or fine and the requested satisfaction or release of lien. These costs are non-refundable, without regard for the final disposition of the application for satisfaction or release of lien.
- (d) **Processing of application by Code Enforcement Manager or Chief of Police.** Upon receipt of the application for satisfaction or release of lien and payment provided above, the community development director shall confirm through the code enforcement department that the violation which resulted in the order imposing penalty or fine has been brought into compliance. If the violation has been brought into compliance and there is no current code violation upon the property in question, the community development director shall place the application upon the agenda of the next meeting of the code enforcement board.
- (e) **Code enforcement board hearing.** At the hearing before the code enforcement board, the board shall review and consider the application for satisfaction or release of lien, provide the violator with an opportunity to address the board regarding the application for satisfaction or release of lien, and to take the testimony of other interested parties, including but not limited to city staff.

Review and recommendation. Upon review of the application and any testimony presented, the code enforcement board shall recommend to the city council approval, approval with conditions, or denial of the application for satisfaction or release of lien.

The code enforcement board, in determining its recommendation, shall consider the following factors:

- (1) The gravity of the violation;
 - (2) The time in which it took the violator to come into compliance;
 - (3) The accrued amount of the code enforcement fine or lien;
 - (4) Any previous or subsequent code violations;
 - (5) Any financial hardship; and
 - (6) Any other mitigating circumstance which may warrant the reduction or satisfaction of the penalty or fine.
- (f) **Presentation to city council.** After a recommendation has been rendered by the code enforcement board, the community development director shall place the application for satisfaction or release of lien upon the agenda of the next regularly scheduled city council meeting. The city council may take action solely based upon the sworn application and recommendation of the code enforcement board; or it may, in its discretion, provide the violator with an opportunity to address the council in regard to the application for satisfaction or release of lien.

City Council action. The city council may approve, approve with conditions, or deny the application to satisfy or release of lien. If the city council approves the application to satisfy or release the lien and the approval is conditioned upon the violator paying a reduced penalty, fine, or any other condition, the satisfaction or release of lien shall not be prepared or recorded until the condition(s) placed by the council have been satisfied.

- (g) **Compliance with city council conditions.** The violator shall have thirty (30) days in which to comply with the conditions imposed by the city council. Failure of the violator to comply will result in the automatic denial of the application for satisfaction or release of lien.
- (h) **Effect of denial on application for subsequent lien reduction or forgiveness.** If the application is denied or if the application is automatically denied due to the failure of the violator to comply with the conditions imposed by the city council, the violator shall thereafter be barred from applying for a subsequent reduction or forgiveness of the lien for a period of one (1) year from the date of denial. During the one-year period, the lien may only be satisfied and released upon full payment of the fine or penalty imposed in accordance with this chapter.

(Ord. No. 16-06, § 2, 5-9-06)