



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

**August 21, 2025
6:00 PM**

**City of Cocoa
Code Enforcement Division
65 Stone St., Cocoa, FL 32922**

I. Opening Matters:

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

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of August 21, 2025.
2. Minutes: Regular Meeting of *June 19, 2025*.
3. Submittal of Document Packet

III. Cases:

1. CE25-120 / 902 Kensington Dr., Cocoa, FL / Yomara Lopez property owner of 902 Kensington Dr., Cocoa, FL, in violation of the following City Codes.
 - Appendix A Zoning, Article XIII Supplementary District Regulations, Sec. 6 Accessory Structures.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Sec. 6-902. Discarding junk, inoperable or abandoned motor vehicles.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Sec. 6-900 Generally (b) (9) parking within the front or corner side yard area.
2. CE 25-91 / 503 Delannoy Ave, Cocoa, FL / Henriques, Ricardo A, M.D. property owner of 503 Delannoy Ave, Cocoa, FL, in violation of the following

City Codes.

- Appendix A Zoning, Article XI Schedule of District Regulations, Sec. 13 District and Intent – CBD, Central Business District (D) (2) Prohibited Uses and Structures.
 - Appendix A Zoning, Article XV District and intent—C-W, Wholesale Commercial District, Sec. 2 Building Permits and Applications (A)
3. CE 25-129 / 15 Oak St, Cocoa, FL / Mihatovic, Niko property owner of 15 Oak St, Cocoa, FL, in violation of the following City Code.
- Chapter 6 Buildings, Construction and Property Regulations, Article VI Residential Rental Standards, Sec. 6-2003 Local business license required.

IV. Non-Compliance:

1. CE 24-790 / 2526 Stanford Dr. Cocoa, FL / Christina Cobb

The Code Enforcement Board held a public hearing on June 19, 2025, at which time the Board found the owner, Christina Cobb, in violation of city code(s). The Code Enforcement Board provided the owner sufficient time of August 20, 2025, to correct the following violation(s).

- Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Div. 3, Sec. 6-900 (b)(1) Accumulation of Trash.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Div. 3, Sec. 6-900 (b)(11) Storing Junk.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Div. 4, Sec. 6-1001 (d) Weeds
2. CE: 23-775 / 223 Orange St. Cocoa FL / Ellis, Mary L. (Deceased)The Code Enforcement Board held a public hearing on 7/18/2024, at which time the Board found the owner, Ellis, Mary L, in violation of city code(s). The Code Enforcement Board provided the owners with sufficient time to comply by January 17, 2025, to correct the following violation(s)
- Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 4 General Requirements, Sec. 6-1003 (b) (g) Exterior structure.

V. Lien Reductions:

VI. New Business:

VII. Other Business:

VIII. Abatement Appeals:

IX. Manager Announcements:

X. Next Meeting Date:

XI. Adjournment:

XII. Opening Matters:

XIII. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on September 18, 2025 .

NOTICE TO THE PUBLIC:

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

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

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

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

CODE BOARD AGENDA ITEM

Memo Date: 07/23/2025
Agenda Date: 8/21/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the agenda of the August 21, 2025, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

None

RECOMMENDED MOTION:

Approve the agenda of the August 21, 2025, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

August 21, 2025

6:00 PM

Opening Matters

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

Approval of Agenda & Minutes

1. Approval of Meeting Agenda: August 21, 2025
2. Approval of Minutes for June 19, 2025
3. Submittal of Document Packet

CASES

1. CE-25-120 – 920 Kensington Dr
2. CE-25-91 – 503 Delannoy Ave
3. CE-25-129 – 15 Oak St

NON-COMPLIANCE

1. CE-24-790 – 2526 Stanford Dr
2. CE-23-775-c 223 Orange St.

LIEN REDUCTIONS:

None

NEW BUSINESS

None

Other Business:

None

Abatement Appeals:

None

Manager Announcements

None

Next Meeting Date

September 18, 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 August 21, 2025, or by calling (321)-433-8508



CODE BOARD AGENDA ITEM

Memo Date: 07/23/2025
Agenda Date: 8/21/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the minutes of the June 19, 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 minutes of the June 19, 2025, Code Board Meeting as presented or with amendments.

**Code Enforcement Board
Meeting Minutes
June 19, 2025**

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, June 19, 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
Dik Muller	Board Member
Jody Hatcher	2 nd Alternate

MEMBERS ABSENT:

George Brown Jr.	Board Member
Gloria Weatherspoon	1st Alternate
Michael Simpson	Board Member - excused
Melissa Acosta	Board Member

OTHERS PRESENT:

Tom Wilkinson	Code Enforcement Manager
Micheal Mack	Code Enforcement Officer
Justin Simpson	Code Enforcement Officer
Jason Brimm	Code Enforcement Officer
Kristin Eick	Board Attorney
Darla Crowl	Recording Secretary
Mark Baaden	Police Lieutenant
Charlene Neuterman	Community Services Director

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: June 19, 2025

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

Motion by Vice Chair Otero, seconded by Ms. Scott, to approve to the agenda of June 19, 2025. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: May 15, 2025.

Motion by Vice Chair Otero, seconded by Mr. Muller, to approve to the minutes of May 15, 2025. Vote on the motion carried unanimously.

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

CASES:

1. CE-24-790 – 2526 Stanford Dr.

Code Enforcement Officer Justin Simpson provided an overview of the Case history and presented exhibits for the Board's review. Officer Simpson testified that the Property Owner was in violation of **City of Cocoa Code Ch. 6, Art. 111, Div. 3, Sec. 6-900 (b)(11) Junk, Trash, Debris, Ch. 6 Art. III, Div. 3 Sec. 6-900 (b)(1) Accu, of Trash** and **City of Cocoa Code Ch. 6, Art. 111, Div. 4, Sec. 6-1001 (d) weeds overgrowth** of the City Code.

Officer Simpson requested that the Board find the Property Owner in violation and be given until August 20, 2025 (60 days) to come into compliance or impose a fine of up to two hundred fifty dollars **(\$250.00) City of Cocoa Code Ch. 6, Art. 111, Div. 3, Sec. 6-900 (b)(11) Junk, Trash, Debris** up to two hundred fifty dollars **(\$250.00) City of Cocoa Code 6 Art. III, Div. 3 Sec. 6-900 (b)(1) Accu, of Trash** and up to two hundred fifty dollars **(\$250.00) City of Cocoa Code Ch. 6, Art. 111, Div. 4, Sec. 6-1001 (d) weeds overgrowth** per day until found in compliance.

Chairman Roberts asked if the residence was occupied? Officer Simpson stated he has been to the property several times and not seen anyone at the residence. Since this is his area, he actively patrols it. He noticed a ring camera on the property. Question if there was an active water account. Officer Simpson responded there is an active water account. The question was asked about the violations if there were 2 or 3. Attorney Eick confirmed the notice of violation had all 3 violations which she believed Code Enforcement was asking to find all three in violation. More discussion amongst the Board members and staff.

Motion by Ms. Scott, seconded by Vice Chair Otero, to amend the Staff's recommendation and a fine of seventy-five dollars per day per violation and give the property owner until August 20, 2025, and find the Property Owner in violation. Vote on the motion carried unanimously.

2. CE-25-82 – 516 W King St

Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Officer Brimm testified that the Property Owner was in violation of **City of Cocoa Code Ch. 12 Sec. 12-1 (a)(b) Business Tax Receipt** of the City Code.

Officer Brimm requested that the Board find the Property Owner in violation and be given until April 17, 2025, to come into compliance or impose a fine of **two hundred fifty dollars (\$250.00) City of Cocoa Code Ch. 12 Sec. 12-1 (a)(b) Business Tax Receipt. To have been in violation and a Finding of Fact notice to be on the record.**

Attorney Paul Bross representing the business, contacted Officer Brimm stating his client had not received a copy of the notice of violation but did receive the notice of hearing. On June 9, 2025, the owner's son came to City Hall and paid the three years delinquent amount for the business tax receipt for the business. Chairman Roberts had questions about the Finding of Fact. Officer Brimm stated that they came in compliance after the date given of April 17, 2025, so he wanted a Finding of Fact on record. Attorney Eick explained that it would be a no fine case. More discussion amongst the Board members and staff.

Motion by Ms. Scott, seconded by Mr. Muller, to approve Staff's recommendation and find the property owner to have been in violation and a Finding of Fact filed with no fine is imposed. Any violation of the same code by the same respondent within five years from this date of this order be treated as a repeat violation for which a fine of up to five hundred dollars (\$500.00) per day may be imposed. Vote on the motion carried unanimously.

NON-COMPLIANCE:

1. CE-25-37 – 1112 Ohio St

Code Enforcement Officer Justin Simpson provided an overview of the Case history and presented exhibits for the Board's review. Officer Simpson testified that the Property Owner is in violation of **Ch. 6, Art. 111, Div. 3, Sec. 6-900 (b)(11) Storing Junk and City of Cocoa Code Ch. 6, Art. 111, Div. 3, Sec. 6-902 (b)(2) Abandoned Vehicles** of the City of Cocoa Code. Officer Simpson stated a Notice of Hearing was sent on **June 2, 2025, sent certified and posted on the property** and property owner remains in violation.

Property owner was sworn in: Mark Yates, 1112 Ohio St, Cocoa
Thomas Studstill, 200 Linda Ave, Merritt Island was also sworn in.

Officer Simpson contacted the Cocoa Police Department to see if Mr. Yates had the registration for the vehicle in the picture. At this time, he did not have a registration for the vehicle since 2020 per Cocoa Police Department. Mr. Yates was unclear what the violations were after the power point presentation. Mr. Yates gave more testimony about all the items on his property and explained that the items on his property were items for future projects. Officer Simpson went through the pictures to show Mr. Yates the items that were considered junk, trash and debris. Chairman Roberts asked Mr. Yates at the last meeting you were going to take some of the items to a different property? Chairman Roberts explained that having insurance on a vehicle is not what the violation was for it was the registration of the vehicle. Ms. Hatcher asked about the barrel in the yard. Mr. Studstill gave his testimony about what was going on with the property. Vice Chair, Otero said all of this was discussed at the last meeting. Vice Chair Otero asked Officer Simpson to show him pictures of the front of the house. Mr. Muller asked if they had pulled any permits for work that was being done on the property. Mr. Yates said no permits were needed. Mr. Muller explained that any work done on the property needs plans or permits (ramp and building a wall). Mr. Yates said he was putting up a fence and got a permit. Community Services Director Neuterman stated there were no permits in the system for a fence. Manager Wilkinson asked the Chairman if the Board could get back on the topic for the noncompliance items. Ms. Scott asked Officer Simpson if the items on the front porch were included in the accumulation of junk and trash. Officer Simpson responded that the items on the front porch were moved around so it was not included in the violation. More discussion amongst the Board members, property owner and staff.

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

2. CE-24-13 – 1304 S Lakemont Dr.

Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Officer Brimm testified that the Property Owner is in violation of **Chapter 6 Buildings, Construction, Sec.6-902, Discarding Junk, inoperable or abandoned Vehicles (b)(1) and Chapter 6 Buildings, Construction, Sec. 6-900 Generally Nuisances(B1)** of the City of Cocoa Code. Officer Brimm stated a Notice of Hearing was sent on **June 2, 2025, sent certified and posted on the property** and property owner remains in violation.

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

LIEN REDUCTIONS

1. CE-18-651 – 1001 N Indian River Dr.

The Code Enforcement Board held a public hearing on **May 16, 2019**, at which time the Board found the owner, **Patrica Ahneman** in violation of the following:

- City Code, XXII. Permit Required App. A Article XV Sec. 2(a)
- City Code, Chapter 6, Sec 6-1002 (a) Pools and spas
- City Code, XXIII. Permit Required (Fences) App Art. XIII sec 5 (c)

The Code Enforcement Board provided the owners with sufficient time of **June 16, 2019**, to correct said violation(s). Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **September 19, 2019**.

The lien ran at **\$75.00** per day from **June 16, 2019**, until compliance was achieved on **December 6, 2024**. Code records show the case was closed leaving a fine of **\$149,945.00**. The property owner (**Patrica Ahneman**) is requesting that the lien be reduced to the amount of **Zero**.

Staff utilized the following factors in making their recommendations 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; **Three**
- 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, June 19, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting**
- **\$1,819.99** is the city cost of staff to prosecute this case.

The current market value of the subject property; the current market value is **\$750,030** according to the Brevard County Property Appraiser as a **Single-Family Residence**.

The staff's recommendation is that the lien be reduced to the amount of zero, per the applicant's request.

Property owner was sworn in: Patricia M. Ahneman, Jr, 1001 N Indian River Dr.

Ms. Ahneman asked the board to change the reduction from zero to staff cost for processing. Ms. Ahneman gave testimony about talking to the city about putting up a temporary fence because of the pool. She was first notified not for violations, that there were no permits. The pool company, according to her, had pulled the permits. It took 6 months to get the permits because the building department could not locate. Ms. Ahneman travels and stated her neighbor picks up her mail. She was unaware of any violations. Chairman Roberts asked when she realized she was in violation because it ran for 66 months. She stated she had no idea because she signed the paper and thought she was good. Chairman Roberts stated that the city cost on the power point was different than the staff report. Manager Wilkinson stated he had just noticed the error. Manager Wilkinson stated the cost sheet that was given to board

members was the correct amount. Ms. Scott asked Manager Wilkinson if he had checked to see if any permits had been pulled and completed. Director Neuterman went through each permit for the board members. The fence permit was withdrawn and never completed. In 2019 a screen enclosure was pulled and never closed out. Director Neuterman continued to look through the system and found notes that the permit was given a final on September 11, 2019. Attorney Eick had questions about the fence permit not being in compliance. Attorney Eick also stated that she would not be eligible for a lien reduction since the fence was not completed. Chairman Roberts asked shouldn't of all this information about the permits been caught when doing the lien reduction packet. More discussion amongst the Board members, property owner and staff.

Motion by Ms. Scott, seconded by Vice Chair Otero, to amend staff's recommendation to City Council the lien reduction be in the amount of zero dollars **(\$0)**. Vote on the motion carried unanimously

2. CE-23-64 – 309 N Georgia Ave.

The Code Enforcement Board held a public hearing on **October 19, 2023**, at which time the Board found the owner, **Fair Price Properties LLC**. in violation of the following:

- City Code Appendix A, Article XV Sec. 2(a) Permit required
- City Code Chapter 6, Sec. 6-1003 (g) Roofs & Drainage
- City Code Chapter 6, Sec. 6-1003 (c) Premises Identification

The Code Enforcement Board provided the owners with sufficient time of **November 18, 2023**, to correct said violation(s). Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **January 18, 2024**.

The lien ran at **\$75.00** per day from **November 18, 2023** until compliance was achieved on **April 29, 2025**. Code records show the case was closed leaving a fine of **\$39,620.00**.

The property owner (**Fair Price Properties LLC**.) is requesting that the lien be reduced to the amount of **\$1,000.00**.

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; **Yes**
- Applicant resides at the property: **No**
- The number of violations related to the subject lien; **Three**
- Number of Inspections performed: **15**
- 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, June 19, 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 is listed at \$117,710.00, according to the Brevard County Property Appraiser the use is listed as **Single-Family Residence**.

The staff's recommendation is that the fine / lien be reduced to **\$2,121.36** 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 owner was sworn in: Johnny Diamantas, 10552 Plantation Bay Dr, Tampa

Mr. Diamantas said he was not aware of the staff's cost and would like to change his request to the staff's cost. The company listed on this property is being closed. Chairman Roberts asked if the property was a rental property. It was stated that it is a property that was being flipped. Manager Wilkinson stated all the permits were pulled and closed. More discussion amongst the Board members, property owner and staff.

Motion by Vice Chair Otero, seconded by Mr. Muller, to approve the staff's recommendation to City Council that the lien reduction be in the amount of two thousand one hundred twenty-one dollars and thirty-six cents (**\$2,121.36**). Vote: Yay (3) Nay (2) (Chairman Roberts, Ms. Scott) Motion Passed

3. CE-22-828 – 1050 W King St.

The Code Enforcement Board held a public hearing on **May 18, 2023**, at which time the Board found the owner, **Floor Suppliers Inc.** in violation of the following:

- City Code, Chapter 6, Sec 6-900 (b) Accumulation of Trash & Litter
- City Code, Chapter 6, Sec 6-1003 (a) Exterior General Condition
- City Code, Chapter 6, Sec 6-900 (b5) Boarded Up Buildings
- City Code, Chapter 6, Sec 6-1003 (g) Roofs & Drainage

The Code Enforcement Board provided the owners sufficient time of **July 17, 2023**, to correct said violation(s). Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **August 17, 2023**.

The lien ran at **\$100.00** per day from **July 17, 2023**, until compliance was achieved on **March 13, 2025**. Code records show the case was closed leaving a fine of **\$60,520.00**. The property owner (**Floor Suppliers Inc.**) is requesting that the lien be reduced to the amount of **\$10,000.00**

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; **Yes**
- Applicant resides at the property: **No**
- The number of violations related to the subject lien; **Four**
- 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, June 19, 2025, and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting**
- City Cost to prosecute the case was **\$2,433.54**

The current market value of the subject property; the current market value is **\$1,138,600.00** according to the Brevard County Property Appraiser as a **Retail Store**.

The staff's recommendation is that the lien be reduced to **\$10,000.00** per the applicant's request.

Property owner was sworn in: Shiua Roopnarine, 10902 Belle Maisons Dr, Orlando

Mr. Roopnarine said they had a hard time finding a contractor to do the roof work. More discussion amongst the Board members and staff.

Motion by Vice Chair Otero, seconded by Ms. Scott, to amend staff's recommendation to City Council the lien reduction to be in the amount of ten thousand dollars **(\$10,000.00)**. Vote on the motion carried unanimously.

4. CE-17-29 – 1723 Dixon Blvd

The Code Enforcement Board held a public hearing on **March 16, 2017**, at which time the Board found the owner, **Allen Condominium Association Inc.** in violation of the following:

- City Code, Chapter 6, Sec 6-1003 (b) Protective Treatment (peeling and flaking paint)
- City Code, Chapter 6, Sec 6-900 (b4) Maintenance of structure & Grounds

The Code Enforcement Board provided the owners sufficient time of **April 16, 2017**, to correct said violation(s). Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **April 20, 2017**.

The lien ran at **\$250.00** per day from **April 16, 2017**, until compliance was achieved on **December 1, 2020**. Code records show the case was closed, leaving a fine of **\$331,270.00**. The property owner (**Allen Condominium Association Inc.**) is requesting that the lien be reduced to the amount of **the 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; **Two**
- 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, June 19, 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 is not available at this time due to the property being divided up into separate units, according to the Brevard County Property Appraiser the use is listed as **Condominiums**.

The staff's recommendation is that the fine / lien be reduced to **\$3,381.43** 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 owner was sworn in: Chris Linardo, 2805 Nicholas Rd, Titusville

Ms. Linardo said she has been working for the management company since 2017. As of May 2020, had taken care of all the exterior building, painting and soffit work. Once corrected an inspection was requested from the Code Enforcement department. Due to previous management failure to secure building 17 & 19 the lien could not be stopped. The management company is trying to get a bank loan to fix the roofs on the building but cannot with the lien on the property. Chairman Roberts asked if there was a current violation on the property. Manager Wilkinson gave the answer does it need a new roof. Manager Wilkinson stated he would put a new roof on it. There have been some repairs to the roof, but it is out of his scope to say that they need to replace the roof on the buildings. Chairman Roberts stated he did not answer the question which Manager Wilkinson stated there are not any current violations. More discussion amongst the Board members and staff.

Motion by Ms. Scott, seconded by Vice Chair Otero, to amend staff's recommendation to City Council the lien reduction be in the amount of five thousand dollars (**\$5,000.00**). Vote: Yay (4) Nay (1) (Chairman Roberts) Motion Passed

5. CE-22-475 – 213 Factory St.

The Code Enforcement Board held a public hearing on **April 20, 2023**, at which time the Board found the owner, **Edgar Levensaler** in violation of the following:

- City Code Appendix A, Article XIII, Sec. 1, 9(b)

The Code Enforcement Board provided the owners sufficient time of **October 20, 2023**, to correct said violation(s). Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **November 16, 2023**.

The lien ran at **\$75.00** per day from **October 20, 2023**, until compliance was achieved on **August 29, 2024**. Code records show the case was closed leaving a fine of **\$24,010.00**.

The property owner (**Tim Levensaler**) is requesting that the lien be reduced to the amount of **the 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; **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, June 19, 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 is listed at \$972,440, according to the Brevard County Property Appraiser the use is listed as **Low-Rise Apartments**.

The staff's recommendation is that the fine / lien be reduced to **\$2,773.32** 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 owner was sworn in: Tim Levensaler, 2260 Sykes Creek Dr., Merritt Island

Chairman Roberts asked if this was new construction. Mr. Levensaler gave an overview of the property and what was done. The property was a vacant storage lot that AT & T owned. Mr. Levensaler went to the city and asked what the use code for the property. Mr. Levensaler assumed that he could park cars on the property and put milling down, which was not allowed. He was also required to get a site plan for the property which turned into new construction. He had to merge the property on 213 Factory St and 699 Hughlett together to make it one property which is the 699 Hughlett address. Mr. Levensaler renovated the property into a 22-unit apartment building and the other added property was for overflow parking. More discussion amongst the Board members, property owner and staff.

Motion by Vice Chair Otero, seconded by Ms. Scott, to approve staff's recommendation to City Council the lien reduction be in the amount of two thousand seven hundred seventy-three dollars and thirty-two cents (**\$2,773.32**). Vote on the motion carried unanimously

6. CE-22-695 – 49 Parkway St.

The Code Enforcement Board held a public hearing on **May 18, 2023**, at which time the Board found the owner, **Deborah Raskett** in violation of the following:

- City Code Appendix A, Article XV Sec. 2(a) Permit required

The Code Enforcement Board provided the owners with sufficient time of **June 17, 2023**, to correct said violation(s). Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **July 20, 2023**.

The lien ran at **\$25.00** per day from **June 17, 2023**, until compliance was achieved on **January 19, 2024**. Code records show the case was closed leaving a fine of **\$5,400.00**.

The property owner (**Deborah Raskett**) 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: **No**
- The number of violations related to the subject lien; **One**
- Number of Inspections performed: **8**
- Property Taxes: Taxes **are paid through 2024**
- Other Liens: **Records show no outstanding liens on the property. No water liens.**

City's cost of staff to prosecute this case is \$1,864.48

Property Inspection: **The property was inspected this morning, June 19, 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 is listed at \$63,090.00 according to the Brevard County Property Appraiser the use is listed as **Single-Family Residence**.

The Code Enforcements Board and staff's recommendation is that the lien be reduced to the amount of zero.

Property owner was sworn in: Deborah Raskett, 2565 Washington St, Melbourne & Renee Wiebelt, The Closing Place Inc. (closing agent) 461 Ibis Ln, Satellite Beach

Ms. Raskett told the board that she never received any notices about the hearings. Ms. Raskett found out about the lien when she went to sell another property. She stated the previous owner did the work at the property and she thought the lien was closed. Ms. Wiebelt said she did the closing on the property 3 years ago when she bought the property. Emails back in forth between herself and Manager Bunt at the time. Ms. Wiebelt stated that Manager Wilkinson had a copy of the emails. Vice Chair, Otero asked what the plans were for the house. Ms. Raskett said renovate it and then rent it. Ms. Scott and other board members asked when the property was purchased. Her response was October of 2022. Manager Wilkinson said the email that he has in front of him does state from Manager Bunt the case was closed. Chairman Roberts asked Manager Wilkinson if this was incorrect and should not be a lien. Manager Wilkinson answered there should not have been a lien. More discussion amongst the Board members, property owner and staff.

Motion by Chairman Roberts, seconded by Vice Chair Otero, to amend staff's recommendation to City Council the lien reduction be in the amount of zero **(\$0)**. Vote on the motion carried unanimously

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 August 21, 2025.

ADJOURNMENT:

There being no further business the meeting adjourned at 7:57 PM.

Approved on this _____ day of _____, 2025.

Lloyd Roberts, Chairman

Darla Crawl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date: 07/28/2025
Agenda Date: 8/21/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Yomara Lopez of 902 Kensington Dr., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

BACKGROUND:

On April 21, 2025, I received a complaint via a citizen regarding the property. The complaint was regarding trash/debris amongst other issues. The complaint e-mail was saved into the case folder. The property does have a history with Code Enforcement. Photos were taken of the property and uploaded. A Notice of Violation was generated and will be mailed out on April 23, 2025.

On May 15, 2025, I went by the property for updated photos and any progress that might have been made. There was little improvement, photos were taken and uploaded.

On May 27, 2025, I received the certified mail card returned to the sender. I generated a Notice of Violation for the tenant of the property and will mail the notice out the following business day, to contact someone.

On June 16, 2025, I took updated photos of the property. There has been little improvement. No contact with the owner or tenant.

On July 16, 2025, I went by the property. A photo was taken, no improvements since the last inspection.

On July 23, 2025, I attempted to contact the owner 321-709-9785, was unable to contact anyone, and left a voicemail.

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

City of Cocoa Code Appendix A. Art. XIII Sec. 6. – Accessory Structures.

City of Cocoa Code Ch. 6. Art. III Sec. 6-902. Discarding junk, inoperable or abandoned motor vehicles

City of Cocoa Code Ch. 6. Art. III Sec. 6-900. – Generally. (b)(9)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

No

PREVIOUS ACTION:

Code Staff contacted the property owner and issued a Notice of Violation with corrective action on violations. A second Notice of Violation was also sent to the tenant, to make contact. Both notices were returned to the sender (Code Enforcement).

RECOMMENDED MOTION:

Find the property owner, Yomara Lopez of 902 Kensington Dr., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

Code Enforcement Agenda Template (New Case)

Check one box

- ☒ **Code Cases**
- ☐ Non-Compliance Cases
- ☐ Lien Reductions Cases
- ☐ Other _____

Agenda Item Name: CE25-120 / 902 Kensington Dr., Cocoa, FL / Yomara Lopez property owner of 902 Kensington Dr., Cocoa, FL, in violation of the following City Codes.

City of Cocoa Code Appendix A. Art. XIII Sec. 6. – Accessory Structures.

City of Cocoa Code Ch. 6. Art. III Sec. 6-902. Discarding junk, inoperable or abandoned motor vehicles

City of Cocoa Code Ch. 6. Art. III Sec. 6-900. – Generally. (b)(9)

Short Name: CE25-120 / 902 Kensington Dr., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Yomara Lopez of 902 Kensington Dr., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City of Cocoa Code Appendix A. Art. XIII Sec. 6. – Accessory Structures.

City of Cocoa Code Ch. 6. Art. III Sec. 6-902. Discarding junk, inoperable or abandoned motor vehicles

City of Cocoa Code Ch. 6. Art. III Sec. 6-900. – Generally. (b)(9)

Background:

On April 21, 2025, I received a complaint via a citizen regarding the property. The complaint was regarding trash/debris amongst other issues. The complaint e-mail was saved into the case folder. The property does have a history with Code Enforcement. Photos were taken of the property and uploaded. A Notice of Violation was generated and will be mailed out on April 23, 2025.

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On May 27, 2025, I received the certified mail card returned to the sender. I generated a Notice of Violation for the tenant of the property and will mail the notice out the following business day, to contact someone.

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On July 23, 2025, I attempted to contact the owner 321-709-9785, was unable to contact anyone, and left a voicemail.

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

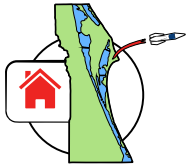
City of Cocoa Code Appendix A. Art. XIII Sec. 6. – Accessory Structures.

City of Cocoa Code Ch. 6. Art. III Sec. 6-902. Discarding junk, inoperable or abandoned motor vehicles

City of Cocoa Code Ch. 6. Art. III Sec. 6-900. – Generally. (b)(9)

Previous Action:

Staff contacted the property owner and issued a Notice of Violation with corrective action on violations. A second Notice of Violation was also sent to the tenant, to make contact. Both Notice's were returned to the sender (Code Enforcement).

**REAL PROPERTY DETAILS**
Account 2415814 - Roll Year 2024

Owners	VALU PROPERTIES LLC
Mailing Address	3080 PARK POND WAY KISSIMMEE FL 34741
Site Address	902 KENSINGTON DR COCOA FL 32922
Parcel ID	24-36-20-BV-*90
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	0011/0038
Subdivision	COCOA HILLS SUBD
Land Description	COCOA HILLS SUBD LOT 90 EXC SWLY 10 FT AS DESC IN DB 438 PG 229

**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$160,200	\$133,060	\$127,800
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$160,200	\$115,110	\$104,650
Assessed Value School	\$160,200	\$133,060	\$127,800
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$160,200	\$115,110	\$104,650
Taxable Value School	\$160,200	\$133,060	\$127,800

SALES / TRANSFERS

Date	Price	Type	Instrument
01/28/2025	--	WD	10256/0863
11/22/2023	\$174,900	WD	9939/1399
11/21/2023	\$170,000	WD	9938/2049
01/15/2020	\$117,500	WD	8650/0207
06/07/2016	\$74,000	WD	7659/2472
01/11/2012	--	QC	6519/0482
02/16/2011	--	QC	6334/0533
10/20/2009	\$75,000	WD	6048/1812
07/29/2003	\$70,000	WD	5007/0751
03/21/2003	--	QC	4866/2111
12/01/1967	\$13,000	--	0999/0396

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

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1956
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	FLAT/SHED	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	912	No Data Found	
Enclosed Por	240		
Screen Porch	60		
Utility Room	110		
Total Base Area	912		
Total Sub Area	1,322		

Prepared by and Return To:
Angelique Davis
Fidelity National Title of Florida, Inc.
1460 E. Red Bug Rd., Suite 1050
Oviedo, FL 32765

Order No.: 20-24-0552

THIS IS A TRANSFER OF PROPERTY BETWEEN A GRANTOR AND ITS CONDUIT ENTITY AS GRANTEE. THE TRANSFER IS ABSENT ANY EXCHANGE OF VALUE, IS WITHOUT CONSIDERATION OR A PURCHASER AND THUS IS NOT SUBJECT TO THE DOCUMENTARY STAMP TAX IN SECTION 201.02(A), FLORIDA STATUTES.

APN/Parcel ID(s): 24-36-20-BV-*90

WARRANTY DEED

THIS WARRANTY DEED made and executed January 28, 2025, by Valu Investment Group LLC, a Florida limited liability company, and having its principal place of business at 932 Osceola Pkwy, Kissimmee, FL 34741, hereinafter called the grantor, to Valu Properties LLC, a Florida Limited Liability Company whose post office address is 3080 Park Pond Way, Kissimmee, FL 34741, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in the County of Brevard, State of Florida, to wit:

Lot 90, Cocoa Hills, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 38, of the Public Records of Brevard County, Florida.

Less and Excepting the following described land:

Commence on the Westerly line of Kensington Drive at the Southeasterly corner of said Lot 90 and run North 34°02'21" East along the line along the Westerly line of said Kensington Drive 10 feet to a point, thence run North 55°57'39" West 133.07 feet to an iron pin, thence run South 45°15'38" West 10.17 feet to a point on the Northeasterly line of Lot 89, and thence run the Northeasterly line of said Lot 89 Easterly 135.05 feet to the Point of Beginning.

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

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

WARRANTY DEED

(continued)

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

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

Signed, Sealed and Delivered in the presence of:

Maureen J. Brancazio
Witness Signature

Valu Investment Group LLC, a Florida limited liability company

Maureen J. Brancazio
Print Name

Luis Zorrilla
Luis Zorrilla, Manager

Address: 14322 Mailer Blvd.
Orl., FL 32828

[Signature]
Witness Signature

Stephanie M. [Signature]
Print Name
9685 Lake Nona Village Pl #203

Address: Orlando, FL 32827

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of January, 2025 by Luis Ramon Zorrilla Palome, to me known to be the person(s) described in or who has/have produced FL DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Maureen J. Brancazio
NOTARY PUBLIC
My Commission Expires: 10/14/2026



MAUREEN J. BRANCAZIO
Commission # HH 322007
Expires October 14, 2026



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

Notice of Violation

To: Yomara Lopez
902 Kensington Dr.
Cocoa, FL 32922

Date: 5/27/2025
Case: 25-120

To Whom It May Concern:

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

Address: 902 Kensington Dr. Cocoa, FL 32922

Parcel ID: 24-36-20-BV-*-90

Violations:

- (1) City of Cocoa Code Appendix A. Art. XIII Sec. 6. – Accessory Structures.*
- (2) City of Cocoa Code Ch. 6. Art. III Sec. 6-902. Discarding junk, inoperable or abandoned motor vehicles*
- (3) City of Cocoa Code Ch. 6. Art. III Sec. 6-900. – Generally. (b)(9)*

Description of Violations:

- (1) No tent can be erected as an accessory structure.*
- (2) Junk and debris about the side and rear of the property.*
- (3) Motor vehicles must be parked on city approved and approved driveways.*

Corrective Action:

- (1) Remove the tent accessory structure from the property.*
- (2) Remove the junk and debris from the property.*
- (3) Remove vehicles from the yard and park them properly.*

IF THE VIOLATIONS ARE NOT CORRECTED BY May 27, 2025, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code

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

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

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

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

CODE BOARD AGENDA ITEM

Memo Date: 08/01/2025
Agenda Date: 8/21/2025
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Ricardo Henriques of 503 Delannoy Ave, Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed if the property is not brought into compliance by 17 September 2025 at 4:00pm.

Appendix A, Art. XI, Sec. 13 District and Intent – CBD, Central Business District (D) (2)

Appendix A, Art. XV, Sec. 2 Building Permits and Applications (A)

BACKGROUND:

3 April 2025, M.D. Henriques' property was observed to have multiple violations. An attempt was made to speak with M.D. Henriques, however the nurse stated he was busy, and she would have him call me. I left my information.

4 April 2025, M.D. Henriques called me. I informed him the RV parked in the rear of the property was a violation of the City Code and asked if he could provide permits for the electrical added to the canopy area where the RV was being kept. He stated the RV had been there for years and wasn't sure if he could provide the permits. He asked if we could meet to resolve the issue when he returned from his trip and I agreed.

9 April 2025, a NOV was generated and sent via certified mail, hardcopy return receipt requested.

5 May 2025, NOV was returned as "unclaimed".

8 May 2025, a reinspection of the property was conducted, and it was found still in violation. No contact from M.D. Henriques.

17 June 2025, a reinspection of the property was conducted, and it was found still in violation. No contact from M.D. Henriques.

11 July 2025, a reinspection of the property was conducted, and it was found still in violation. No contact from M.D. Henriques.

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

Appendix A, Art. XI, Sec. 13 District and Intent – CBD, Central Business District (D) (2)

Appendix A, Art. XV, Sec. 2 Building Permits and Applications (A)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

Staff contacted the property owner and issued a Notice of Violation with corrective action on violations.

RECOMMENDED MOTION:

Find the property owner, Ricardo Henriques of 503 Delannoy Ave, Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed if the property is not brought into compliance by 17 September 2025 at 4:00pm.

Appendix A, Art. XI, Sec. 13 District and Intent – CBD, Central Business District (D) (2)

Appendix A, Art. XV, Sec. 2 Building Permits and Applications (A)

Code Enforcement Agenda Template (New Case)

Check one box

- ☒ **Code Cases**
- ☐ Non-Compliance Cases
- ☐ Lien Reductions Cases
- ☐ Other _____

Agenda Item Name: CE 25-91 / 503 Delannoy Ave, Cocoa, FL / Henriques, Ricardo A, M.D. property owner of 503 Delannoy Ave, Cocoa, FL, in violation of the following City Codes.

Appendix A, Art. XI, Sec. 13 District and Intent – CBD, Central Business District (D) (2)

Appendix A, Art. XV, Sec. 2 Building Permits and Applications (A)

Short Name: CE 25-91 / 503 Delannoy Ave, Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Justin Simpson, Code Officer

Requested Action: Find the property owner, Ricardo Henriques of 503 Delannoy Ave, Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed if the property is not brought into compliance by 17 September 2025 at 4:00pm.

Appendix A, Art. XI, Sec. 13 District and Intent – CBD, Central Business District (D) (2)

Appendix A, Art. XV, Sec. 2 Building Permits and Applications (A)

Background:

3 April 2025, M.D. Henriques' property was observed to have multiple violations. An attempt was made to speak with M.D. Henriques, however the nurse stated he was busy, and she would have him call me. I left my information.

4 April 2025, M.D. Henriques called me. I informed him the RV parked in the rear of the property was a violation of the City Code and asked if he could provide permits for the electrical added to the canopy area where the RV was being kept. He stated the RV had been there for years and wasn't sure if he could provide the permits. He asked if we could meet to resolve the issue when he returned from his trip and I agreed.

9 April 2025, a NOV was generated and sent via certified mail, hardcopy return receipt requested.

5 May 2025, NOV was returned as “unclaimed”.

8 May 2025, a reinspection of the property was conducted, and it was found still in violation. No contact from M.D. Henriques.

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11 July 2025, a reinspection of the property was conducted, and it was found still in violation. No contact from M.D. Henriques.

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

Appendix A, Art. XI, Sec. 13 District and Intent – CBD, Central Business District (D) (2)

Appendix A, Art. XV, Sec. 2 Building Permits and Applications (A)

Previous Action:

Staff contacted the property owner and issued a Notice of Violation with corrective action on violations.



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

Notice of Violation

To: Henriques, Ricardo A, M.D.
503 Delannoy Ave
Cocoa, FL 32922

Date: 9 Apr 2025
Case: 25-91

To Whom It May Concern:

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

Address: 503 Delannoy Ave
Parcel ID #: 24-36-33-77-*4

Violations:

- (1) *City of Cocoa Code Appendix A, Art. XI, Sec. 13 District and Intent – CBD, Central Business District (D) (2)*
- (2) *City of Cocoa Code Appendix A, Art. XV, Sec. 2 Building Permits and Applications (A)*

Description of Violations:

- (1) *The RV parked on the southeast portion of the parking lot does not keep within character of the Central Business District and therefore Prohibited in nature.*
- (2) *The electrical panel, circuitry, camera, and light located on the southeast portion of the parking lot requires a permit with the city.*

Corrective Action:

- (1) *Please remove the RV from the property immediately.*
- (2) *Contact the City's Building Department and discuss the necessary steps to apply for and obtain a permit for the electrical work done.*

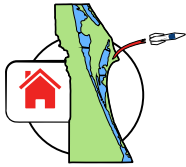
IF THE VIOLATIONS ARE NOT CORRECTED BY 10 May 2025, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s), may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance.

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

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

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

Justin Simpson
Code Enforcement Officer
321-482-4608
jsimpson@cocoaf1.org
Monday – Thursday: 7AM – 6PM

**REAL PROPERTY DETAILS**
Account 2426247 - Roll Year 2024

Owners	503 DELANNOY HOLDINGS LLC
Mailing Address	503 DELANNOY AVE COCOA FL 32922
Site Address	501 DELANNOY AVE COCOA FL 32922 503 DELANNOY AVE COCOA FL 32922 505 DELANNOY AVE COCOA FL 32922
Parcel ID	24-36-33-77-*4
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1910 - PROFESSIONAL BUILDING - MULTI TENANT - 1 STORY
Total Acres	0.64
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0001/0032
Subdivision	HARDEE & RONALDS ADDN TO COCOA
Land Description	HARDEE & RONALDS ADDN TO COCOA N 150 FT OF LOT 4 & ALL LOT 5 EX RD R/W

**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$666,710	\$599,290	\$596,250
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$659,210	\$599,290	\$596,250
Assessed Value School	\$666,710	\$599,290	\$596,250
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$659,210	\$599,290	\$596,250
Taxable Value School	\$666,710	\$599,290	\$596,250

SALES / TRANSFERS

Date	Price	Type	Instrument
10/28/2020	--	QC	8910/1578
11/01/1996	--	QC	3623/0101
12/30/1986	\$300,000	WD	2761/2225
01/03/1966	\$120,000	WD	0851/0431

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 1910 - PROFESSIONAL BUILDING - MULTI TENANT - 1 STORY

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1939
Frame:	MASNRYCONC	Story Height	10
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	
		Commercial Units	4
Sub-Areas		Extra Features	
Base Area (1st)	8,132	Covered Patio	32
Open Porch	34	Paving - Asphalt	16,648
Total Base Area	8,132	Covered Patio	16
Total Sub Area	8,166	Carport	420
		Fence - Chain Link 6'	200
		Paving - Concrete	248

 Jeanini Brown
Countywide Title & Escrow, Corp.
275 N. Grove St., # 101, Merritt Island, Florida 32953
Parcel ID No: 24-36-33-77-*4

2

Quit Claim Deed

Made this October 28, 2020 A.D. by **Ricardo A Henriques**, hereinafter called the grantor, to **503 Delannoy Holdings, LLC, a Florida limited liability company** whose post office address is: **503 Delannoy Ave, Cocoa, Florida 32922** hereinafter called the grantee:

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

Witneseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Brevard County, Florida, viz:

See Attached Schedule "A"

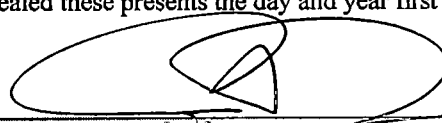
THE PROPERTY BEING CONVEYED IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.

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

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

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

Signed, sealed and delivered in our presence:



Printed **Ricardo A. Henriques** (Seal)
Address **503 Delannoy Avenue**
Cocoa, FL 32922 (Seal)

Witness Name Denise M Miller Printed
Denise M Miller

Witness Name Heather Lynn Boogerts Printed
Heather Lynn Boogerts

Address (Seal)

Witness Name _____ Printed

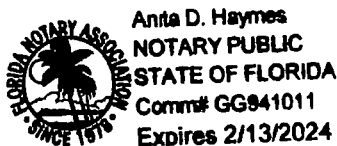
Address (Seal)

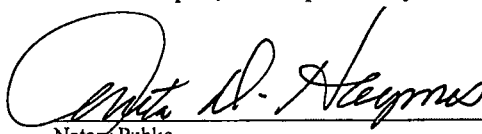
Witness Name _____ Printed

Address (Seal)

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of October, 2020, by Ricardo A Henriques, who is personally known to me or who has produced Valid Photo ID as identification.




Notary Public
Print Name _____
My Commission Expires _____



Countywide Title & Escrow, Corp.
275 N. Grove St., # 101, Merritt Island, Florida 32953
Parcel ID No: 24-36-33-77-*4

Schedule "A"

Begin at the Northwest corner of Lot four (4) of Hardee and Ronald's Subdivision in the City of Cocoa, Florida according to plat thereof, recorded in Plat Book 1, Page 32, Public Records of Brevard County, Florida; thence run the West line of said Lot four (4) South 150 feet to a point; thence go East, parallel with the North line of said Lot four (4), to the West line of Delannoy Avenue; thence run the West line of Delannoy Avenue North to the Northeast corner of said Lot four (4); thence run the North line of said Lot four (4) West 72 1/2 feet to the Northwest corner of said lot, the point of beginning, and being all of the North 150 feet of said Lot four (4) except that portion conveyed to the City of Cocoa for the widening of Delannoy Avenue.

SECOND PARCEL: Also that parcel of land heretofore excepted in the Deed to Albert G. Hartog and Lucia Hartog recorded in O.R. Book 460 at Page 77, Public Records of Brevard County, Florida, and described as lying North of the South line of the concrete wall located approximately four (4) feet South of the Kenaston Clinic Building.

AND: Lot 5, HARDEE'S AND RONALD'S SUBDIVISION, being an addition to Town of Cocoa, according to the plat thereof recorded in Plat Book 1, page 32, of the public records of Brevard County, Florida.

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L20000311024
FILED 8:00 AM
October 01, 2020
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:

503 DELANNOY HOLDINGS LLC

Article II

The street address of the principal office of the Limited Liability Company is:

503 DELANNOY AVENUE
COCOA, FL. 32922

The mailing address of the Limited Liability Company is:

503 DELANNOY AVENUE
COCOA, FL. 32922

Article III

Other provisions, if any:

ANY AND ALL LAWFULL BUSINESS

Article IV

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

RICARDO A HENRIQUES M.D.
503 DELANNOY AVENUE
COCOA, FL. 32922

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: RICARDO A. HENRIQUES, M.D.

Article V

The name and address of person(s) authorized to manage LLC:

Title: P
RICARDO A HENRIQUES M.D.
503 DELANNOY AVENUE
COCOA, FL. 32922

L20000311024
FILED 8:00 AM
October 01, 2020
Sec. Of State
jafason

Article VI

The effective date for this Limited Liability Company shall be:

10/10/2020

Signature of member or an authorized representative

Electronic Signature: RICARDO A. HENRIQUES, M.D.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000311024

Entity Name: 503 DELANNOY HOLDINGS LLC

Current Principal Place of Business:

503 DELANNOY AVENUE
COCOA, FL 32922

Current Mailing Address:

503 DELANNOY AVENUE
COCOA, FL 32922

FEI Number: 85-3436497

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HENRIQUES, RICARDO A M.D.
503 DELANNOY AVENUE
COCOA, FL 32922 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title P
Name HENRIQUES, RICARDO A M.D.
Address 503 DELANNOY AVENUE
City-State-Zip: COCOA FL 32922

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RICARDO HENRIQUES

MGR

04/25/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

503 Delannoy EagleView



© All EagleView Technology Corporation



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Justin **Simpson**, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25- 91 was posted at the following location(s):

(1) Date Posted: 1 August 2025
Location: 503 Delannoy Ave
Cocoa, FL 32922

(2) Date Posted: 1 August 2025
Location: 65 Stone Street
Cocoa, FL 32922

Justin Simpson
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of August, 2025
by Justin Simpson.



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

Santaria Robinson
NOTARY PUBLIC, State of Florida

Print Name: Santaria Robinson

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 08/01/2025
Agenda Date: 8/21/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Niko Mihatovic of 15 Oak St, Cocoa, FL, in violation of the following City Codes listed and assess a fine of \$250 immediately.

Ch. 6, Art. VI, Sec. 6-2003 Renting Residential Dwelling Units

BACKGROUND:

30 April 2025, while following up with an old case I discovered the property had tenants and was being used as a rental property. Old case was closed, and a new case was created. NOV was sent out.

9 June 2025, a reinspection of the property was conducted, and it was found still in violation. No contact from PO.

11 July 2025, a reinspection of the property was conducted, and it was found still in violation. No contact from PO.

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

Ch. 6, Art. VI, Sec. 6-2003 Renting Residential Dwelling Units

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

Staff contacted the property owner and issued a Notice of Violation with corrective action on violations.

RECOMMENDED MOTION:

Find the property owner, Niko Mihatovic of 15 Oak St, Cocoa, FL, in violation of the following City Codes listed and assess a fine of \$250 immediately.

Ch. 6, Art. VI, Sec. 6-2003 Renting Residential Dwelling Units

Code Enforcement Agenda Template (New Case)

Check one box

- ☒ **Code Cases**
- ☐ Non-Compliance Cases
- ☐ Lien Reductions Cases
- ☐ Other _____

Agenda Item Name: CE 25-129 / 15 Oak St, Cocoa, FL / Mihatovic, Niko property owner of 15 Oak St, Cocoa, FL, in violation of the following City Codes.

Ch. 6, Art. VI, Sec. 6-2003 Renting Residential Dwelling Units

Short Name: CE 25-129 / 15 Oak St, Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Justin Simpson, Code Officer

Requested Action: Find the property owner, Niko Mihatovic of 15 Oak St, Cocoa, FL, in violation of the following City Codes listed and assess a fine of \$250 immediately.

Ch. 6, Art. VI, Sec. 6-2003 Renting Residential Dwelling Units

Background:

30 April 2025, while following up with an old case I discovered the property had tenants and was being used as a rental property. Old case was closed, and a new case was created. NOV was sent out.

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11 July 2025, a reinspection of the property was conducted, and it was found still in violation. No contact from PO.

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

Ch. 6, Art. VI, Sec. 6-2003 Renting Residential Dwelling Units

Previous Action:

Staff contacted the property owner and issued a Notice of Violation with corrective action on violations.



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

Notice of Violation

To: Mihatovic, Niko
1392 Gleneagles Way
Rockledge, FL 32955

Date: 30 Apr 2025
Case: 25-129

To Whom It May Concern:

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

Address: 15 Oak St, Cocoa, FL 32922
Parcel ID #: 24-36-33-81-*59.02

Violations:

(1) City of Cocoa Code Chapter 6, Art. VI, Sec. 6-2003 Renting Residential Dwelling Units

Description of Violations:

(1) It is unlawful for a property owner to operate or rent a residential property rental dwelling without a Business Tax Receipt.

Corrective Action:

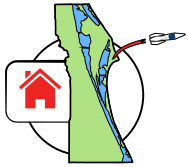
(1) Please apply for a local Business Tax Receipt and designate a local agent for each residential unit owned within the city limits being rented.

IF THE VIOLATIONS ARE NOT CORRECTED BY 9 May 2025, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s), may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

Justin Simpson
Code Enforcement Officer
321-482-4608
jsimpson@cocoafl.org
Monday – Thursday: 7AM – 6PM

**REAL PROPERTY DETAILS**
Account 2426415 - Roll Year 2024

Owners	MIHATOVIC, NIKO
Mailing Address	1392 GLENEAGLES WAY ROCKLEDGE FL 32955
Site Address	15 OAK ST COCOA FL 32922
Parcel ID	24-36-33-81-*59.02
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0855 - MULTIPLE LIVING UNITS - CONVERTED - 2 TO 9 UNITS
Total Acres	0.16
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0001/0090
Subdivision	DERBYS ADDN TO COCOA
Land Description	DERBYS ADDN TO COCOA N 115.75 FT OF W 47.09 FT OF LOT 60 & N 115.75 FT OF E 15 FT OF LOT 59

**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$210,000	\$159,600	\$229,500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$175,560	\$159,600	\$229,500
Assessed Value School	\$210,000	\$159,600	\$229,500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$175,560	\$159,600	\$229,500
Taxable Value School	\$210,000	\$159,600	\$229,500

SALES / TRANSFERS

Date	Price	Type	Instrument
07/21/2021	\$270,000	WD	9198/0454
11/07/2003	\$17,100	WD	5124/0326
07/30/1997	\$40,000	WD	3691/4282
04/01/1997	\$39,500	QC	3667/4991
07/01/1993	\$10,000	QC	3308/4350
10/15/1987	\$58,000	WD	2853/1049
07/01/1977	\$29,000	--	1768/0111

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 0855 - MULTIPLE LIVING UNITS - CONVERTED - 2 TO 9 UNITS

Materials		Details	
Exterior Wall:	BRD/LAP SIDING	Year Built	1927
Frame:	WOOD FRAME	Story Height	8
Roof:	SHEET METAL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	3
		Commercial Units	0
Sub-Areas		Extra Features	
Attic	728	Fireplace	1
Base Area (1st)	1,232		
Screen Porch	344		
Total Base Area	1,232		
Total Sub Area	2,304		

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc
1193 South US 1
Rockledge, Florida 32955

File Number 24331

General Warranty Deed

Made this July 21, 2021 A.D. By **Judy L. Whitnable f/k/a Judy J. Parrish, as Trustee of the Judy J. Parrish Living Trust u/d/t 31 October 2003** whose address is **301 Taft Avenue, Cocoa Beach, Florida 32931**, hereinafter called the grantor, to **Niko Mihatovic, a single man**, whose post office address is: **1336 George Edwards Court, Merritt Island, Florida 32952**, hereinafter called the grantee:

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

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

Beginning 20 feet West of the Northeast corner of Lot 60, Plat of John H. Derby's Addition to Cocoa, according to the Plat thereof, as recorded in Plat Book 1, page 90, of the Public Records of Brevard County, Florida; thence go West 62.09 feet to the East line of Alexander Street; thence go South along the East line of Alexander Street 115.75 feet; thence run East parallel to the South line of Oak Street 63.43 feet; thence run North 115.75 feet to the point of beginning. Said property being a part of Lots 59 and 60 of said Plat of John H. Derby's Addition to Cocoa.
The above described Property is not the Homestead Property of the Grantor.
Parcel ID Number: 24-36-33-81-*-59.02

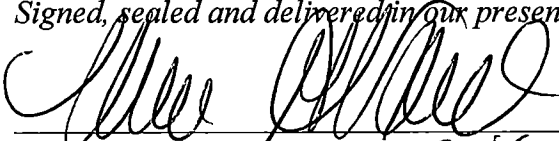
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining. Subject to taxes and assessments for the year 2021 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

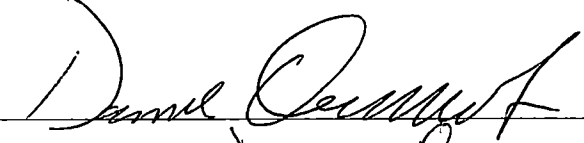
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

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

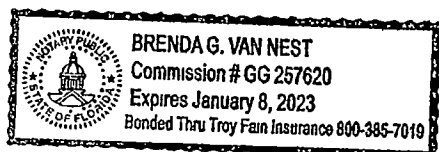
Signed, sealed and delivered in our presence:

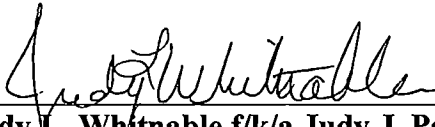

Witness Printed Name BRENDA G. VAN NEST

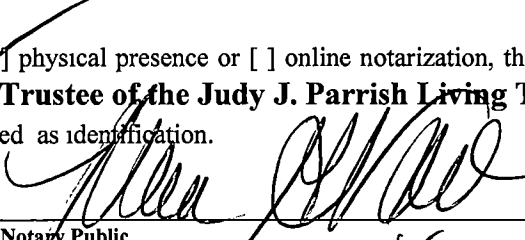

Witness Printed Name DANIEL QUATTRONE

State of FLORIDA
County of BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of July, 2021 by **Judy L. Whitnable f/k/a Judy J. Parrish, as Trustee of the Judy J. Parrish Living Trust u/d/t 31 October 2003**, who is/are personally known to me or who has produced as identification.



 (Seal)
Judy L. Whitnable f/k/a Judy J. Parrish, as Trustee of the Judy J. Parrish Living Trust u/d/t 31 October 2003
Address 301 Taft Avenue, Cocoa Beach, Florida 32931


Notary Public
Print Name: BRENDA G. VAN NEST
My Commission Expires: _____

15OakEagleView



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Justin **Simpson**, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25- 129 was posted at the following location(s):

(1) Date Posted: 1 August 2025
Location: 15 Oak St
Cocoa, FL 32922

(2) Date Posted: 1 August 2025
Location: 65 Stone Street
Cocoa, FL 32922

Justin Simpson
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of August, 2025
by Justin Simpson.



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

Santeria Robinson

NOTARY PUBLIC, State of Florida

Print Name: Santeria Robinson

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 08/01/2025
Agenda Date: 8/21/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Enact the \$75/day per fine starting from 20 August 2025 as defined in the Code Board Order on 19 June 2025.

BACKGROUND:

August 27, 2024, Ms. Cobb's property was observed to have multiple violations, and an NOV was sent out.

January 31, 2025, Ms. Cobb's property was reinspected and found to still be in violation. No contact from the property owner.

April 25, 2025, Ms. Cobb's property had a citizen complaint called in and a reinspection was conducted. Property was found still in violation and the citizen was notified the case was ongoing.

May 29, 2025, Ms. Cobb's property was reinspected and found to still be in violation. No contact from the property owner.

June 19, 2025, The Code Enforcement Board held a public hearing, at which time the Board found the owner, Christina Cobb, in violation of city code(s) and provided the owners sufficient time of August 20, 2025, to correct the following violation(s).

Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(1) Accumulation of Trash

Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11) Storing Junk

Ch. 6, Art. III, Div. 4, Sec. 6-1001 (d) Weeds

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on June 19, 2025, at which time the Board found the owner, Christina Cobb, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of August 20, 2025, to correct the violation(s).

RECOMMENDED MOTION:

Enact the \$75/day per fine starting from 20 August 2025 as defined in the Code Board Order on 19 June 2025.

Code Enforcement Agenda Template (Non-compliance Case)

Check one box

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

Agenda Item Name: CE 24-790 / 2526 Stanford Dr. Cocoa, FL / Christina Cobb

The Code Enforcement Board held a public hearing on June 19, 2025, at which time the Board found the owner, Christina Cobb, in violation of city code(s). The Code Enforcement Board provided the owner sufficient time of August 20, 2025, to correct the following violation(s).

Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(1) Accumulation of Trash

Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11) Storing Junk

Ch. 6, Art. III, Div. 4, Sec. 6-1001 (d) Weeds

Short Name: CE 24-790 / 2526 Stanford Dr. Cocoa, FL / Christina Cobb

Through: Tom Wilkinson, Code Manager

Prepared by: Justin Simpson, Code Officer

Requested Action: Enact the \$75/day per fine starting from 20 August 2025 as defined in the Code Board Order on 19 June 2025.

Background:

August 27, 2024, Ms. Cobb's property was observed to have multiple violations, and an NOV was sent out.

January 31, 2025, Ms. Cobb's property was reinspected and found to still be in violation. No contact from the property owner.

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Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(1) Accumulation of Trash

Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11) Storing Junk

Ch. 6, Art. III, Div. 4, Sec. 6-1001 (d) Weeds

Previous Action Example:

The Code Enforcement Board held a public hearing on June 19, 2025, at which time the Board found the owner, Christina Cobb, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of August 20, 2025, to correct the violation(s).



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

**DATE: 8/27/2024
CASE: 24-790**

To: COBB, CHRISTINA RENE
2526 STANFORD DR
COCOA, FL 32926

Notice of Violation

Address of Violation: 2526 STANFORD DR COCOA FL 32926
Parcel Control No.: 24-36-18-IQ-2-7
Legal Description: COLLEGE GREEN ESTATES UNIT 1 LOT 7 BLK 2

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. Storing Junk, Scrap Metal, Scrap Lumber, Wastepaper Products or Discarded Materials, Sec. 6-900 (b) (11)
3. Exterior Property Areas (Weeds/Overgrowth), Sec. 6-1001 (d)



Corrective Action:

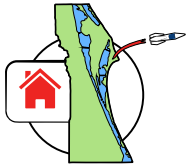
1. Please remove all junk, trash and debris from the property. All outside storage must be in a fully enclosed building
2. Please cease the improper storage of junk, scrap metal, lumber, discarded building materials, and/or any unused abandoned motor vehicle or abandoned parts, or other waste materials. All outdoor storage must be in a fully enclosed building.
3. Please remove and maintain all overgrowth in excess of 12" from the property.

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.

Michael Folger

Michael Folger
Code Enforcement Officer
M: 321-474-0809
Office Hours Mon-Thurs 7AM-6PM
✉ mfolger@cocoapolice.com

**REAL PROPERTY DETAILS**

Account 2414122 - Roll Year 2024

Owners	COBB, CHRISTINA RENE A
Mailing Address	2526 STANFORD DR COCOA FL 32926
Site Address	2526 STANFORD DR COCOA FL 32926
Parcel ID	24-36-18-IQ-2-7
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0019/0066
Subdivision	COLLEGE GREEN ESTATES UNIT 1
Land Description	COLLEGE GREEN ESTATES UNIT 1 LOT 7 BLK 2

**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$228,410	\$208,640	\$184,390
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$223,100	\$202,820	\$184,390
Assessed Value School	\$228,410	\$208,640	\$184,390
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$223,100	\$202,820	\$184,390
Taxable Value School	\$228,410	\$208,640	\$184,390

SALES / TRANSFERS

Date	Price	Type	Instrument
04/21/2021	\$236,500	WD	9101/1661
07/14/2020	\$70,000	WD	8801/2770
02/17/2015	--	QC	7304/2401
06/01/1972	\$15,900	--	1255/0240

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

Materials		Details	
Exterior Wall:	STUCCO , PAINTED EXTERIOR	Year Built	1965
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)	1,642	Patio - Concrete	150
Carport	275	Screen Enclosure	264
Open Porch	90		
Total Base Area	1,642		
Total Sub Area	2,007		

Prepared by and Return To:

Angelique Davis
Fidelity National Title of Florida, Inc.
2310 E. Robinson Street
Orlando, FL 32803

Order No.: 20-21-0416

For Documentary Stamp Tax purposes the
consideration is \$236,500.00

APN/Parcel ID(s): 24-36-18-IQ-2-7

WARRANTY DEED

THIS WARRANTY DEED made and executed April 22, 2021, by Rocket Acquisitions, LLC, a Florida limited liability company, and having its principal place of business at 3703 S Atlantic Ave, Suite 904, Daytona Beach, FL 32118, hereinafter called the grantor, to Christina Renea Cobb, a married woman whose post office address is 2526 Stanford Dr, Cocoa, FL 32926, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in the County of Brevard, State of Florida, to wit:

Lot 7, Block 2, College Green Estates Unit One, according to the map or plat thereof, as recorded in Plat Book 19, Page(s) 66, of the Public Records of Brevard County, Florida.

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

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

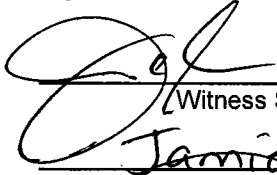
TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

WARRANTY DEED
(continued)

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

Signed, Sealed and Delivered in the presence of:



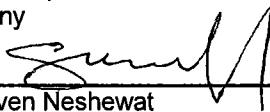
Witness Signature
Jamie Clark

Print Name


Witness Signature
Renee

Print Name

Rocket Acquisitions, LLC, a Florida limited liability company

BY: 

Steven Neshewat
Member

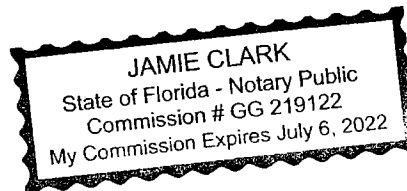
Address: 3703 S Atlantic Ave, Suite 904
Daytona Beach, FL 32118

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 21 day of April 2021,
by Steven Neshewat, to me known to be the
person(s) described in or who has/have produced Drivers license as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



NOTARY PUBLIC
My Commission Expires:





Community Services Department
Code Enforcement Division
65 STONE STREET
COCOA, FL 32922

DATE: 6/2/2025
CASE: 24-790
ADDRESS: 2526 Stanford Dr

To: COBB, CHRISTINA RENE
2526 STANFORD DR
COCOA, FL 32926

Complainant

**THE CITY OF COCOA,
A Florida municipal Corporation**

Respondent(s)

**COBB, CHRISTINA RENE
Current Property Owner**

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on 6/19/2025, at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

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

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

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

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

Justin Simpson

Justin Simpson, Code Enforcement Officer
321-482-4608 | jsimpson@cocoafl.org



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, **Justin Simpson**, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-790
24 was posted at the following location(s):

(1) Date Posted: 2 June 2025
Location: 2526 Stanford Dr
Cocoa, FL 32926

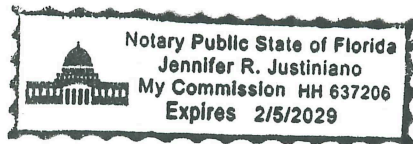
(2) Date Posted: 2 June 2025
Location: **65 Stone Street**
Cocoa, FL 32922

Justin Simpson
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2025
by Justin Simpson.



Jennifer R. Justiniano
NOTARY PUBLIC, State of Florida

Print Name: Jennifer R. Justiniano

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

COCOA CITY
65 STONE ST

COCOA, FL 32922-7807

**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 24-790**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

COBB, CHRISTINA RENE
Owners of the Property located at:
2526 STANFORD DR
COCOA FL 32926
Parcel ID: 24-36-18-IQ-2-7

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 **June 19, 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. ☒ *Accu. of Trash: Ch. 6 Art. III, Div. 3 Sec. 6-900 (b)(1)* **75.00**
2. ☒ *Storing Junk: Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11)* **75.00**
3. ☒ *Weeds: Ch. 6 Art III, Div. 4, Sec. 6-1001(d)* **75.00**

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:

1. ☒ *Accu. of Trash: Ch. 6 Art. III, Div. 3 Sec. 6-900 (b)(1)* **75.00**
2. ☒ *Storing Junk: Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11)* **75.00**
3. ☒ *Weeds: Ch. 6 Art III, Div. 4, Sec. 6-1001(d)* **75.00**

Order

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

1. Respondent shall be given until August 20, 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. ☒ Accu. of Trash: Ch. 6 Art. III, Div. 3 Sec. 6-900 (b)(1) **75.00**
2. ☒ Storing Junk: Ch. 6, Art. III, Div. 3, Sec. 6-900 (b)(11) **75.00**
3. ☒ Weeds: Ch. 6 Art III, Div. 4, Sec. 6-1001(d) **75.00**

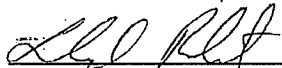
Per day may be imposed for each and every day any of the violations continue past the above-stated date ordered for compliance by the Board and the daily fines shall continue to run until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer. Respondent shall be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

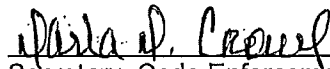
Once the violations have been corrected, any of the same violations by Respondent within five years may constitute a repeat violation where the Board may impose a fine of up to \$500.00 per day for each day the violation exists beginning the day the repeat violation is first observed by the Code Enforcement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

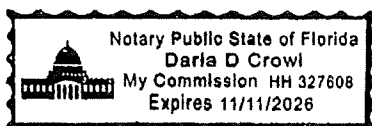
DONE AND ORDERED THIS **19th** DAY OF **June, 2025**.

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 COBB, CHRISTINA RENE A mailing address is 2526 STANFORD DR this **19th** day of **June, 2025** _____ via _____ hand delivery/ ☒ certified mail/ _____ U.S. mail/ _____ posting (mark all that apply).


Secretary, Code Enforcement Board





Community Services Department
Code Enforcement Division
65 STONE STREET
COCOA, FL 32922

DATE: 8/1/2025
CASE: 24-790
ADDRESS: 2526 Stanford Dr

To: COBB, CHRISTINA RENE
2526 STANFORD DR
COCOA, FL 32926

Complainant

**THE CITY OF COCOA,
A Florida municipal Corporation**

Respondent(s)

**COBB, CHRISTINA RENE
Current Property Owner**

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on 8/21/2025, at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

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

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

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

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

Justin Simpson

Justin Simpson, Code Enforcement Officer
321-482-4608 | jsimpson@cocoafl.org



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Justin **Simpson**, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-790
24 was posted at the following location(s):

(1) Date Posted: 1 August 2025
Location: 2526 Stanford Dr
Cocoa, FL 32926

(2) Date Posted: 1 August 2025
Location: 65 Stone Street
Cocoa, FL 32922

Justin Simpson
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of August, 2025
by Justin Simpson.



SANTERIA ROBINSON
Notary Public
State of Florida
Comm# MH517528
Expires 4/17/2028

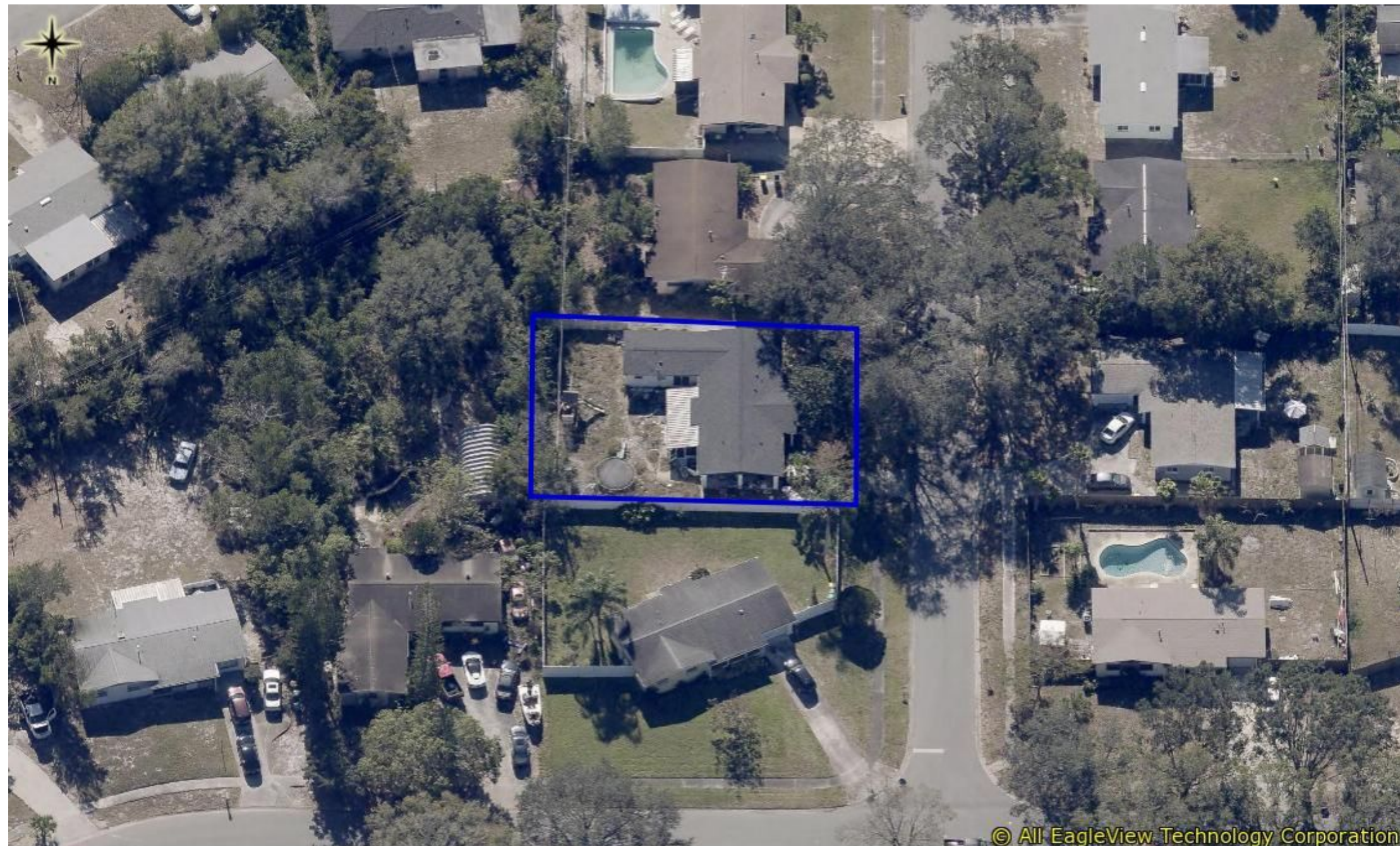
Santeria Robinson
NOTARY PUBLIC, State of Florida

Print Name: Santeria Robinson

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

2526StanfordEagleView



© All EagleView Technology Corporation

CODE BOARD AGENDA ITEM

Memo Date: 08/04/2025
Agenda Date: 8/21/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Enact the \$25 fine **Exterior General Condition Ch. 6 Sec. 6-1003 (b) (g)** starting from **January 17, 2025**, as defined by the Code Board Order on **July 18, 2024**.

BACKGROUND:

Notice of violation 7/18/2023 (30 days)

Final notice of violation 10/11/2023 (45 days)

Notice of hearing / affidavit 6/21/2024.

Code Board Hearing / Board Order: 7/18/2024. All violations be corrected by January 17, 2025

Staff visited the site and found the property in violation of the mentioned sections of the City Code. Staff attempted to gain voluntary compliance in this case but as of the last inspection the property remains in violation. Contact was made with several family members of the property as the listed property owner is deceased. Due to the civil matter of possible probate, extensions were provided to resolve any ownership issues and violations. To date a search with the County Clerk does not reflect any probate action. The respondents failed to correct all the violations by January 17, 2025 set forth by the Code Enforcement Board.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on 7/18/2024, at which time the Board found the owner, Ellis, Mary L, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time by January 17, 2025, to correct the violation(s) fine **Exterior General Condition Ch. 6 Sec. 6-1003 (b) (g)** starting from **January 17, 2025**, as defined by the Code Board Order on **July 18, 2024**.

RECOMMENDED MOTION:

Enact the \$25 fine **Exterior General Condition Ch. 6 Sec. 6-1003 (b) (g)** starting from **January 17, 2025**, as defined by the Code Board Order on **July 18, 2024**.

Code Enforcement Agenda Template (Non-compliance Case)

Check one box

- ☐ Code Cases
- ☒ **Non-Compliance Cases**
- ☐ Lien Reductions Cases
- ☐ Other _____

Agenda Item Name: CE: 23-775 / 223 Orange St. Cocoa FL / Ellis, Mary L. (Deceased)

Short Name: CE: 23-775 / 223 Orange St.

Through: Tom Wilkinson, Code Manager

Prepared by: Micheal Mack

Requested Action: Enact the \$25 fine **Exterior General Condition Ch. 6 Sec. 6-1003 (b) (g)** starting from **January 17, 2025**, as defined by the Code Board Order on **July 18, 2024**.

Background: Example

Notice of violation 7/18/2023 (30 days)

Final notice of violation 10/11/2023 (45 days)

Notice of hearing / affidavit 6/21/2024.

Code Board Hearing / Board Order: 7/18/2024. All violations be corrected by January 17, 2025

Staff visited the site and found the property in violation of the mentioned sections of the City Code. Staff attempted to gain voluntary compliance in this case but as of the last inspection the property remains in violation. Contact was made with several family members of the property as the listed property owner is deceased. Due to the civil matter of possible probate, extensions were provided to resolve any ownership issues and violations. To date a search with the County Clerk does not reflect any probate action. The respondents failed to correct all the violations by January 17, 2025 set forth by the Code Enforcement Board.

Previous Action:

The Code Enforcement Board held a public hearing on 7/18/2024, at which time the Board found the owner, Ellis, Mary L, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time by January 17, 2025, to correct the violation(s) fine **Exterior General Condition Ch. 6 Sec. 6-1003 (b) (g)** starting from **January 17, 2025**, as defined by the Code Board Order on **July 18, 2024**.



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2425930
Owners	ELLIS, MARY L
Mailing Address	223 ORANGE ST COCOA FL 32922
Site Address	223 ORANGE ST COCOA FL 32922
Parcel ID	24-36-33-34-2-1
Property Use	0110 - SINGLE FAMILY RESIDENCE
Exemptions	NONE
Taxing District	23D0 - COCOA
Total Acres	0.44
Subdivision	LAPHAM PARK
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0009/0032
Land Description	LAPHAM PARK LOTS 1,2 BLK 2



VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$76,170	\$54,030	\$54,370
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$59,430	\$54,030	\$54,370
Assessed Value School	\$76,170	\$54,030	\$54,370
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$59,430	\$54,030	\$54,370
Taxable Value School	\$76,170	\$54,030	\$54,370

SALES/TRANSFERS

Date	Price	Type	Instrument
No Data Found			

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1963
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)	864	No Data Found	
Total Base Area	864		
Total Sub Area	864		



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

DATE: 7/18/2023

CASE: 23-775

To: ELLIS, MARY L
223 ORANGE ST
COCOA FL 32922

Notice of Violation

Address of Violation: 223 ORANGE ST COCOA FL 32922

Parcel Control No.: 24-36-33-34-2-1

Legal Description: LAPHAM PARK LOTS 1,2 BLK 2

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 Ch 6 Sec. 6-900
(b)(1)a-d

2. Exterior General Condition Ch 6 Sec. 6-1003
(a)

3. Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)



Corrective Action:

1. Please remove or place all outside storage, trash, junk, and debris in a fully enclosed building.

2. Please keep the exterior of a structure maintained in good repair, structurally sound and sanitary (walls, roof, windows, doors, etc.). ****Ascertain Any required permits for repairs needed****

3. Please remove all items or place all outside storage in a fully enclosed building.

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

(call or text) 321-482-4608 | aruiz@cocoapolice.com

Monday- Thursday 7am-6pm



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

DATE: 10/11/2023

CASE: 23-775

To: ELLIS, MARY L
223 ORANGE ST
COCOA FL 32922

Final Notice of Violation

Address of Violation: 223 ORANGE ST COCOA FL 32922

Parcel Control No.: 24-36-33-34-2-1

Legal Description: LAPHAM PARK LOTS 1,2 BLK 2

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 **45 days**.

City of Cocoa Code Violation(s):

- 1.** *Exterior General Condition Ch 6 Sec. 6-1003 (a-p)*
- 2.** *Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)*



Corrective Action:

1. Please keep the exterior (walls, windows, doors, **roof**, etc.) of a structure maintained in good repair, structurally sound and sanitary. ****Ascertain Any required permits for repairs needed****

2. Please remove all items or place all outside storage in a fully enclosed building.

Code Enforcement has sent notices and given reasonable time to correct or contact the officer to obtain compliance. This is a final attempt to gain compliance, 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 Final 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

Monday - Thursday 7am-6pm

**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 23-775**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

ELLIS, MARY L

Owners of the Property located at:
223 ORANGE ST
COCOA FL 32922
Parcel ID: 24-36-33-34-2-1

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 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:

- ☒ *IX.Exterior General Condition Ch 6 Sec. 6-1003 (b)(g)* **\$ 25.00**
- ☐ *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* **\$ 25.00**
- ☐ *Select Code Violation* **\$ Select One**
- ☐ *Select Code Violation* **\$ Select One**

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

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

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

- ☒ *IX.Exterior General Condition Ch 6 Sec. 6-1003 (b)(g)* **\$ 25.00**
- ☐ *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* **\$ 25.00**
- ☐ *Select Code Violation* **\$ Select One**
- ☐ *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 January 17, 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:

x IX.Exterior General Condition Ch 6 Sec. 6-1003 (b)(g) **\$ 25.00**

☐ XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) **\$ 25.00**

☐ Select Code Violation **\$ Select One**

☐ 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.

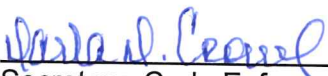
DONE AND ORDERED THIS **18 DAY OF July 2024.**

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA

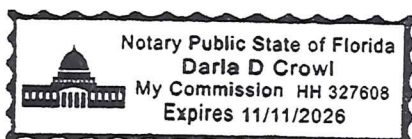


Chairman, Code Enforcement Board

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at ELLIS, MARY L mailing address is 223 ORANGE ST COCOA FL 32922 this **18** day of **July, 2024** via ___hand delivery/___certified mail/___X___U.S. mail/___posting (mark all that apply).



Secretary, Code Enforcement Board





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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, **Micheal Mack**, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 23-775 was posted at the following location(s):

(1) Date Posted: **8/4/2025**

Location: **223 ORANGE ST. COCOA, FL 32922**

(2) Date Posted: **8/4/2025**

Location: **65 STONE ST. COCOA, FL 32922**

Code Enforcement Officer

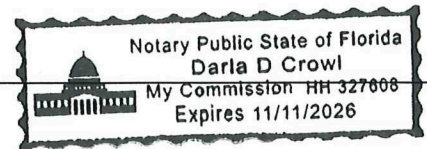
STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of AUGUST, 2025 by Micheal Mack, Code Enforcement Officer

NOTARY PUBLIC, State of Florida

Print Name: _____



Personally Known X OR Produced Identification _____

Type of Identification Produced: _____