



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

**November 20, 2025
6:00 PM
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 November 20, 2025.
2. Minutes: Regular Meeting of October 16, 2025.
3. Submittal of Document Packet

III. Cases:

1. CE25-120 / 902 Kensington Dr., Cocoa, FL / Valu Properties LLC property owner of 902 Kensington Dr., Cocoa, FL, in violation of the following City Codes.
 - City Code Ch. 6, Building, Construction and Property Regulations Art. III – Property Maintenance Standards Sec. 6-902. - Discarding junk, inoperable or abandoned motor vehicles
 - City Code Ch. 6, Building, Construction and Property Regulations Art. III – Property Maintenance Standards Sec. 6-900. – Generally. (b)(9)
2. CE25-657 / 1428 Pineda St., Cocoa, FL / Vonerick Capital Partners, LLC property owner of 1428 Pineda St., Cocoa, FL, in violation of the following City Codes.
 - City Code Ch. 6, Buildings, Construction and Property Regulations, Art. III – Property Maintenance Requirements, Sec. 6-900 – Generally (b) (1)

3. CE25-680 / 526 Brevard Ave., Cocoa, FL / 520 Brevard Avenue Land Trust; 526 Brevard Avenue Land Trust property owner of 526 Brevard Ave., Cocoa, FL, in violation of the following City Codes.
 - City Code Appendix A, Zoning, Art. XI, Schedule of District Regulations. Sec. 13, District and Intent – CBD, Central Business District (D), Prohibited Uses and Structures (2) , Any use not in keeping with the character of the Central Business District
4. CE25-695 / 1261 W. Kings St., Cocoa, FL / Cocoa Realty Group LLC property owner of 1261 W. Kings St., Cocoa, FL, in violation of the following City Codes.
 - City Code Appendix A , Zoning, Art. XIII, Supplemental District Regulations, Sec. 5, Visual Screens (fences, walls, hedges) (d) – general requirements
5. CE25-722 / 520 Brevard Ave., Cocoa, FL 32922 / Richard D. Lemon LLC property owner of 520 Brevard Ave., Cocoa, FL 32922, in violation of the following City Codes.
 - City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements
6. CE25-715 / Tax # 2424541, Cocoa, FL / Central Brevard Sharing Center Inc. Property owner of Tax # 242454, Cocoa, FL, in violation of the following City Codes.
 - *City Code Appendix A-Zoning. Article. XIII-Supplementary District Regulations, Section 5- Visual screens (fences, walls, hedges) (d) -General Requirements.*
7. CE25-700 / 708 N Georgia Ave. Cocoa, FL / Robert Jankowski, Sarah Shupe property owners of 708 N Georgia Ave. Cocoa, FL, in violation of the following City Codes.
 - *City Code Chapter 6, Building, Construction and Property Regulations, Article III, Property Maintenance Standards, Section- 6-900- General (b) (1)*

Accumulation (a-b)

8. CE25-710 / 1824 Dixon Blvd. Cocoa, FL / Michael Winston, Patricia Florence property owners of 1824 Dixon Blvd. Cocoa, FL, in violation of the following City Codes.
 - *City Code Chapter. 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Sec. 6-1002 (a) Swimming pools, spas and hot tubs.*
9. CE 25-663 / 1236 Jackson St. COCOA, FL 32922 / GOLDEN HOUR INVESTMENTS LLC property owner of 1236 Jackson St., in violation of the following City Codes.
 - *City Code Appendix A Zoning, Article XV Administration and enforcement, section 2 (a) building permits and applications.*
10. CE 25-660 / 1049 W KING ST COCOA, FL 32922 / REYA INVESTMENTS LLC property owner of 1049 W King St, in violation of the following City Codes.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-900, Generally.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec.6-901, Accumulation.
 - Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-902 (b)(1)(2) Storing Junk or Autos.
 - Appendix A Zoning, Sec. 12. District and intent—C-G, General Commercial District, (D) Prohibited Uses And Structure, (2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

IV. Non-Compliance:

V. New Business:

VI. Other Business:

VII. Abatement Appeals:

VIII. Manager Announcements:

IX. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on January 15, 2025 .

X. Adjournment:

NOTICE TO THE PUBLIC:

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

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

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

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

CODE BOARD AGENDA ITEM

Memo Date: 10/23/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the agenda of the November 20, 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 November 20, 2025, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

November 20, 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: November 20, 2025
2. Approval of Minutes for October 16, 2025
3. Submittal of Document Packet

CASES

1. CE-25-120 – 902 Kensington Dr.
2. CE-25-657 – 1428 Pineda St.
3. CE-25-680 – 526 Brevard Ave.
4. CE-25-695 – 1261 W King St.
5. CE-25-722 – 520 Brevard Ave.
6. CE-25-715 – Tax # 2424541
7. CE-25-700 – 708 N Georgia Ave.
8. CE-25-710 – 1824 Dixon Blvd.

9. CE-25-663 – 1236 Jackson St.

10. CE-25-660 – 1049 W King St.

NON-COMPLIANCE

None

Other Business:

None

Abatement Appeals:

None

Manager Announcements

None

Next Meeting Date

January 15, 2025

Adjournment

Notice to Public:

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

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

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

Information pertaining to the above may be inspected at the [Code Enforcement Board] at [65 Stone St.] Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting November 20, 2025, or by calling (321)-433-8508

CODE BOARD AGENDA ITEM

Memo Date: 10/23/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the minutes of the October 16, 2025, Code Board Meeting as presented or with amendments.

BACKGROUND:

None

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

None

RECOMMENDED MOTION:

Approve the minutes of the October 16, 2025, Code Board Meeting as presented or with amendments.

**Code Enforcement Board
Meeting Minutes
October 16, 2025**

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, October 16, 2025, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Roberts called the meeting to order at 5:59 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Lloyd Roberts	Chairman
Josue Otero	Vice Chairman
Sharri Scott	Board Member
Dik Muller	Board Member
George Brown Jr.	Board Member
Thomas Zimmerman	2nd Alternate

MEMBERS ABSENT:

Gloria Weatherspoon	Board Member - excused
Jody Hatcher	1st Alternate - excused

OTHERS PRESENT:

Micheal Mack	Code Enforcement Officer
Jason Brimm	Code Enforcement Officer
Nathan Propst	Code Enforcement Officer
Kristen Eick	Board Attorney
Darla Crowl	Recording Secretary
Thomas Wilkinson	Code Enforcement Manager
Officer Alan Fuller	Police Officer

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: October 16, 2025

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

Motion by Mr. Brown, seconded by Vice Chair Otero, to approve to the agenda of October 16, 2025. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: September 18, 2025.

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

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

CASES:

1. CE-25-350 – 718 Thomas Ave

Tabled.

2. CE-25-529 – Tax # 2461918

Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Brimm testified that the Property Owner was in violation of **City Code Appendix A, Zoning, Art. XI, Schedule of District Regulations. Sec. 12, District and intent, CG, General Commercial District. (D) Prohibited Uses and Structures (2)** of the City Code.

Code Enforcement Officer Brimm requested that the Board find the Property Owner in violation and be given until November 19, 2025 (30 days) to come into compliance or impose a fine of up **to two hundred and fifty dollars (\$250.00) City Code Appendix A, Zoning, Art. XI, Schedule of District Regulations. Sec. 12, District and intent, CG, General Commercial District. (D) Prohibited Uses and Structures (2)** per day until found in compliance.

Chairman Roberts asked Officer Brimm if the vehicle seemed operable? Officer Brimm stated that he did not believe it was. The property owner told Officer Brimm that the vehicle would be removed by tonight or Friday. Attorney Eick wanted to add for the record that the citation subsection General Commercial District.(D) Prohibited Uses, she just wanted to add that for the Board and for the record that Section 12 (a), describes the principal uses that are aloud in CG General Commercial states that all the principal uses and structures aloud in professional service district and the neighborhood commercial district aloud except residential uses and child care centers, day nurseries or kindergarten. The section itself does indicate that residential uses are not permitted in the CG zoning district just wanted to add for the record. Chairman Roberts had questions of how this would be different from the case last month in downtown Cocoa Village which he had an RV. Manager Wilkinson explained that downtown Cocoa Village area has the same zoning class but more stringent codes that follow up with the zoning classification in the CG zoning and the Cocoa Village area. So, it may be the same violation, but downtown Cocoa Village area has more stringent code than this case does. More discussion amongst the Board members, attorney Eick and staff.

Motion by Vice Chair Otero, seconded by Ms. Scott, to approve Staff's recommendations *and* find the Property Owner in violation and a fine of two hundred and fifty dollars (\$250.00) per day. Vote on the motion carried (5) Aye (1) Nay Mr. Brown. Mr. Brown wanted to amend the motion to fifty dollars (\$50.00) but there was not a second.

3. CE-25-604– 1201 Japonica Ln

Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Brimm testified that the Property Owner was in violation of **City Code Appendix A-Zoning, Art. XIII-Supplemental District Regulations. Sec. 30-Temporary Storage Units. (a)-Residential Zoning District. (3)** of the City Code.

Code Enforcement Officer Brimm requested that the Board find the Property Owner in violation and be given until November 19, 2025 (30 days) to come into compliance or impose a fine of up **to two hundred and fifty dollars (\$250.00) City Code Appendix A-Zoning, Art. XIII-Supplemental District Regulations. Sec. 30-Temporary Storage Units. (a)-Residential Zoning District. (3) - The maximum time a temporary storage unit is permitted to remain on the lot is thirty (30) consecutive days with a maximum of two (2) placements permitted per year;** per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Ms. Scott, seconded by Chairman Roberts, to approve Staff's recommendations *and* find the Property Owner in violation a fine of two hundred and fifty dollars (\$250.00) per day. Vote on the motion carried (5) Aye (1) Nay Mr. Brown

4. CE-25-617 – 1205 Vassar Ln.

Complied.

5. CE-25-641 – 937 Dixon Blvd.

Complied.

NON-COMPLIANCE:

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 November 20, 2025.

ADJOURNMENT:

There being no further business the meeting adjourned at 6:27 PM.

Approved on this _____ day of _____, 2025.

Lloyd Roberts, Chairman

Darla Crawl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date: 10/24/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Valu Properties LLC 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 Code Ch. 6.- Building, Construction and Property Regulations
Art. III – Property Maintenance Standards Sec. 6-902. -
Discarding junk, inoperable or abandoned motor vehicles

City Code Ch. 6.- Building, Construction and Property Regulations
Art. III – Property Maintenance Standards 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.

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 tenant 321-709-9785, was unable to contact anyone, and left a voicemail.

On August 1, 2025, I went by the property, knocked several times with no answer. I left my business card at the door. Photos were taken and uploaded.

On October 17, 2025, I inspected the property and observed no improvements. Case will

be going to the next Code board. Photos were taken and uploaded.

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

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

City Code Ch. 6.- Building, Construction and Property Regulations Art. III – Property Maintenance Standards Sec. 6-900. – Generally. (b)(9)

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. 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, Valu Properties LLC 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.

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Code Enforcement Agenda

Check one box

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

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

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

City Code Ch. 6.- Building, Construction and Property Regulations Art. III – Property Maintenance Standards Sec. 6-900. – Generally. (b)(9)

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

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm, Code Enforcement Officer

Requested Action: Find the property owner, Valu Properties LLC 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.

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On October 17, 2025, I inspected the property and observed no improvements. Case will be going to the next Code board. Photos were taken and uploaded.

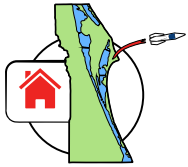
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City Code Ch. 6.- Building, Construction and Property Regulations Art. III – Property Maintenance Standards Sec. 6-900. – Generally. (b)(9)

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 Notices 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		



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

Detail by Entity Name

Florida Limited Liability Company
VALU PROPERTIES LLC

Filing Information

Document Number	L24000493314
FEI/EIN Number	33-2132088
Date Filed	11/22/2024
Effective Date	11/22/2024
State	FL
Status	ACTIVE

Principal Address

3080 PARK POND WAY
KISSIMMEE, FL 34741

Mailing Address

3080 PARK POND WAY
KISSIMMEE, FL 34741

Registered Agent Name & Address

ABOUL, VALERIA
3080 PARK POND WAY
KISSIMMEE, FL 34741

Authorized Person(s) Detail

Name & Address

Title MGR

ABOUL, VALERIA
3080 PARK POND WAY
KISSIMMEE, FL 34741

Title MGR

ZORRILLA, LUIS
3080 PARK POND WAY
KISSIMMEE, FL 34741

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2025

04/30/2025

Document Images

[04/30/2025 -- ANNUAL REPORT](#)

View image in PDF format

[11/22/2024 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations

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 Miller 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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-120 was posted at the following location(s):

(1) Date Posted: 4/23/2025

Location: 65 Stone St. Cocoa, FL 32922

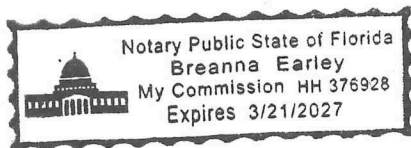


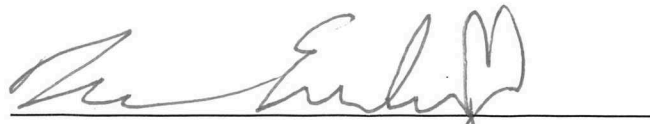
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of April, 2025
by Jason Brimm Code Enforcement Officer





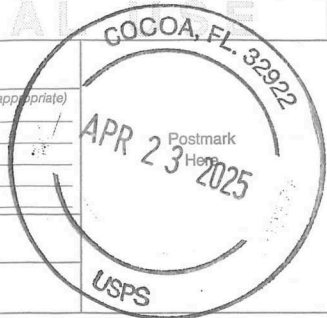
NOTARY PUBLIC, State of Florida

Print Name: Breanna Earley

Personally Known  OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 2263 6660 99

U.S. Postal Service TM	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com [®] .	
OFFICIAL	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
VALU Properties LLC	
Street and Apt. No., or PO Box No.	
3080 PARK POND WAY	
City, State, ZIP+4 [®]	
KISSIMMEE, FL 34741	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2263 6694 27

U.S. Postal ServiceTM
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OFFICIAL USE

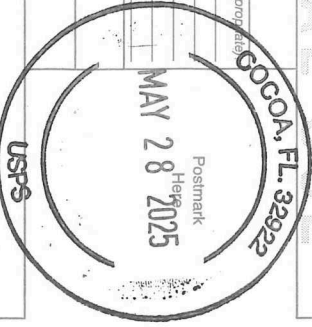
Certified Mail Fee

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

☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees



Sent To
Yomara Lopez
Street and Apt. No. or PO Box No.
403 Kensington Dr.
City, State ZIP+4[®]
Cocoa, FL 32922

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Which Scarlett, Watts
Dean P.A.
713 S. Orange Ave #201
Charlotte, FL 34236

9590 9402 7612 2122 5623 87



2. Article Number (Transfer from service label)

9589 0710 5270 2263 6740

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Gabe R. B. Zell C. Date of Delivery 5/23/25
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	☐ Restricted Delivery

☐ Insured Mail ☒ Restricted Delivery

49

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Valu Properties LLC
3080 Park Road NW
Kissimmee, FL 34741

9590 9402 8440 3156 3935 36



2. Article Number (Transfer from service label)

9589 0710 5270 2263 6660 99

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature 222 ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Lee Lane C. Date of Delivery 5/23/25
- D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	☐ Restricted Delivery

☐ Insured Mail ☒ Restricted Delivery

11

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Yomara Lopez
402 Kensington Dr.
Cocoa, FL 32922



9590 9402 7612 2122 5623 25

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6694 27

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

Date: October 28, 2025
Case: 25-120

Valu Properties LLC
Aboul, Valeria
3080 Park Pond Way
Kissimmee, FL 34741

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Valu Properties LLC
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on November 20, 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.

Jason Brimm | Code Enforcement Officer

321-474-0809: jbrimm@cocoaf1.org



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-120 was posted at the following location(s):

(1) Date Posted: 10/28/2025

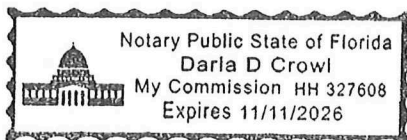
Location: 65 Stone St. Cocoa, FL 32922

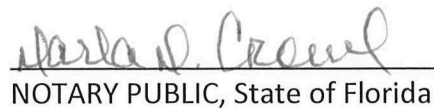

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2025
by JASON BRIMM Code officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 2263 6618 27

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\$

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

- ☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

\$

Sent To

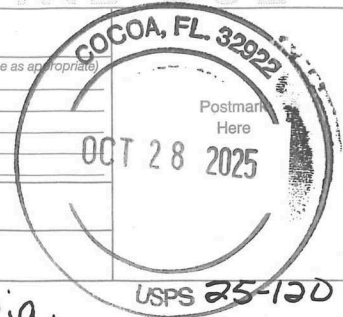
Street and Apt. No. or PO Box No.

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047

USPS 25-120

Aboul, Valeria
3080 Park Pond Way
Kissimmee, FL 34741

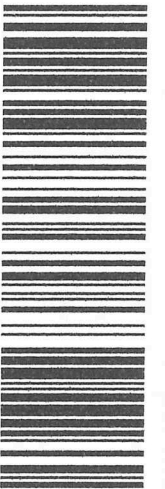




Cocoa Police Department

Code Enforcement
1226 West King Street
Cocoa, Florida 32922

CERTIFIED MAIL



9589 0710 5270 2263 6660 99



Valu Properties LLC
c/o Valeria Aboul
3080 Park Road Way
Kissimmee

NIXIE

339 DC 1

0005/19/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32922>8620

BC: 32922862026

*2574-01590-19-35



CODE BOARD AGENDA ITEM

Memo Date: 10/24/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Vonerick Capital Partners, LLC of 1428 Pineda St., 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 Code Ch. 6 – Buildings, Construction and Property Regulations, Art. III – Property Maintenance Requirements, Sec. 6-900 – Generally (b) (1)

BACKGROUND:

On September 10, 2025, I (Code Officer Brimm) inspected the property after actively patrolling the area. I observed the property to have (1) or more violations. The property does not have a history with Code Enforcement. The property is privately owned by an LLC and not homesteaded. The property taxes are paid up to date. No contact with the owner. A Notice of Violation was generated and will be mailed out.

On October 17, 2025, I inspected the property and observed it to still be in violation. A photo was taken and uploaded. No contact with the owner or property rep.

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

City Code Ch. 6 – Buildings, Construction and Property Regulations, Art. III – Property Maintenance Requirements, Sec. 6-900 – Generally (b) (1)

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, Vonerick Capital Partners, LLC of 1428 Pineda St., 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 Code Ch. 6 – Buildings, Construction and Property Regulations, Art. III – Property Maintenance Requirements, Sec. 6-900 – Generally (b) (1)

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-657 / 1428 Pineda St., Cocoa, FL / Vonerick Capital Partners, LLC property owner of 1428 Pineda St., Cocoa, FL, in violation of the following City Codes.

City Code Ch. 6 – Buildings, Construction and Property Regulations, Art. III – Property Maintenance Requirements, Sec. 6-900 – Generally (b) (1)

Short Name: CE25-657 / 1428 Pineda St., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm, Code Enforcement Officer

Requested Action: Find the property owner, Vonerick Capital Partners, LLC of 1428 Pineda St., 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 Code Ch. 6 – Buildings, Construction and Property Regulations, Art. III – Property Maintenance Requirements, Sec. 6-900 – Generally (b) (1)

Background:

On September 10, 2025, I (Code Officer Brimm) inspected the property after actively patrolling the area. I observed the property to have (1) or more violations. The property does not have a history with Code Enforcement. The property is privately owned by an LLC and not homesteaded. The property taxes are paid up to date. No contact with the owner. A Notice of Violation was generated and will be mailed out.

On October 17, 2025, I inspected the property and observed it to still be in violation. A photo was taken and uploaded. No contact with the owner or property rep.

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

City Code Ch. 6 – Buildings, Construction and Property Regulations, Art. III – Property Maintenance Requirements, Sec. 6-900 – Generally (b) (1)

Previous Action:

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

CODE BOARD AGENDA ITEM

Memo Date: 10/24/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, 520 Brevard Avenue Land Trust; 526 Brevard Avenue Land Trust of 526 Brevard Ave., 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 Code Appendix A – Zoning. Art. XI – Schedule of District Regulations. Sec. 13 - District and Intent – CBD, Central Business District (D) – Prohibited Uses and Structures (2) - Any use not in keeping with the character of the Central Business District

BACKGROUND:

On September 22, 2025, I (Code Officer Brimm) initiated a case after the property owner of an adjacent property complained about the outside storage in the rear of the property. The property has a history of Code enforcement. The property is owned by a trust and is commercial zoned. The property taxes are paid up to date. No contact with the owner.

On October 22, 2025, I spoke with owner(s) of the property and explained the violations as well as who the complainant was, at their request. The storage in the backyard was addressed as well as the vehicles, trailer.

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

City Code Appendix A – Zoning. Art. XI – Schedule of District Regulations. Sec. 13 - District and Intent – CBD, Central Business District (D) – Prohibited Uses and Structures (2) - Any use not in keeping with the character of the Central Business District

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, 520 Brevard Avenue Land Trust; 526 Brevard Avenue Land Trust of 526 Brevard Ave., 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 Code Appendix A – Zoning. Art. XI – Schedule of District Regulations. Sec. 13 - District and Intent – CBD, Central Business District (D) – Prohibited Uses and Structures (2) - Any use not in keeping with the character of the Central Business District

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-680 / 526 Brevard Ave., Cocoa, FL / 520 Brevard Avenue Land Trust;526 Brevard Avenue Land Trust property owner of 526 Brevard Ave., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A – Zoning. Art. XI – Schedule of District Regulations. Sec. 13 - District and Intent – CBD, Central Business District (D) – Prohibited Uses and Structures (2) - Any use not in keeping with the character of the Central Business District

Short Name: CE25-680 / 526 Brevard Ave., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm, Code Enforcement Officer

Requested Action: Find the property owner, 520 Brevard Avenue Land Trust;526 Brevard Avenue Land Trust of 526 Brevard Ave., 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 Code Appendix A – Zoning. Art. XI – Schedule of District Regulations. Sec. 13 - District and Intent – CBD, Central Business District (D) – Prohibited Uses and Structures (2) - Any use not in keeping with the character of the Central Business District

Background:

On September 22, 2025, I (Code Officer Brimm) initiated a case after the property owner of an adjacent property complained about the outside storage in the rear of the property. The property has a history of Code enforcement. The property is owned by a trust and is commercial zoned. The property taxes are paid up to date. No contact with the owner.

On October 22, 2025, I spoke with owner(s) of the property and explained the violations as well as who the complainant was, at their request. The storage in the backyard was addressed as well as the vehicles, trailer.

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

City Code Appendix A – Zoning. Art. XI – Schedule of District Regulations. Sec. 13 - District and Intent – CBD, Central Business District (D) – Prohibited Uses and Structures (2) - Any use not in keeping with the character of the Central Business District

Previous Action:

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

Estimate Property Taxes

Account: 2426252



Owners:
520 BREVARD AVENUE LAND TRUST; 526 BREVARD AVENUE LAND TRUST
[Wrong ownership?](#) [Maybe this is why...](#)

Mail Address:
520 BREVARD AVE COCOA FL 32922

Site Address:
526 BREVARD AVE COCOA FL 32922

Parcel ID:
24-36-33-77-*-6.03

Taxing District:
23D0 - COCOA

2025 Exemptions:
NONE
[Wrong exemption?](#) [Maybe this is why...](#)

Property Use:
1800 - OFFICE BUILDING - SINGLE TENANT - 2 OR MORE STORI

Total Acres:
0.2

Site Code:
0001 - NO OTHER CODE APPL.

Plat Book/Page:
0001/0032

Subdivision Name:
HARDEE & RONALDS ADDN TO COCOA

Land Description:
HARDEE & RONALDS ADDN TO COCOA S 45 FT OF LOT 6 & A STRIP OF LAND 30 FT WIDE S OF LOTS 5,6

Value

Category	2025	2024	2023
Market Value:	\$177,370	\$169,600	\$155,910
Agricultural Classified Use Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$177,370	\$169,600	\$155,910
Assessed Value School:	\$177,370	\$169,600	\$155,910
Homestead Exemption:	\$0	\$0	\$0
Additional Homestead:	\$0	\$0	\$0
Other Exemptions:	\$0	\$0	\$0
Taxable Value Non-School:	\$177,370	\$169,600	\$155,910

9/24/25, 3:49 PM

BCPAO - Property Search

Category	2025	2024	2023
 Taxable Value School:	\$177,370	\$169,600	\$155,910

 Sales/Transfers

Don't see your sale/transfer here? [Maybe this is why...](#)

Date	Price	Type	Instrument
03/19/2018	\$500,000	WD	8126/1164
12/04/2007	--	QC	5830/3721
08/31/1987	--	WD	2835/2016
09/30/1983	--	PT	2479/918

 Buildings

Wrong building data? [Maybe this is why...](#)

 Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	CEDAR B & B
Frame:	WOOD FRAME
Roof:	METAL LEAF
Roof Structure:	HIP/GABLE

DETAILS

Description	Value
Bldg. Use:	1800 - OFFICE BUILDING - SINGLE TENANT - 2 OR MORE STORIES
Year Built:	1927
Story Height:	8
Floors:	2
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	880
Base Area 2nd	720
Carport	264
Open Porch	68
Total Base Area	1,600
Total Sub Area	1,932

EXTRA FEATURES

Description	Units
Fireplace	2
Fence - Chain Link 6'	147
Paving - Concrete	340
Paving - Asphalt	2,775



[Search](#) > [Account Summary](#)

Real Estate Account #2426252

Owner:

520 Brevard Avenue Land Trust
526 Brevard Avenue Land Trust

Situs:

526 BREVARD AVE
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BREVARD COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2024 Annual Bill	\$4,354.47	Add To Cart Print (PDF)
Total Amount Due: \$4,354.47		

PRIOR YEAR(S) TAXES DUE. PAYMENT FOR DELINQUENT REAL ESTATE TAXES MUST BE MADE BY CASH, CASHIER'S CHECK, MONEY ORDER, OR CREDIT CARD. TAX DEED PAYMENTS CANNOT BE MADE ONLINE OR PAID WITH A CREDIT CARD.

Account History

BILL	AMOUNT DUE	STATUS		ACTION
2024 ⓘ				
2024 Annual Bill	\$4,354.47	Unpaid		Print (PDF)
Certificate #3939		Issued	06/01/2025	Face \$4,141.16, Rate 0.25%
2023 ⓘ				
2023 Annual Bill	\$0.00	Paid \$4,083.69	12/17/2024	Receipt #802-25-00001340
Tax Deed Application #240302		Paid off	12/17/2024	
		Paid \$4,083.69		
2022 ⓘ				
2022 Annual Bill	\$0.00	Paid \$4,014.65	12/17/2024	Receipt #802-25-00001340
Tax Deed Application #240302		Paid off	12/17/2024	
		Paid \$4,014.65		
2021 ⓘ				
2021 Annual Bill	\$0.00	Paid \$4,132.25	12/17/2024	Receipt #802-25-00001340
2021 TDA Fees Bill ⓘ	\$0.00	Paid \$155.02	12/17/2024	Receipt #802-25-00001340
2021 TDA Fees Bill ⓘ	\$0.00	Paid \$768.32	12/17/2024	Receipt #802-25-00001340
Tax Deed Application #240302		Paid off	12/17/2024	
		Paid \$5,055.59		
2020 ⓘ				
2020 Annual Bill	\$0.00	Paid \$3,481.91	08/25/2021	Receipt #803-21-00000775
Tax Deed Application #210352		Paid off	08/25/2021	
		Paid \$3,481.91		
2019 ⓘ				
2019 Annual Bill	\$0.00	Paid \$3,855.10	08/25/2021	Receipt #803-21-00000775
Tax Deed Application #210352		Paid off	08/25/2021	
		Paid \$3,855.10		
2018 ⓘ				

<u>2018 Annual Bill</u>	\$0.00	Paid \$2,719.40	08/25/2021	Receipt #803-21-00000775	
<u>2018 TDA Fees Bill</u> ⓘ	\$0.00	Paid \$156.83	08/25/2021	Receipt #803-21-00000775	
<u>2018 TDA Fees Bill</u> ⓘ	\$0.00	Paid \$656.83	08/25/2021	Receipt #803-21-00000775	
<u>Tax Deed Application #210352</u>		Paid off	08/25/2021		
		Paid \$3,533.06			
<u>2017 Annual Bill</u> ⓘ	\$0.00	Paid \$1,869.12	11/08/2017	Receipt #007-18-00009202	 Print (PDF)
<u>2016 Annual Bill</u> ⓘ	\$0.00	Paid \$1,773.70	11/07/2016	Receipt #007-17-00005528	 Print (PDF)
<u>2015 Annual Bill</u> ⓘ	\$0.00	Paid \$1,664.28	11/05/2015	Receipt #001-16-00001379	 Print (PDF)
<u>2014 Annual Bill</u> ⓘ	\$0.00	Paid \$1,632.75	11/04/2014	Receipt #006-15-00000929	 Print (PDF)
<u>2013 Annual Bill</u> ⓘ	\$0.00	Paid \$1,625.14	11/05/2013	Receipt #2014-9610778	 Print (PDF)
<u>2012 Annual Bill</u> ⓘ	\$0.00	Paid \$1,772.91	11/08/2012	Receipt #2013-9487817	 Print (PDF)
<u>2011 Annual Bill</u> ⓘ	\$0.00	Paid \$1,762.47	11/04/2011	Receipt #2012-9369049	 Print (PDF)
<u>2010 Annual Bill</u> ⓘ	\$0.00	Paid \$1,794.29	11/04/2010	Receipt #2011-1100605	 Print (PDF)
<u>2009 Annual Bill</u> ⓘ	\$0.00	Paid \$1,945.54	11/04/2009	Receipt #2010-1200765	 Print (PDF)
<u>2008 Annual Bill</u> ⓘ	\$0.00	Paid \$2,452.69	11/07/2008	Receipt #2009-1202888	 Print (PDF)
<u>2007 Annual Bill</u> ⓘ	\$0.00	Paid \$103.21	12/28/2007	Receipt #2008-1507271	 Print (PDF)
		Payment \$2,294.58	11/14/2007	Receipt #2008-1102214	
<u>2006 Annual Bill</u> ⓘ	\$0.00	Paid \$2,571.43	11/08/2006	Receipt #2007-1100960	 Print (PDF)
<u>2005 Annual Bill</u> ⓘ	\$0.00	Paid \$2,557.78	11/10/2005	Receipt #2006-9018709	 Print (PDF)
Total Amount Due	\$4,354.47				

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

2

Prepared by and Return To:

Leanne Shufelt
Fidelity National Title of Florida, Inc.
1355 N. Courtenay Parkway, Suite D
Merritt Island, FL 32953

FEDX

Order No.: 18-18-0062

For Documentary Stamp Tax purposes the consideration is \$500,000.00

Doc Stamp: \$3,500.00

APN/Parcel ID(s): 2426251 and 2426252

WARRANTY DEED

THIS WARRANTY DEED dated March 19, 2018, by RLR Group, LLC, a Florida limited liability company, hereinafter called the grantor, to Saracco Law, LLC, a Florida Limited Liability Company as Trustee of the 520 Brevard Avenue Land Trust, dated 3/19/18 and of the 526 Brevard Avenue Land Trust dated 3/19/18, whose post office address is 630 Brevard Avenue, Cocoa, FL 32922, hereinafter called the grantee:

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

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

Being part of lot six (6), HARDEE'S AND RONALD'S SUBDIVISION, according to the plat of said subdivision recorded in Plat Book 1, Page 32, of the Public Records of Brevard County, Florida, and located in Government Lot three (3) Section thirty-three (33), Township twenty-four (24) South, Range thirty-six (36) East, City of Cocoa, Brevard County, Florida, and described as follows:

Beginning at the East line of Brevard Avenue at a point which is one hundred twenty-two and fifty hundredth (122 50) feet South of the Northwest corner of lot six (6) of HARDEE'S AND RONALD'S SUBDIVISION, thence East eighty-two and fifty hundredths (82 50) feet to a point which is one hundred twenty-four and no hundredths (124 00) feet South of the Northeast corner of lot six (6), thence South along the East line of lot six (6), thirty-eight and thirty hundredths (38 30) feet to a point, thence West and parallel to the South line of Lot six (6), eighty-two and fifty hundredths (82 50) feet to the East line of Brevard Avenue, thence North along the East line of Brevard Avenue thirty-nine and ninety hundredths (39 90) feet to the Point of Beginning, Together with the license agreement for water and sewer lines between Arthur N Lloyd and Helen Ann Lloyd and L C Vaughn dated May 16, 1946, recorded in Deed Book 296, Page 285, of the Public Records of Brevard County, Florida.

AND

WARRANTY DEED

(continued)

The South 45 feet of Lot Six (6), HARDEE'S AND RONALD'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 32, of the Public Records of Brevard County, Florida and also the strip of land 30 feet wide next South of and adjacent to and adjoining Lots Five (5) and Six (6) of HARDEE'S AND RONALD'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Brevard County, Florida.

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

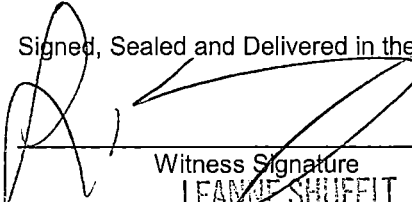
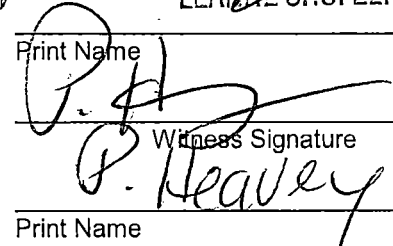
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

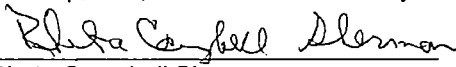
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

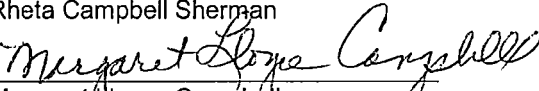
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


 Witness Signature
 LEANNE SHUFELT
 Print Name

 Witness Signature
 P. Heavey
 Print Name

RLR Group, LLC, a Florida limited liability company

BY: 
 Rheta Campbell Sherman

BY: 
 Margaret Lloyce Campbell

Address: 1125 Indian River Drive
 Cocoa, FL 32922

State of FL
 County of Brevard

The foregoing instrument was acknowledged before me this 19th day of March 2018, by Rheta Campbell Sherman + Margaret L Campbell to me known to be the person(s) described in or who has/have produced DC as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19th day of March, 2018

NOTARY PUBLIC
 My Commission Expires: October 30, 2018





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

Notice of Violation

To: Saracco Law, LLC
630 Brevard Ave.
Cocoa, FL 32922

Date: 9/30/2025

Case: 25-680

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: 526 Brevard Ave. Cocoa, FL 32922

Parcel ID: 24-36-33-77-*6.03

Violations:

(1) Appendix A – Zoning. Art. XI – Schedule of District Regulations. Sec. 13 District and Intent – CBD, Central Business District (D) (2)

Description of Violations:

(1) The semi-truck, tour bus, trailer, and storage of various items from outside heaters to chairs does not keep within character of the Central Business District and therefore Prohibited in nature.

Corrective Action:

(1) Please remove all unregistered and/or properly tagged vehicles and trailers from the property. The business equipment stored on the property needs to be removed; appliances, chairs, heaters, and all business equipment cannot be stored outside on the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY October 30, 2025, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s), may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code

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

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

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

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

9589 0710 5270 2263 6685 12

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

☒ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

Sent To

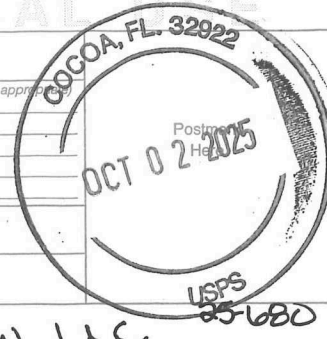
Street and Apt. No. or PO Box No.

City, State, ZIP+4[®]

Cocoa,

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

25-680

SARACCO LAW, LLC
630 Brevard Ave.
Cocoa, FL 32922



9590 9402 7662 2122 8600 06

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6685 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured MailMail Restricted Delivery
00)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



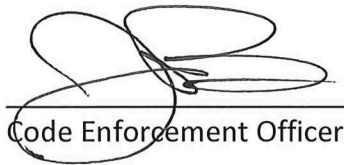
Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-680 was posted at the following location(s):

(1) Date Posted: 9/30/2025

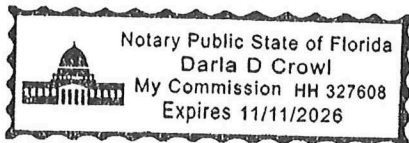
Location: 65 Stone St. Cocoa, FL 32922

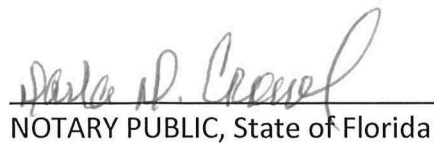

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of September, 2025
by Jason Brimm Code Officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known x OR Produced Identification _____

Type of Identification Produced: _____



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

Date: October 28, 2025
Case: 25-680

Saracco Law, LLC
630 Brevard Ave.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

520 BREVARD AVENUE LAND TRUST;
526 BREVARD AVENUE LAND TRUST
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on November 20, 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.

Jason Brimm | Code Enforcement Officer
321-474-0809: jbrimm@cocoafl.org



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-680 was posted at the following location(s):

(1) Date Posted: 10/28/2025

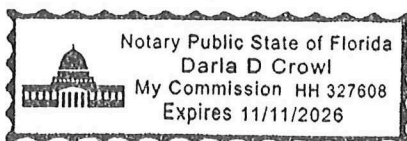
Location: 65 Stone St. Cocoa, FL 32922

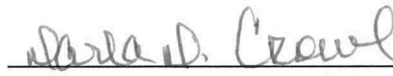

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2025
by Jason Brimm Code officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 2263 6618 34

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

☒ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

SARACCO LAW LLC.

Street and Apt. No. or PO Box No.

630 Brevard Ave.

City, State, ZIP+4[®]

Cocoa, FL 32922

COCOA, FL 32922

Postmark
Here

OCT 28 2025

25 680
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

CODE BOARD AGENDA ITEM

Memo Date: 10/24/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner Cocoa Realty Group LLC, of 1261 W. Kings St., 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 Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

BACKGROUND:

On October 8, 2025, I (Code Officer Brimm) inspected the property after actively patrolling the area. I observed the property to have (1) or more violations. The property does not have a history with Code Enforcement. The property is owned by an LLC and is zoned commercial. No contact with the owner. A Notice of Violation was generated and mailed out.

On October 13, 2025, I spoke with the owner of the plaza. Had a long conversation regarding the permit being inspected and approved for the barbed wire. Ultimately the owner stated he was not taking it down due to vagrants and homeless issues around the property. Stated he would send me his e-mail address and would like to contact my Manager and higher-ups regarding the issue.

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

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

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 Cocoa Realty Group LLC, of 1261 W. Kings St., 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 Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-695 / 1261 W. Kings St., Cocoa, FL / Cocoa Realty Group LLC property owner of 1261 W. Kings St., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

Short Name: CE25-695 / 1261 W. Kings St., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm, Code Enforcement Officer

Requested Action: Find the property owner Cocoa Realty Group LLC, of 1261 W. Kings St., 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 Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

Background:

On October 8, 2025, I (Code Officer Brimm) inspected the property after actively patrolling the area. I observed the property to have (1) or more violations. The property does not have a history with Code Enforcement. The property is owned by an LLC and is zoned commercial. No contact with the owner. A Notice of Violation was generated and mailed out.

On October 13, 2025, I spoke with the owner of the plaza. Had a long conversation regarding the permit being inspected and approved for the barbed wire. Ultimately the owner stated he was not taking it down due to vagrants and homeless issues around the property. Stated he would send me his e-mail address and would like to contact my Manager and higher-ups regarding the issue.

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

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

Previous Action:

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

Estimate Property Taxes

Account: 2426252



Owners:
520 BREVARD AVENUE LAND TRUST; 526 BREVARD AVENUE LAND TRUST
[Wrong ownership?](#) [Maybe this is why...](#)

Mail Address:
520 BREVARD AVE COCOA FL 32922

Site Address:
526 BREVARD AVE COCOA FL 32922

Parcel ID:
24-36-33-77-*-6.03

Taxing District:
23D0 - COCOA

2025 Exemptions:
NONE
[Wrong exemption?](#) [Maybe this is why...](#)

Property Use:
1800 - OFFICE BUILDING - SINGLE TENANT - 2 OR MORE STORI

Total Acres:
0.2

Site Code:
0001 - NO OTHER CODE APPL.

Plat Book/Page:
0001/0032

Subdivision Name:
HARDEE & RONALDS ADDN TO COCOA

Land Description:
HARDEE & RONALDS ADDN TO COCOA S 45 FT OF LOT 6 & A STRIP OF LAND 30 FT WIDE S OF LOTS 5,6

Value

Category	2025	2024	2023
Market Value:	\$177,370	\$169,600	\$155,910
Agricultural Classified Use Value:	\$0	\$0	\$0
Assessed Value Non-School:	\$177,370	\$169,600	\$155,910
Assessed Value School:	\$177,370	\$169,600	\$155,910
Homestead Exemption:	\$0	\$0	\$0
Additional Homestead:	\$0	\$0	\$0
Other Exemptions:	\$0	\$0	\$0
Taxable Value Non-School:	\$177,370	\$169,600	\$155,910

9/24/25, 3:49 PM

BCPAO - Property Search

Category	2025	2024	2023
 Taxable Value School:	\$177,370	\$169,600	\$155,910

 Sales/Transfers

Don't see your sale/transfer here? [Maybe this is why...](#)

Date	Price	Type	Instrument
03/19/2018	\$500,000	WD	8126/1164
12/04/2007	--	QC	5830/3721
08/31/1987	--	WD	2835/2016
09/30/1983	--	PT	2479/918

 Buildings

Wrong building data? [Maybe this is why...](#)

 Property Data Card #1

MATERIALS		
Description		Value
Exterior Wall:		CEDAR B & B
Frame:		WOOD FRAME
Roof:		METAL LEAF
Roof Structure:		HIP/GABLE
DETAILS		
Description		Value
Bldg. Use:		1800 - OFFICE BUILDING - SINGLE TENANT - 2 OR MORE STORIES
Year Built:		1927
Story Height:		8
Floors:		2
Residential Units:		0
Commercial Units:		1
SUB-AREAS		
Description		Square-Feet
Base Area 1st		880
Base Area 2nd		720
Carport		264
Open Porch		68
Total Base Area		1,600
Total Sub Area		1,932
EXTRA FEATURES		
Description		Units
Fireplace		2
Fence - Chain Link 6'		147
Paving - Concrete		340
Paving - Asphalt		2,775



[Search](#) > [Account Summary](#)

Real Estate Account #2426252

Owner:
520 Brevard Avenue Land Trust
526 Brevard Avenue Land Trust

Situs:
526 BREVARD AVE
COCOA

[Parcel details](#)
[Form to Change Mailing Address](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BREVARD COUNTY TAX COLLECTOR		Notice of Ad Valorem Taxes and Non-ad Valorem Assessments
BILL	AMOUNT DUE	
2024 Annual Bill	\$4,354.47	Add To Cart Print (PDF)
Total Amount Due: \$4,354.47		

PRIOR YEAR(S) TAXES DUE. PAYMENT FOR DELINQUENT REAL ESTATE TAXES MUST BE MADE BY CASH, CASHIER'S CHECK, MONEY ORDER, OR CREDIT CARD. TAX DEED PAYMENTS CANNOT BE MADE ONLINE OR PAID WITH A CREDIT CARD.

Account History

BILL	AMOUNT DUE	STATUS		ACTION
2024 ⓘ				
2024 Annual Bill	\$4,354.47	Unpaid		Print (PDF)
Certificate #3939		Issued	06/01/2025	Face \$4,141.16, Rate 0.25%
2023 ⓘ				
2023 Annual Bill	\$0.00	Paid \$4,083.69	12/17/2024	Receipt #802-25-00001340
Tax Deed Application #240302		Paid off	12/17/2024	
		Paid \$4,083.69		
2022 ⓘ				
2022 Annual Bill	\$0.00	Paid \$4,014.65	12/17/2024	Receipt #802-25-00001340
Tax Deed Application #240302		Paid off	12/17/2024	
		Paid \$4,014.65		
2021 ⓘ				
2021 Annual Bill	\$0.00	Paid \$4,132.25	12/17/2024	Receipt #802-25-00001340
2021 TDA Fees Bill ⓘ	\$0.00	Paid \$155.02	12/17/2024	Receipt #802-25-00001340
2021 TDA Fees Bill ⓘ	\$0.00	Paid \$768.32	12/17/2024	Receipt #802-25-00001340
Tax Deed Application #240302		Paid off	12/17/2024	
		Paid \$5,055.59		
2020 ⓘ				
2020 Annual Bill	\$0.00	Paid \$3,481.91	08/25/2021	Receipt #803-21-00000775
Tax Deed Application #210352		Paid off	08/25/2021	
		Paid \$3,481.91		
2019 ⓘ				
2019 Annual Bill	\$0.00	Paid \$3,855.10	08/25/2021	Receipt #803-21-00000775
Tax Deed Application #210352		Paid off	08/25/2021	
		Paid \$3,855.10		
2018 ⓘ				

<u>2018 Annual Bill</u>	\$0.00	Paid \$2,719.40	08/25/2021	Receipt #803-21-00000775	
<u>2018 TDA Fees Bill</u> ⓘ	\$0.00	Paid \$156.83	08/25/2021	Receipt #803-21-00000775	
<u>2018 TDA Fees Bill</u> ⓘ	\$0.00	Paid \$656.83	08/25/2021	Receipt #803-21-00000775	
<u>Tax Deed Application #210352</u>		Paid off	08/25/2021		
		Paid \$3,533.06			
<u>2017 Annual Bill</u> ⓘ	\$0.00	Paid \$1,869.12	11/08/2017	Receipt #007-18-00009202	 <u>Print (PDF)</u>
<u>2016 Annual Bill</u> ⓘ	\$0.00	Paid \$1,773.70	11/07/2016	Receipt #007-17-00005528	 <u>Print (PDF)</u>
<u>2015 Annual Bill</u> ⓘ	\$0.00	Paid \$1,664.28	11/05/2015	Receipt #001-16-00001379	 <u>Print (PDF)</u>
<u>2014 Annual Bill</u> ⓘ	\$0.00	Paid \$1,632.75	11/04/2014	Receipt #006-15-00000929	 <u>Print (PDF)</u>
<u>2013 Annual Bill</u> ⓘ	\$0.00	Paid \$1,625.14	11/05/2013	Receipt #2014-9610778	 <u>Print (PDF)</u>
<u>2012 Annual Bill</u> ⓘ	\$0.00	Paid \$1,772.91	11/08/2012	Receipt #2013-9487817	 <u>Print (PDF)</u>
<u>2011 Annual Bill</u> ⓘ	\$0.00	Paid \$1,762.47	11/04/2011	Receipt #2012-9369049	 <u>Print (PDF)</u>
<u>2010 Annual Bill</u> ⓘ	\$0.00	Paid \$1,794.29	11/04/2010	Receipt #2011-1100605	 <u>Print (PDF)</u>
<u>2009 Annual Bill</u> ⓘ	\$0.00	Paid \$1,945.54	11/04/2009	Receipt #2010-1200765	 <u>Print (PDF)</u>
<u>2008 Annual Bill</u> ⓘ	\$0.00	Paid \$2,452.69	11/07/2008	Receipt #2009-1202888	 <u>Print (PDF)</u>
<u>2007 Annual Bill</u> ⓘ	\$0.00	Paid \$103.21	12/28/2007	Receipt #2008-1507271	 <u>Print (PDF)</u>
		Payment \$2,294.58	11/14/2007	Receipt #2008-1102214	
<u>2006 Annual Bill</u> ⓘ	\$0.00	Paid \$2,571.43	11/08/2006	Receipt #2007-1100960	 <u>Print (PDF)</u>
<u>2005 Annual Bill</u> ⓘ	\$0.00	Paid \$2,557.78	11/10/2005	Receipt #2006-9018709	 <u>Print (PDF)</u>
Total Amount Due	\$4,354.47				

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

2

Prepared by and Return To:

Leanne Shufelt
Fidelity National Title of Florida, Inc.
1355 N. Courtenay Parkway, Suite D
Merritt Island, FL 32953

FEDX

Order No.: 18-18-0062

For Documentary Stamp Tax purposes the consideration is \$500,000.00

Doc Stamp: \$3,500.00

APN/Parcel ID(s): 2426251 and 2426252

WARRANTY DEED

THIS WARRANTY DEED dated March 19, 2018, by RLR Group, LLC, a Florida limited liability company, hereinafter called the grantor, to Saracco Law, LLC, a Florida Limited Liability Company as Trustee of the 520 Brevard Avenue Land Trust, dated 3/19/18 and of the 526 Brevard Avenue Land Trust dated 3/19/18, whose post office address is 630 Brevard Avenue, Cocoa, FL 32922, hereinafter called the grantee:

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

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

Being part of lot six (6), HARDEE'S AND RONALD'S SUBDIVISION, according to the plat of said subdivision recorded in Plat Book 1, Page 32, of the Public Records of Brevard County, Florida, and located in Government Lot three (3) Section thirty-three (33), Township twenty-four (24) South, Range thirty-six (36) East, City of Cocoa, Brevard County, Florida, and described as follows:

Beginning at the East line of Brevard Avenue at a point which is one hundred twenty-two and fifty hundredth (122 50) feet South of the Northwest corner of lot six (6) of HARDEE'S AND RONALD'S SUBDIVISION, thence East eighty-two and fifty hundredths (82 50) feet to a point which is one hundred twenty-four and no hundredths (124 00) feet South of the Northeast corner of lot six (6), thence South along the East line of lot six (6), thirty-eight and thirty hundredths (38 30) feet to a point, thence West and parallel to the South line of Lot six (6), eighty-two and fifty hundredths (82 50) feet to the East line of Brevard Avenue, thence North along the East line of Brevard Avenue thirty-nine and ninety hundredths (39 90) feet to the Point of Beginning, Together with the license agreement for water and sewer lines between Arthur N Lloyd and Helen Ann Lloyd and L C Vaughn dated May 16, 1946, recorded in Deed Book 296, Page 285, of the Public Records of Brevard County, Florida.

AND

WARRANTY DEED

(continued)

The South 45 feet of Lot Six (6), HARDEE'S AND RONALD'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 32, of the Public Records of Brevard County, Florida and also the strip of land 30 feet wide next South of and adjacent to and adjoining Lots Five (5) and Six (6) of HARDEE'S AND RONALD'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Brevard County, Florida.

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

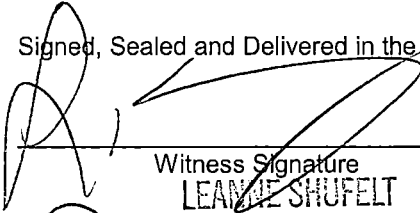
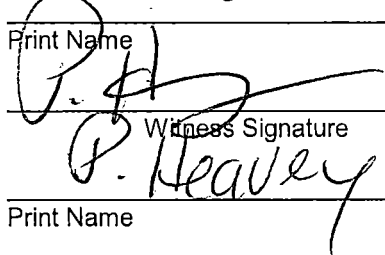
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

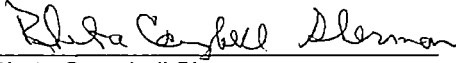
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

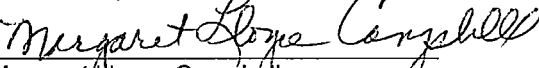
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


 Witness Signature
 LEANNE SHUFELT
 Print Name

 Witness Signature
 P. Heavey
 Print Name

RLR Group, LLC, a Florida limited liability company

BY: 
 Rheta Campbell Sherman

BY: 
 Margaret Lloyce Campbell

Address: 1125 Indian River Drive
 Cocoa, FL 32922

State of FL
 County of Brevard

The foregoing instrument was acknowledged before me this 19th day of March 2018, by Rheta Campbell Sherman + Margaret L Campbell to me known to be the person(s) described in or who has/have produced DC as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19th day of March, 2018

NOTARY PUBLIC
 My Commission Expires:





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

Notice of Violation

To: Saracco Law, LLC
630 Brevard Ave.
Cocoa, FL 32922

Date: 9/30/2025

Case: 25-680

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: 526 Brevard Ave. Cocoa, FL 32922

Parcel ID: 24-36-33-77-*6.03

Violations:

(1) Appendix A – Zoning. Art. XI – Schedule of District Regulations. Sec. 13 District and Intent – CBD, Central Business District (D) (2)

Description of Violations:

(1) The semi-truck, tour bus, trailer, and storage of various items from outside heaters to chairs does not keep within character of the Central Business District and therefore Prohibited in nature.

Corrective Action:

(1) Please remove all unregistered and/or properly tagged vehicles and trailers from the property. The business equipment stored on the property needs to be removed; appliances, chairs, heaters, and all business equipment cannot be stored outside on the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY October 30, 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



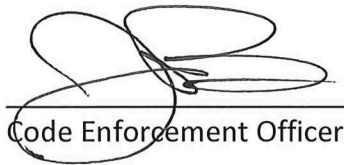
Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-680 was posted at the following location(s):

(1) Date Posted: 9/30/2025

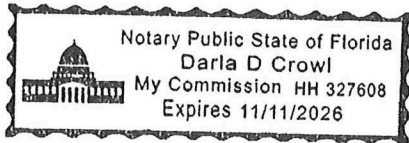
Location: 65 Stone St. Cocoa, FL 32922

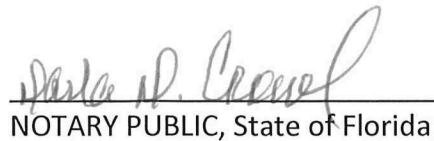

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of September, 2025
by Jason Brimm Code Officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known x OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 2263 6685 12

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

☒ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

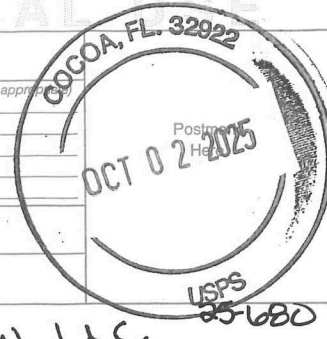
Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4[®]

Cocoa,

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



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

25-680

SARACCO LAW, LLC
630 Brevard Ave.
Cocoa, FL 32922



9590 9402 7662 2122 8600 06

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6685 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured MailMail Restricted Delivery
00)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



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

Date: October 28, 2025
Case: 25-680

Saracco Law, LLC
630 Brevard Ave.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

520 BREVARD AVENUE LAND TRUST;
526 BREVARD AVENUE LAND TRUST
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on November 20, 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.

Jason Brimm | Code Enforcement Officer
321-474-0809: jbrimm@cocoafl.org



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-680 was posted at the following location(s):

(1) Date Posted: 10/28/2025

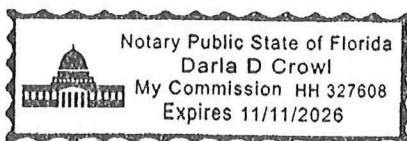
Location: 65 Stone St. Cocoa, FL 32922

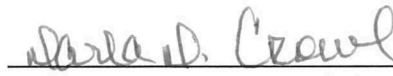

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2025
by Jason Brimm Code officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 2263 6618 34

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OFFICIAL USE

Certified Mail Fee

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

☒ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

SARACCO LAW LLC.

Street and Apt. No. or PO Box No.

630 Brevard Ave.

City, State, ZIP+4[®]

Cocoa, FL 32922

COCOA, FL 32922

Postmark
Here

OCT 28 2025

25 680
USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

CODE BOARD AGENDA ITEM

Memo Date: 11/05/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner Richard D. Lemon, of 520 Brevard Ave., Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

BACKGROUND:

On October 21, 2025, I (Code Officer Brimm) inspected the property and observed it to have (1) or more violations. The property does have a history with Code Enforcement. The property is owned by an LLC and is zoned commercial. I did have contact with the owner regarding the adjacent property which he also is a partner of owning. The owner justified having the concertina wire around the back of the fence due to break-ins and people stealing from him. He was informed that the wire was prohibited in any zone but industrial. A Notice of Violation was generated and mailed out.

On November 4, 2025, Mr. Lemon contacted me and left a voicemail which I returned. I ultimately spoke to him regarding the property and Code case. He expressed his willingness to speak to the Code Board regarding the concertina wire and wanting to explain why he had the wire at the property. He e-mailed me stating as much which was forwarded to the Code Manager and Community Services Director per his request.

On November 5, 2025, I added the case to the Code Board and generated the documents to post the property tomorrow.

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

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

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 Richard D. Lemon, of 520 Brevard Ave., Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-722 / 520 Brevard Ave., Cocoa, FL 32922 / Richard D. Lemon LLC property owner of 520 Brevard Ave., Cocoa, FL 32922, in violation of the following City Codes.

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

Short Name: CE25-722 / 520 Brevard Ave., Cocoa, FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm, Code Enforcement Officer

Requested Action: Find the property owner Richard D. Lemon, of 520 Brevard Ave., Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

Background:

On October 21, 2025, I (Code Officer Brimm) inspected the property and observed it to have (1) or more violations. The property does have a history with Code Enforcement. The property is owned by an LLC and is zoned commercial. I did have contact with the owner regarding the adjacent property which he also is a partner of owning. The owner justified having the concertina wire around the back of the fence due to break-ins and people stealing from him. He was informed that the wire was prohibited in any zone but industrial. A Notice of Violation was generated and mailed out.

On November 4, 2025, Mr. Lemon contacted me and left a voicemail which I returned. I ultimately spoke to him regarding the property and Code case. He expressed his willingness to speak to the Code Board regarding the concertina wire and wanting to explain why he had the wire at the property. He e-mailed me stating as much which was forwarded to the Code Manager and Community Services Director per his request.

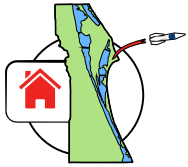
On November 5, 2025, I added the case to the Code Board and generated the documents to post the property tomorrow.

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

City Code Appendix A - Zoning, Art. XIII – Supplemental District Regulations, Sec. 5 – Visual Screens (fences, walls, hedges) (d) – general requirements

Previous Action:

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

**REAL PROPERTY DETAILS**
Account 2426251 - Roll Year 2025

Owners	RICHARD D LEMON LLC
Mailing Address	520 BREVARD AVE COCOA FL 32922
Site Address	520 BREVARD AVE COCOA FL 32922
Parcel ID	24-36-33-77-*-6.02
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY
Total Acres	0.07
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 PART OF LOT 6 AS DES IN DB 278 PG 256

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$498,450	\$482,830	\$462,500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$498,450	\$482,830	\$462,500
Assessed Value School	\$498,450	\$482,830	\$462,500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$498,450	\$482,830	\$462,500
Taxable Value School	\$498,450	\$482,830	\$462,500

SALES / TRANSFERS

Date	Price	Type	Instrument
04/29/2022	\$639,900	WD	9490/2919
03/19/2018	\$500,000	WD	8126/1164
12/04/2007	--	QC	5830/3721
09/03/1987	\$1,800	WD	2837/0280
08/31/1987	\$127	WD	2835/2016

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	STUCCO , PAINTED EXTERIOR	Year Built	1924
Frame:	MASNRYCONC	Story Height	10
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	2,781	Covered Patio	80
Open Porch	15		
Open Porch	21		
Total Base Area	2,781		
Total Sub Area	2,817		

This instrument prepared by:
Michael A. Saracco, Esquire
520 Brevard Ave
Cocoa, FL 32922

WARRANTY DEED

This Warranty Deed made this 29 day of April, 2022 between, Saracco Law LLC, a Florida Limited Liability Company, as Trustee of the 520 Brevard Land Trust, dated 3/19/18 and of the 526 Brevard Avenue Land Trust dated 3/19/18, whose post office address is 520 Brevard Ave., Cocoa, FL 32922 grantor, and Richard D. Lemon, LLC a Florida Limited Liability Company, whose post office address is 1450 Saturn Street, Merritt Island, FL 32953 grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of \$10.00 (Ten and 0/100) Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in the County of Brevard, State of Florida, to wit:

Being part of Lot 6, Hardee's And Ronald's Subdivision, according to the plat of said subdivision recorded in Plat Book 1, Page 32, of the Public Records of Brevard County, Florida, and located in Government Lot 3, Section 33, Township 24 South, Range 36 East, City of Cocoa, Brevard County, Florida, and described as follows: Beginning at the East line of Brevard Avenue at a point which is 122.50 feet South of the Northwest corner of Lot 6 of Hardee's And Ronald's Subdivision, thence East 82.50 feet to a point which is 124.00 feet South of the Northeast corner of Lot 6, thence South along the East line of Lot 6, 38.30 feet to a point, thence West and parallel to the South line of Lot 6, 82.50 feet to the East line of Brevard Avenue, thence North along the East line of Brevard Avenue 39.90 feet to the Point of Beginning, together with the license agreement for water and sewer lines between Arthur N Lloyd and Helen Ann Lloyd and L C Vaughn dated May 16, 1946, recorded in Deed Book 296, Page 285, of the Public Records of Brevard County, Florida.

THIS PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

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

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

Signed, sealed and delivered in the presence of:

Saracco Law LLC, a Florida Limited Liability Company, as Trustee of the 520 Brevard Land Trust, dated 3/19/18 and of the 526 Brevard Avenue Land Trust dated 3/19/18

Nadja Miller

First Witness Signature

[Signature]
Michael A. Saracco, Trustee

Nadja Miller

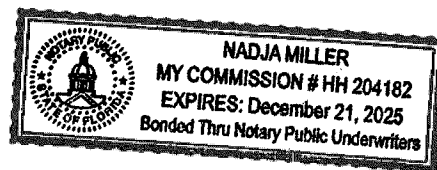
Printed Name of Witness #1

[Signature]

Second Witness Signature

Terry Black

Printed Name of Witness #2



State of Florida
County of Brevard

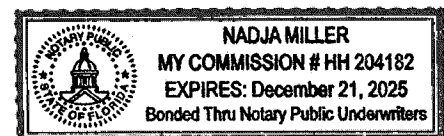
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2022 by Michael A. Saracco who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]

Nadja Miller

Notary Public Print Name:

My Commission Expires:



[Search](#) > Account Summary

Real Estate Account #2426251

Owner:

Richard D Lemon LLC

Situs:520 BREVARD AVE
COCOA[Parcel details](#)[Form to Change Mailing Address](#)[Property Appraiser](#)[Get bills by email](#)

Amount Due

BREVARD COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2025 Annual Bill	\$9,806.39	Add To Cart Print (PDF)
Total Amount Due: \$9,806.39		

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2025 Annual Bill ⓘ	\$9,806.39	Unpaid	Print (PDF)
2024 Annual Bill ⓘ	\$0.00	Paid \$9,488.95 11/27/2024 Receipt #000-25-00093409	Print (PDF)

<u>2023 Annual Bill</u> ⓘ	\$0.00	Paid \$9,178.43	11/22/2023	Receipt #000-24-00078408	 Print (PDF)
<u>2022 Annual Bill</u> ⓘ	\$0.00	Paid \$4,225.46	11/22/2022	Receipt #000-23-00070139	 Print (PDF)
<u>2021 Annual Bill</u> ⓘ	\$0.00	Paid \$4,752.72	05/09/2022	Receipt #804-22-00004759	 Print (PDF)
<u>2020</u> ⓘ					
<u>2020 Annual Bill</u>	\$0.00	Paid \$5,158.12	11/15/2021	Receipt #800-22-00000352	
<u>Tax Deed Application #210238</u>		Paid off	11/15/2021		
		Paid \$5,158.12			
<u>2019</u> ⓘ					
<u>2019 Annual Bill</u>	\$0.00	Paid \$5,516.72	11/15/2021	Receipt #800-22-00000352	
<u>Tax Deed Application #210238</u>		Paid off	11/15/2021		
		Paid \$5,516.72			
<u>2018</u> ⓘ					
<u>2018 Annual Bill</u>	\$0.00	Paid \$3,776.48	11/15/2021	Receipt #800-22-00000352	
<u>2018 TDA Fees Bill</u> ⓘ	\$0.00	Paid \$248.04	11/15/2021	Receipt #800-22-00000352	
<u>2018 TDA Fees Bill</u> ⓘ	\$0.00	Paid \$144.92	11/15/2021	Receipt #800-22-00000352	
<u>2018 TDA Fees Bill</u> ⓘ	\$0.00	Paid \$684.32	11/15/2021	Receipt #800-22-00000352	
<u>Tax Deed Application #210238</u>		Paid off	11/15/2021		
		Paid \$4,853.76			
<u>2017 Annual Bill</u> ⓘ	\$0.00	Paid \$2,002.52	11/08/2017	Receipt #007-18-00009202	 Print (PDF)
<u>2016 Annual Bill</u> ⓘ	\$0.00	Paid \$2,005.67	11/07/2016	Receipt #007-17-00005528	 Print (PDF)
<u>2015 Annual Bill</u> ⓘ	\$0.00	Paid \$1,862.61	11/05/2015	Receipt #001-16-00001383	 Print (PDF)
<u>2014 Annual Bill</u> ⓘ	\$0.00	Paid \$1,830.36	11/04/2014	Receipt #006-15-00000929	 Print (PDF)
<u>2013 Annual Bill</u> ⓘ	\$0.00	Paid \$1,818.89	11/05/2013	Receipt #2014-9610779	 Print (PDF)
<u>2012 Annual Bill</u> ⓘ	\$0.00	Paid \$2,046.69	11/08/2012	Receipt #2013-9487817	 Print (PDF)
<u>2011 Annual Bill</u> ⓘ	\$0.00	Paid \$2,046.84	11/04/2011	Receipt #2012-9369050	 Print (PDF)

<u>2010 Annual Bill</u> ⓘ	\$0.00	Paid \$2,081.35	11/04/2010	Receipt #2011-1100604	 Print (PDF)
<u>2009 Annual Bill</u> ⓘ	\$0.00	Paid \$2,118.36	11/04/2009	Receipt #2010-1200763	 Print (PDF)
<u>2008 Annual Bill</u> ⓘ	\$0.00	Paid \$2,611.90	11/07/2008	Receipt #2009-1202886	 Print (PDF)
<u>2007 Annual Bill</u> ⓘ	\$0.00	Paid \$2,252.98	11/14/2007	Receipt #2008-1102211	 Print (PDF)
<u>2006 Annual Bill</u> ⓘ	\$0.00	Paid \$2,170.69	11/08/2006	Receipt #2007-1100959	 Print (PDF)
<u>2005 Annual Bill</u> ⓘ	\$0.00	Paid \$1,855.66	11/04/2005	Receipt #2006-9002134	 Print (PDF)
Total Amount Due	\$9,806.39				

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



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

Detail by Entity Name

Florida Limited Liability Company

RICHARD D LEMON, LLC

Filing Information

Document Number	L19000304320
FEI/EIN Number	84-4072662
Date Filed	12/16/2019
Effective Date	12/12/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	06/12/2020
Event Effective Date	NONE

Principal Address

520 BREVARD AVE
COCOA, FL 32922

Changed: 02/16/2023

Mailing Address

520 BREVARD AVE
COCOA, FL 32922

Changed: 02/16/2023

Registered Agent Name & Address

LEMON, DAVID JAMES
1450 Saturn St
Merritt Island, FL 32953

Name Changed: 02/16/2023

Address Changed: 02/16/2023

Authorized Person(s) Detail

Name & Address

Title MGR

Richard D Lemon
304 LOYMER CIRCLE
MERRITT ISLAND, FL 32953

Annual Reports

Report Year	Filed Date
2023	02/16/2023

2024 04/15/2024
2025 04/15/2025

Document Images

04/15/2025 -- ANNUAL REPORT	View image in PDF format
04/15/2024 -- ANNUAL REPORT	View image in PDF format
02/16/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
02/17/2021 -- ANNUAL REPORT	View image in PDF format
06/12/2020 -- LC Amendment and Name Change	View image in PDF format
06/09/2020 -- ANNUAL REPORT	View image in PDF format
12/16/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



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

Notice of Violation

To: Richard D. Lemon LLC
c/o Lemon, David James
1450 Saturn St
Merritt Island, FL 32953

Date: 10/21/2025

Case: 25-722

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: 520 Brevard Ave. Cocoa, FL 32922

Parcel ID: 24-36-33-77-*-6.02

Violations:

*(1) City Code Appendix A. - Zoning, Article XIII – Supplemental District Regulations,
Sec. 5 – Visual Screens (fences, walls, hedges) (d) – General requirements*

Description of Violations:

(1) Barbed / razor / concertina wire is prohibited in general commercial zoning.

Corrective Action:

(1) Please remove all prohibited wire from fencing.

IF THE VIOLATIONS ARE NOT CORRECTED BY November 8, 2025, the City of Cocoa may:

(1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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

9589 0710 5270 2263 6617 42

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☐	Return Receipt (electronic) \$
☐	Certified Mail Restricted Delivery \$
☐	Adult Signature Required \$
☐	Adult Signature Restricted Delivery \$
Postage	
\$	
Total Postage and Fees	
\$	
S Lemon, David James	
Street and Apt. No., or PO Box No. 1450 Saturn St.	
City, State, ZIP+4 [®] Merritt Island, FL 32953	
USPS	
Cocoa, FL 32922	
Postmark OCT 22 2025	
25-722	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



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

Date: November 6, 2025
Case: 25-722

Richard D. Lemon LLC
c/o Lemon, David James
1450 Saturn St
Merritt Island, FL 32953

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Richard D. Lemon LLC
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on November 20, 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.

Jason Brimm | Code Enforcement Officer
321-474-0809: jbrimm@cocoafl.org



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-722 was posted at the following location(s):

(1) Date Posted: 11/6/2025

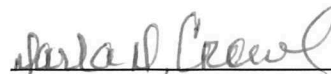
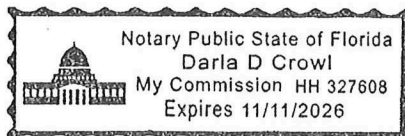
Location: 65 Stone St. Cocoa, FL 32922


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 6 day of November, 2025
by Jason Brimm Code officer


NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 2263 6681 61

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☒ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

Sent To

Lemon, David James

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

1450 Saturn St.

City, State, ZIP+4®

Merritt Island, FL 32953



PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

CODE BOARD AGENDA ITEM

Memo Date: 10/24/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner Central Brevard Sharing Center of Tax # 2424541. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A-Zoning. Article. XIII-Supplementary District Regulations, Section 5- Visual screens (fences, walls, hedges) (d) -General Requirements.

BACKGROUND:

On October 14, 2025, while conducting a proactive and routine patrol around the city I noticed barbed wire on the top of the fence of Tax # 2424541. The barbed wire is not authorized in multiple family dwelling zones. Contact was not made with the property owner however, pictures were taken, and an NOV was sent on 10/20/25.

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

City Code Appendix A-Zoning. Article. XIII-Supplementary District Regulations, Section 5- Visual screens (fences, walls, hedges) (d) -General Requirements.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

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

RECOMMENDED MOTION:

Find the property owner Central Brevard Sharing Center of Tax # 2424541. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A-Zoning. Article. XIII-Supplementary District Regulations, Section 5- Visual screens (fences, walls, hedges) (d) -General Requirements.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-715 / Tax # 2424541. Cocoa, FL / Central Brevard Sharing Center Inc. Property owner of Tax # 2424541. Cocoa, FL, in violation of the following City Codes.

City Code Appendix A-Zoning. Article. XIII-Supplementary District Regulations, Section 5-Visual screens (fences, walls, hedges) (d) -General Requirements.

Short Name: CE25-715 / Tax # 2424541. Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action: Find the property owner Central Brevard Sharing Center of Tax # 2424541. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A-Zoning. Article. XIII-Supplementary District Regulations, Section 5-Visual screens (fences, walls, hedges) (d) -General Requirements.

Background:

On October 14, 2025, while conducting a proactive and routine patrol around the city I noticed barbed wire on the top of the fence of Tax # 2424541. The barbed wire is not authorized in multiple family dwelling zones. Contact was not made with the property owner however, pictures were taken, and an NOV was sent on 10/20/25.

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

City Code Appendix A-Zoning. Article. XIII-Supplementary District Regulations, Section 5-Visual screens (fences, walls, hedges) (d) -General Requirements.

Previous Action:

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

CODE BOARD AGENDA ITEM

Memo Date: 10/24/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owners, Robert Jankowski and Sarah Shupe of 708 N Georgia Ave. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Chapter 6- Building, Construction and Property Regulations, Article III- Property Maintenance Standards, Section- 6-900- General (b) (1) Accumulation (a-b)

BACKGROUND:

On October 14, 2025, while conducting a proactive and routine patrol around the city I noticed a pile of trash/debris on the easement of the property. I also noticed grass and weeds that exceeded 12 inches in length. Officer Brimm and I went to speak to the property owner to see if he was going to take care of the trash and grass soon. Upon contact with the individual who opened the door he began to be very verbally aggressive and questioning our knowledge of codes and garbage procedures. Upon the vulgar insults and gestures we told him to have a good day and departed before the situation escalated. Pictures were taken, case created, NOV sent out.

On October 21, 2025 While in the area conducting a patrol, I drove past the property to conduct a visual assessment of the violations that existed. Upon arriving I observed that the violations that were originally there continued to exist. Case updated.

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

City Code Chapter 6- Building, Construction and Property Regulations, Article III- Property Maintenance Standards, Section- 6-900- General (b) (1) Accumulation (a-b)

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 owners, Robert Jankowski and Sarah Shupe of 708 N Georgia Ave. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Chapter 6- Building, Construction and Property Regulations, Article III- Property Maintenance Standards, Section- 6-900- General (b) (1) Accumulation (a-b)

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-700 / 708 N Georgia Ave. Cocoa, FL / Robert Jankowski, Sarah Shupe property owners of 708 N Georgia Ave. Cocoa, FL, in violation of the following City Codes.

City Code Chapter 6- Building, Construction and Property Regulations, Article III- Property Maintenance Standards, Section- 6-900- General (b) (1) Accumulation (a-b)

Short Name: CE25-700 / 708 N Georgia Ave, Cocoa, FL
Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action: Find the property owners, Robert Jankowski and Sarah Shupe of 708 N Georgia Ave. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Chapter 6- Building, Construction and Property Regulations, Article III- Property Maintenance Standards, Section- 6-900- General (b) (1) Accumulation (a-b)

Background:

On October 14, 2025, while conducting a proactive and routine patrol around the city I noticed a pile of trash/debris on the easement of the property. I also noticed grass and weeds that exceeded 12 inches in length. Officer Brimm and I went to speak to the property owner to see if he was going to take care of the trash and grass soon. Upon contact with the individual who opened the door he began to be very verbally aggressive and questioning our knowledge of codes and garbage procedures. Upon the vulgar insults and gestures we told him to have a good day and departed before the situation escalated. Pictures were taken, case created, NOV sent out.

On October 21, 2025 While in the area conducting a patrol, I drove past the property to conduct a visual assessment of the violations that existed. Upon arriving I observed that the violations that were originally there continued to exist. Case updated.

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

City Code Chapter 6- Building, Construction and Property Regulations, Article III- Property Maintenance Standards, Section- 6-900- General (b) (1) Accumulation (a-b)

Previous Action:

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

CODE BOARD AGENDA ITEM

Memo Date: 10/27/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owners, Michael Winston and Patricia Florence of 1824 Dixon Blvd. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

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

BACKGROUND:

On October 17, 2025, I (Code Officer Propst) was conducting routine proactive patrol and noticed a pool in the rear of the property that is not in good repair with green discoloration and debris floating. Property is not homestead exempt. I posted and mailed an NOV to the owner Instructing them to clean and keep their pool in good repair. (10/17/25).

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

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

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 owners, Michael Winston and Patricia Florence of 1824 Dixon Blvd. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into

compliance.

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

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-710 / 1824 Dixon Blvd. Cocoa, FL / Michael Winston, Patricia Florence property owners of 1824 Dixon Blvd. Cocoa, FL, in violation of the following City Codes.

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

Short Name: CE25-710 / 1824 Dixon Blvd. Cocoa, FL
Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action: Find the property owners, Michael Winston and Patricia Florence of 1824 Dixon Blvd. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

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

Background:

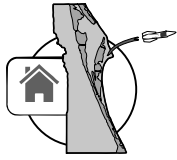
On October 17, 2025, I (Code Officer Propst) was conducting routine proactive patrol and noticed a pool in the rear of the property that is not in good repair with green discoloration and debris floating. Property is not homestead exempt. I posted and mailed an NOV to the owner Instructing them to clean and keep their pool in good repair.
(10/17/25).

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

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

Previous Action:

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

**Dana Blickley, CFA, Brevard County Property Appraiser**

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer

REAL PROPERTY DETAILS
Account 2423220 - Roll Year 2025

Owners	WINSTON, MICHAEL J; FLORENCE, PATRICIA
Mailing Address	1824 DIXON BLVD COCOA FL 32922
Site Address	1824 DIXON BLVD COCOA FL 32922
Parcel ID	24-36-30-01-E-21
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0312 - DIXON
Plat Book/Page	0014/0057
Subdivision	COLLEGE MANOR NO 1A
Land Description	COLLEGE MANOR NO 1A LOT 21 BLK E

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$206,070	\$202,150	\$190,550
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$206,070	\$202,150	\$190,550
Assessed Value School	\$206,070	\$202,150	\$190,550
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$206,070	\$202,150	\$190,550
Taxable Value School	\$206,070	\$202,150	\$190,550

SALES / TRANSFERS

Date	Price	Type	Instrument
03/09/2022	\$225,000	WD	9443/1207
03/19/2013	\$42,000	WD	6838/1780
01/24/2013	\$34,800	WD	6793/0144
05/24/2006	--	WD	5681/8238
12/30/1994	\$56,500	WD	3443/2406
06/30/1994	\$30,000	WD	3403/4024
04/01/1994	--	QC	3389/0618
09/30/1990	\$42,000	WD	3083/4160
07/01/1990	--	CT	3070/4417
03/01/1983	\$43,700	WD	2427/0672
08/12/1981	\$41,000	WD	2320/2126
07/01/1977	\$21,000	--	1766/1038

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

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR , STUCCO	Year Built	1959
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)	1,127	Screen Enclosure	144
Screen Porch	184	Pool Deck	296
Total Base Area	1,127	All Screen - 1 Story	608
Total Sub Area	1,311	Pool - Residential Vinyl Lined	1

Prepared by:

Jeanni Brown

Countywide Title & Escrow, Corp.

275 N. Grove St., # 101

Merritt Island, Florida 32953

File Number: 22-1130

General Warranty Deed

Made this March 10, 2022 A.D. By **Mark Jeffers and Trena Jeffers husband and wife**, whose post office address is 18521 State Route 554, Bidwell, Ohio 45614, hereinafter called the grantor, to **Michael J Winston, a single man and Patricia Florence, a married woman, as joint tenants with full rights of survivorship.**, whose post office address is 1824 Dixon Blvd, Cocoa, FL 32922, hereinafter called the grantee:

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

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

Lot 21, Block E, College Manor No. One-A, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 57, of the Public Records of Brevard County, Florida

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

Parcel ID Number: **24-36-30-01-E-21**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

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

Prepared by:
 Jeanni Brown
 Countywide Title & Escrow, Corp.
 275 N. Grove St., # 101
 Merritt Island, Florida 32953

File Number: 22-1130

Signed, sealed and delivered in our presence:

Witness Sign Niki Merrick
 Witness Printed Name Niki Merrick

Witness Sign Kayla Dethy
 Witness Printed Name Kayla Dethy

State of Ohio
 County of Gallia

The foregoing instrument was acknowledged before me by means of XXX physical presence or [] online notarization, this 9th day of March, 2022, by Mark Jeffers and Trena Jeffers husband and wife, who is/are personally known to me or who has produced Valid Photo ID as identification.

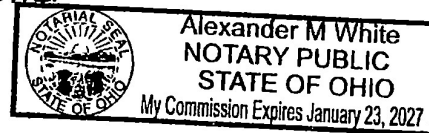
Mark Jeffers (Seal)
 Mark Jeffers
 Address 18521 State Route 554, Bidwell, Ohio 45614

Trena Jeffers (Seal)
 Trena Jeffers
 Address 18521 State Route 554, Bidwell, Ohio 45614

Alexander M. White
 Notary Public
 Print Name: Alexander M White

My Commission Expires: Jan 23, 2027

SEAL:





[Search](#) > Account Summary

Real Estate Account #2423220

Owner:

Winston, Michael J
Florence, Patricia

Situs:

1824 DIXON BLVD
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/27/2024** for **\$3,821.46**.

Account History

BILL	AMOUNT DUE
2024 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2023 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2022 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2021 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2020 Annual Bill ⓘ	\$0.00

	 <u>Print (PDF)</u>
<u>2019 Annual Bill</u> 	\$0.00
	 <u>Print (PDF)</u>
<u>2018 Annual Bill</u> 	\$0.00
	 <u>Print (PDF)</u>
<u>2017 Annual Bill</u> 	\$0.00
	 <u>Print (PDF)</u>
<u>2016 Annual Bill</u> 	\$0.00
	 <u>Print (PDF)</u>
<u>2015 Annual Bill</u> 	\$0.00

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



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

Notice of Violation

To: Michael Winston, Patricia Florence
1824 Dixon Blvd, Cocoa FL, 32922

Date: 10/17/2025

Case: 25-710

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: 1824 Dixon Blvd. Cocoa FL, 32922

Parcel ID #: 24-36-30-01-E-21

Violations:

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

Description of Violations:

(1) Swimming pool needs to remain in good condition and repair.

Corrective Action:

(1) Please remove all debris and clean swimming pool. Ensure all systems are in good repair to keep pool in good condition.

IF THE VIOLATIONS ARE NOT CORRECTED BY November 17, 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 signed Code Enforcement Officer as soon as possible.

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

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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-7107 was posted at the following location(s):

(1) Date Posted: 10/17/2025

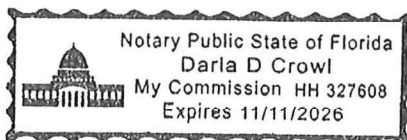
Location: 65 Stone St. Cocoa, FL 32922


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 17 day of October, 2025
by Nathan Propst Code Officer.




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

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OFFICIAL	
Cocoa, FL 32922	
OCT 17 2022	
USPS	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To: <u>Michael Winston, Patricia Florence</u>	
Street and Apt. No., or PO Box No. <u>1824 Dixon Blvd.</u>	
City, State, ZIP+4® <u>Cocoa, FL 32922</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

46 5999 4922 0225 0720 6856



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

Date: October 28, 2025
Case: 25-710

Michael Winston, Patricia Florence
1824 Dixon Blvd, Cocoa FL, 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Michael Winston
Patricia Florence

Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on November 20, 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-mentioned 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.

Nathaniel Propst | Code Enforcement Officer
321-482-4608: npropst@cocoafl.org



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of hearing for case 25-710 was posted at the following location(s):

(1) Date Posted: 10/28/2025

Location: 65 Stone St. Cocoa, FL 32922

(2) Date Posted: 10/28/2025

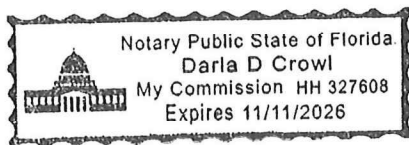
Location: 1824 Dixon Blvd. Cocoa, FL 32922

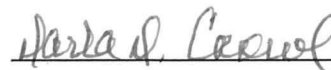

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2025
by Nathan Propst Code Officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 2263 6618 65

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☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage and Fees	\$



Sent To	Michael Winston, Patricia Fierke
Street and Apt. No., or PO Box No.	1824 Dixon Blvd.
City, State, ZIP+4 [®]	Cocoa, FL 32922

CODE BOARD AGENDA ITEM

Memo Date: 10/24/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: GOLDEN HOUR INVESTMENTS LLC property owner of 1236 Jackson St. in violation of the following City Codes listed and assess a daily fine of \$250 per violation be imposed immediately until the property is brought into compliance.

Violations:

1. *Appendix A Zoning, Article XV Administration and enforcement, section 2 (a) building permits and applications. Which states No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city.*

BACKGROUND:

18 SEP 2025: Building inspector Joe Salgot sent an email “FYI, you will want to stop work order 1236 Jackson for construction without permit.” The photos attached included, electrical, framing, plumbing, windows, drywall, etc.

19 SEP 2025: Inspected the property and placed a stop work order on the front door. Photos taken. NOV drafted. Will follow up in 5 days.

23 SEP 2025: Contractor (Joey) 816-812-6066 spoke with the Director. He stated that he was only painting and that other jurisdictions didn’t require **permits** for the work being done. The pictures taken show that the property is being fully renovated.

24 SEP 2025: NOV sent out certified mail with hardcopy return receipt requested. BCPAO changed to new owner.

6 OCT 2025: Roof permit issued. The electrical permit is on hold. The renovation permit is under review.

21 OCT 2025: Building inspectors Delano and Salgot stopped by the property for an open roof permit. The inspectors noted the contractor has built partition wall, laundry room, install kitchen cabinets, install drywall, install windows with a \$5k value. The inspectors noted the value is much higher than \$5k. The inspectors also observed additional wiring throughout the house,

rooms fully gutted and new plumbing. They have foam insulation against the walls to cover the windows and walls to hide the walls are gutted. The inspectors suggest contacting FPL to remove the meter as they are running new branch circuits throughout the house with the electrical being live. The contractor is falsely working outside the scope of the permits under review.

On October 24, 2025 (updated photos of the property)

On October 27, 2025, a Notice of Hearing was generated and mailed to the property owner of record and posted on the property, and photographs were updated of the posting and current condition of the property.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

Code enforcement staff have been in direct contact with the contractor regarding the above violation, and as a result have previously issued a Notice of violation with corrective action on all violations.

RECOMMENDED MOTION:

GOLDEN HOUR INVESTMENTS LLC property owner of 1236 Jackson St. in violation of the following City Codes listed and assess a daily fine of \$250 per violation be imposed immediately until the property is brought into compliance.

Violations:

1. *Appendix A Zoning, Article XV Administration and enforcement, section 2 (a) building permits and applications. Which states No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city.*

Code Enforcement 25-663 / 1236 Jackson St.

Check one box

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

Agenda Item Name: CE 25-663 / 1236 Jackson St. COCOA, FL 32922 / GOLDEN HOUR INVESTMENTS LLC property owner of 1236 Jackson St., in violation of the following City Codes.

- *Appendix A Zoning, Article XV Administration and enforcement, section 2 (a) building permits and applications.*

Short Name: CE 25-663 / 1236 Jackson St. COCOA, FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: Micheal Mack

Requested Action: GOLDEN HOUR INVESTMENTS LLC property owner of 1236 Jackson St. in violation of the following City Codes listed and assess a daily fine of \$250 per violation be imposed immediately until the property is brought into compliance.

Violations:

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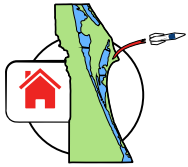
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On October 24, 2025 (updated photos of the property)

On October 27, 2025, a Notice of Hearing was generated and mailed to the property owner of record and posted on the property, and photographs were updated of the posting and current condition of the property.

Previous Action:

Code enforcement staff have been in direct contact with the contractor regarding the above violation, and as a result have previously issued a Notice of violation with corrective action on all violations.

**REAL PROPERTY DETAILS**
Account 2424548 - Roll Year 2025

Owners	GOLDEN HOUR INVESTMENTS LLC
Mailing Address	3251 GATLIN DR ROCKLEDGE FL 32955
Site Address	1236 JACKSON ST COCOA FL 32922
Parcel ID	24-36-32-29-5-8
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0009/0024
Subdivision	PINE GROVE PARK
Land Description	PINE GROVE PARK PART OF BLK 5 AS DES IN ORB 479 PG 264

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$110,220	\$112,240	\$92,150
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$35,340	\$34,350	\$33,350
Assessed Value School	\$35,340	\$34,350	\$33,350
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$10,340	\$9,350	\$8,350
Taxable Value School	\$10,340	\$9,350	\$8,350

SALES / TRANSFERS

Date	Price	Type	Instrument
08/27/2025	\$82,500	WD	10420/1921
10/22/2012	\$15,000	WD	6720/1080
07/03/2012	\$10,000	WD	6642/0353
05/26/2010	--	QC	6173/2915
09/01/1996	\$7,500	QC	3603/2131
03/27/1987	\$24,000	WD	2822/0363
08/01/1980	\$22,500	--	2248/0145
01/01/1979	\$9,000	--	1991/0099

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

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1946
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,062	No Data Found	
Carport	330		
Open Porch	28		
Total Base Area	1,062		
Total Sub Area	1,420		

Prepared by and return to:
Daniel Smith
Countdown Title, LLC
816 Adger Smith Lane
Melbourne, FL 32935

File No CT-25-6550

Parcel Identification No 24-36-32-29-00005,0-0008.00

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 27th day of August, 2025 between Steven R. Melosky, a single man, whose post office address is 206 Beechwood Road, Norristown, PA 19401, of the County of Montgomery, Pennsylvania, Grantor, to Golden Hour Investments LLC, a Florida Limited Liability Company, whose post office address is 3251 Gatlin Drive, Rockledge, FL 32955, of the County of Brevard, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard, Florida, to-wit:

ALL THAT CERTAIN LAND SITUATED IN BREVARD COUNTY, FLORIDA, VIZ

BEGIN AT THE SOUTHWEST CORNER OF LOT 14, AS RECORDED IN A REPLAT OF PART OF BLOCK 5 - PINE GROVE PARK SUBDIVISION, LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 150, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE PROCEED IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET (FORMERLY MANDERLINE STREET), A DISTANCE OF 90 FEET TO A POINT, THENCE PROCEED NORTHERLY AND PARALLEL TO THE EAST LINE OF THE AFOREMENTIONED LOT 14, A DISTANCE OF 95 FEET TO A POINT, THENCE PROCEED EASTERLY AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED JACKSON STREET, A DISTANCE OF 90 FEET TO A POINT WHICH IS THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 14, THENCE PROCEED SOUTHERLY AND ALONG THE WEST LOT LINE OF THE AFOREMENTIONED LOT 14, A DISTANCE OF 95 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF JACKSON STREET WHICH IS THE POINT OF BEGINNING

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

ER David Joseph
WITNESS
PRINT NAME: ER David Joseph

Kenneth Alexander Rose
WITNESS
PRINT NAME: KENNETH ALEXANDER ROSE

STATE OF Pennsylvania
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of August, 2025, by Steven R. Melosky, ☐ who is/are personally known to me or ☒ who has/have produced FL Driver's License as identification.

ER David Joseph
Signature of Notary Public
ER David Joseph
Print, Type/Stamp Name of Notary

Steven R. Melosky
2405 Maryland RD
Willow Grove, PA 19090
WITNESS 1 ADDRESS
220 S LING ST APT D
LANSDALE PA 19440
WITNESS 2 ADDRESS

Commonwealth of Pennsylvania - Notary Seal
ER David Joseph, Notary Public
Montgomery County
My commission expires August 19, 2027
Commission number 1355704



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

Notice of Violation

To: **GOLDEN HOUR INVESTMENTS LLC c/o HENSON, ANGELA JOY**
3251 GATLIN DR
ROCKLEDGE FL 32955

Date: 9/24/2025
Case: 25-663

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: 1236 JACKSON ST COCOA FL 32922

Parcel ID: 24-36-32-29-5-8

Violations:

1. *Appendix A – Zoning, Article XV: Administration and Enforcement, Section 2(a) – Building Permits and Applications*
2. *Select Code Violation*
3. *Select Code Violation*
4. *Select Code Violation*

Description of Violations:

1. *Construction without a permit for electrical, framing, plumbing, windows, drywall, etc.*
2. *Select Corrective Action*
3. *Select Corrective Action*
4. *Select Corrective Action*

Corrective Action:

1. *Please obtain proper permits from the Building Dept. AND approved final inspection.*
2. *Select Corrective Action*
3. *Select Corrective Action*
4. *Select Corrective Action*

IF THE VIOLATIONS ARE NOT CORRECTED BY October 17, 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 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.

Micheal Mack
Code Enforcement Officer
321-704-0647
mmack@cocoafl.org
Monday – Friday: 8AM – 5PM



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

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Micheal Mack
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Monday – Friday: 8AM – 5PM



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

Detail by Entity Name

Florida Limited Liability Company
GOLDEN HOUR INVESTMENTS LLC

Filing Information

Document Number L23000468340
FEI/EIN Number 93-3873410
Date Filed 10/11/2023
Effective Date 10/11/2023
State FL
Status ACTIVE

Principal Address

3251 GATLIN DR
ROCKLEDGE, FL 32955

Mailing Address

3251 GATLIN DR
ROCKLEDGE, FL 32955

Registered Agent Name & Address

HENSON, Angela Joy
3251 GATLIN DR
ROCKLEDGE, FL 32955

Name Changed: 04/08/2024

Authorized Person(s) Detail

Name & Address

Title Manager

Angela, Henson Joy
3251 GATLIN DR
ROCKLEDGE, FL 32955

Title Manager

Henson, Erich Robert
3251 GATLIN DR
ROCKLEDGE, FL 32955

Annual Reports

Report Year	Filed Date
2024	03/11/2024
2024	04/08/2024
2025	02/07/2025

Document Images

[02/07/2025 -- ANNUAL REPORT](#)

View image in PDF format

[04/08/2024 -- AMENDED ANNUAL REPORT](#)

View image in PDF format

[03/11/2024 -- ANNUAL REPORT](#)

View image in PDF format

[10/11/2023 -- Florida Limited Liability](#)

View image in PDF format



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 violation for case 25-663 was posted at the following location(s):

(1) Date Posted: 10-31 - 2025

Location: 65 Stone St. Cocoa, FL 32922

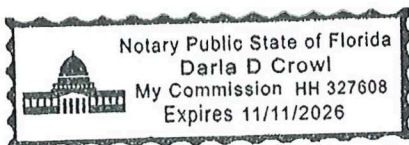
MICHEAL T. MACK

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 31st day of OCTOBER, 2025 by M. T. Mack, Code Enforcement Officer



Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Micheal Mack, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-663 was posted at the following location(s):

(1) Date Posted: 10 - 31 - 2025
Location: 1236 JACKSON ST
Cocoa, FL 32922

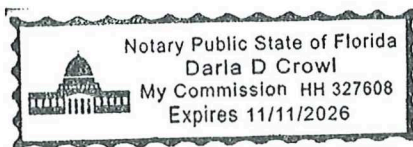
(2) Date Posted: 10 - 31 - 2025
Location: 65 Stone Street
Cocoa, FL 32922

MICHEAL T. MACK
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 31st day of OCTOBER, 2025 by M. T. Mack, Code Enforcement Officer



Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____



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

To: Golden Hour Investments LLC C/O Henson, Angela Joy
3251 GATLIN DR
ROCKLEDGE FL 32955

Date: 10-31-2025
Case: 25-663

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Golden Hour Investments LLC
Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on November 20, 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-mentioned 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.

**Micheal Mack | Code Enforcement Officer
Cell: 321.704.0647 | mmack@cocoafl.gov
Monday – Friday: 8AM-5PM**

CODE BOARD AGENDA ITEM

Memo Date: 10/31/2025
Agenda Date: 11/20/2025
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, REYA INVESTMENTS LLC property owner of 1049 W KING ST, in violation of the following City Codes listed and assess a daily fine of \$250 per violation be imposed immediately until the property is brought into compliance.

Violations:

1. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-900, Generally. Which states, (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (1) Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either: a. Unsightly and interferes with the reasonable enjoyment of property by neighbors.
2. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec.6-901, Accumulation. Which states, All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide

around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

3. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-902 (b)(1)(2) Storing Junk or Autos. Which states,

1. No person shall park, store, leave or permit the storing or leaving of any abandoned property or inoperable motor vehicle of any kind, whether attended or not on private property within the city; except that, with respect to an inoperable motor vehicle, such vehicle may be parked, stored or left on the property for a period of time not to exceed seventy-two (72) hours. The presence of such abandoned property and inoperable motor vehicles, or parts thereof, on private property is hereby declared a public nuisance which may be abated in accordance with the provisions of this article.
 2. (2) The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima-facie evidence that such vehicle is inoperable and/or abandoned, junked or discarded. The presence of a current license plate or registration shall not in and of itself exempt any motor vehicle from becoming in violation of this section.
4. Appendix A Zoning, Sec. 12. District and intent—C-G, General Commercial District, (D) Prohibited Uses and Structure, (2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district. By allowing homeless to camp or stay on the property, it is prohibited and not in keeping with the commercial character of the district.

BACKGROUND:

The property has documented history of Code enforcement actions. Photographs were taken and uploaded into the case files on the following dates.

17 September 2025, while patrolling I observed the following violations at 1049 W King St. The violation was junk/trash/debris at the roadside. Photos taken of the property. NOV drafted.

19 September 2025 NOV sent out certified mail with hardcopy return receipt requested. Updated photos of the property.

20 October 2025 NOV sent out certified mail with hardcopy return receipt requested. Updated photos of the property.

29 October 2025 Amended NOV sent out certified mail with hardcopy return receipt requested.

30 October 2025, Original NOV returned and scanned to file. Code Manager Tom Wilkinson modified NOV. Amended NOV and NOH mailed to the property owner of record. The property has been posted; photos were updated of the posting and current condition of the property. Certified mail sent with hardcopy return receipt requested. Affidavit of postings signed and scanned to file.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

Code enforcement staff has not been in contact with the property owner regarding the violations, and as a result have previously issued a Notice of violation with corrective action on all violations.

RECOMMENDED MOTION:

Find the property owner, REYA INVESTMENTS LLC property owner of 1049 W KING ST, in violation of the following City Codes listed and assess a daily fine of \$250 per violation be imposed immediately until the property is brought into compliance.

Violations:

1. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-900, Generally. Which states, (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city:
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adjacent property, is either: a. Unsightly and interferes with the reasonable enjoyment of property by neighbors.

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3. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-902 (b)(1)(2) Storing Junk or Autos. Which states,
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Code Enforcement 25-660 / 1049 W KING ST

Check one box

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

Agenda Item Name: CE 25-660 / 1049 W KING ST COCOA, FL 32922 / REYA INVESTMENTS LLC property owner of 1049 W King St, in violation of the following City Codes.

- Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-900, Generally.
- Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec.6-901, Accumulation.
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- Appendix A Zoning, Sec. 12. District and intent—C-G, General Commercial District, (D) Prohibited Uses And Structure, (2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

Short Name: CE 25-660 / 1049 W KING ST COCOA, FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: Micheal Mack

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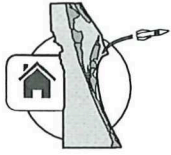
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Previous Action:

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Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

Disclaimer

REAL PROPERTY DETAILS

Account 2424367 - Roll Year 2025

Owners	REYA INVESTMENTS LLC
Mailing Address	319 SAINT JOHNS FOREST BLVD JACKSONVILLE FL 32259
Site Address	1049 W KING ST COCOA FL 32922
Parcel ID	24-36-32-04-*4.01
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1100 - RETAIL STORE - 1 UNIT
Total Acres	1.13
Site Code	0310 - STATE ROAD 520
Plat Book/Page	0008/0043
Subdivision	VIRGINIA PARK RESUBD
Land Description	VIRGINIA PARK RESUBD PART OF TRACT 4 AS DESC IN DB 370 PG 290, DB 387 PG 304 & ORB 6763 PG 1060



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$737,120	\$746,130	\$744,100
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$737,120	\$746,130	\$744,100
Assessed Value School	\$737,120	\$746,130	\$744,100
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$737,120	\$746,130	\$744,100
Taxable Value School	\$737,120	\$746,130	\$744,100

SALES / TRANSFERS

Date	Price	Type	Instrument
08/31/2021	\$1,970,000	WD	9248/1087
04/24/2018	\$1,875,000	WD	8148/2711
04/15/2014	\$1,751,600	WD	7116/0463
10/09/2013	--	QC	6991/2565
08/19/2013	\$500,000	WD	6954/2120
08/05/2013	--	QC	6946/2027
07/24/2013	--	QC	6946/2024
12/17/2012	--	QC	6763/1060
08/08/2012	\$125,000	WD	6667/2166
10/05/2011	\$87,000	WD	6470/1382
12/18/2009	--	CT	6084/0361
11/21/2006	\$236,500	WD	5725/1959
09/09/2004	\$223,000	WD	5379/7723
07/31/2002	--	QC	4673/2097
05/30/1995	\$150,000	WD	3479/2283
09/30/1992	\$51,300	WD	3232/1440
01/29/1990	\$53,600	QC	3041/0892
11/21/1989	--	QC	3034/4488
10/24/1989	--	QC	3025/3340

BUILDINGS

PROPERTY DATA CARD #2

Building Use: 1100 - RETAIL STORE - 1 UNIT

Materials	Details
Exterior Wall: STYRFM STUCCO , ENAMEL STEEL	Year Built 2014
Frame: MASNRYCONC	Story Height 15
Roof: ENAMEL METAL	Floors 1
Roof Structure: STEEL TRUSS RIGID	Residential Units
	Commercial Units 1
Sub-Areas	Extra Features
Base Area (1st) 8,400	Light Poles 6

Sub-Areas		Extra Features	
Open Porch	170	Wall - Concrete - Block	406
Total Base Area	8,400	Paving - Asphalt	21,082
Total Sub Area	8,570	Paving - Concrete	2,876
		Fence - Vinyl 6'	34
		Wall - Concrete - Stucco	406

Prepared by and return to:
Nishad Khan, PL
Michelle Hinden, Esq.
617 E. Colonial Drive
Orlando, Florida 32803

Our File Number: 1005-50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 31st day of August, 2021, by Tee Jay I, LLC, an Arizona limited liability company, whose address is: 1990 S Alma School Road, Chandler, Arizona 85286, hereinafter called the grantor, to Reya Investments LLC, a Florida limited liability company, whose post office address is: 319 Saint Johns Forest Blvd., Jacksonville, Florida 32259, hereinafter called the grantee;

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

WITNESSETH, that the grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms under the grantee, all that certain below-referenced land situate in Brevard County, hereinafter referred to as the "Property", Florida, viz:

PARCEL 1

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 32, Township 24 South, Range 36 East, in the City of Cocoa in Brevard County, Florida, described as follows: Begin at a point on the South line of the right of way of former State Road No. 206, now known as State Road No. 520, also known as King Street, which point is 245 feet East of the center line of Varr Avenue; from said POINT OF BEGINNING run South and parallel to the center line of Varr Avenue a distance of 175 feet, more or less, to a point which is 776 feet North of the South line of the Southwest Quarter of the Northeast Quarter of Section 32; thence run East and parallel to and distant 776 feet North from the South line of the Southwest Quarter of the Northeast Quarter of said Section 32, a distance of 152 feet; thence run North and parallel to the center line of Varr Avenue, a distance of 175 feet, more or less, to the South line of State Road No 520, also known as King Street; thence run West on the South line of said State Road No. 520, also known as King Street, a distance of 152 feet to the POINT OF BEGINNING.

PARCEL 2:

A Tract of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 24 South, Range 36 East in the City of Cocoa, Brevard County, Florida, described as follows: Begin at a point on the South line of the Right-of-Way of former State Road No. 206, now known as State Road No. 520, also known as King Street, which point is 145 feet East of the centerline and 100 feet East of the East line of Varr Avenue as widened; from the said point of beginning; run South and parallel to the East line of Varr Avenue, a distance of 175 feet, more or less to a point which is 776 feet North of the South line of the Southwest 1/4 of the Northeast 1/4 of Section 32; thence run East and parallel to and distant 776 feet North from the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 32, a distance of 100 feet; thence run North and parallel to the East line of Varr Avenue, a distance of 175 feet, more or less to the South line of State Road No. 520, also known as King Street; thence run West on the South line of State Road No. 520, also known as King Street, a distance of 100 feet to the POINT OF BEGINNING.

PARCEL 3:

A Tract of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 24 South, Range 36 East in the City of Cocoa, Brevard County, Florida, Also being a portion of Tract 4, Virginia Park Re-Subdivision as recorded in Plat Book 8, Page 43 of the Public Records of Brevard County, said parcel being more particularly described as follows: Commencing at a point of intersection of the South right of way line of State Road No. 520 (King Street), and the centerline of Varr Avenue; Thence along the South right of way of State Road No. 520, S 89° 56' 30" E, 45 feet to a point on the East line of lands conveyed to the City of Cocoa as recorded in Deed Book 320, Page 458 of the Public Records of Brevard County, Florida, said point also being the existing East right of way line of Varr Avenue, Thence along the East right of way of said Varr Avenue, S 00° 18' 38" E, 174.72 feet to a point on a line which is 776 feet North of the South line of Tract 4 of said Virginia Re-Subdivision, said line also being the South line of Southwest 1/4 of the Northeast 1/4 of said Section 32, said point being the Point of Beginning; Thence departing said East right of way of Varr Avenue, along a line being 776 feet North of and parallel with the South line of said Tract 4, N 89° 51' 42" W, 10.00 feet. Thence along a line 10.00 feet West of and parallel with the existing East right of way line of Varr Avenue, S 00° 18' 38" E, 35.00 feet; Thence S 89° 51' 42" E, 10.00 feet to a point on the aforesaid existing right of way of Varr Avenue; Thence North 00° 18' 38" W, 5.00 feet to a point on a line being 746 feet North of the South line of said Tract 4; Thence along a line 746 feet North of and parallel with the South line of said Tract 4, S 89° 51' 42" E, 175.00 feet; Thence departing said line, N 00° 18' 38" W, 30.00 feet to a point on a line which is 776 feet North of the South line of said Tract 4; Thence along said line, N 89° 51' 42" W, 175.00 feet to the POINT OF BEGINNING.

Parcel ID No. 24-36-04-00000.0-0004.01

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

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

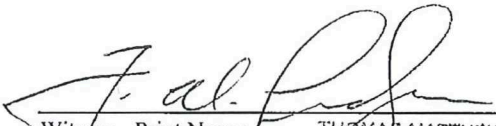
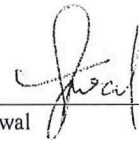
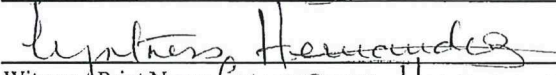
AND that grantor hereby covenants with grantee that the Property is free from all encumbrances placed on the Property by grantor, the grantor hereby covenants with grantee, that it is lawfully seized of said Property in fee simple; that it has good right and lawful authority to sell and convey said Property; and that grantor will warrant and defend grantee's title against lawful claims of all persons claiming by, through or under grantor but against none other.

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:

Tee Jay I, LLC

Tejinder S. Grewal
Its Manager

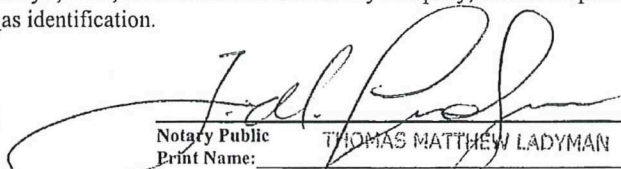

Witness - Print Name: THOMAS MATTHEW LADYMAN
Witness Print Name: LYNTRISS HERNANDEZ

State of Florida
County of Orange

The foregoing instrument was acknowledged before me, by means of (☒) physical presence or () online notarization, this 31st day of August, 2021, by Tejinder S. Grewal as Manager of Tee Jay I, LLC, an Arizona limited liability company, who is/are personally known to me or who has produced Driver's license as identification.



Thomas M. Ladyman
Notary Public
State of Florida
Comm# HH028491
Expires 8/5/2024



Notary Public
Print Name: THOMAS MATTHEW LADYMAN

My Commission Expires: _____



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

Notice of Violation

To: **REYA INVESTMENTS LLC C/O BADDAM, SATISH**
319 SAINT JOHNS FOREST BLVD
JACKSONVILLE FL 32259

Date: 9/19/2025
Case: 25-660

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: 1049 W KING ST COCOA FL 32922

Parcel ID: 24-36-32-04-*4.01

Violations:

1. *Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d*
2. *Weeds, Ch 6 Sec. 6-1001(d)*
3. *Select Code Violation*
4. *Select Code Violation*

Description of Violations:

1. *The outside storage, trash, junk, around the entire building.*
2. *The grass and hedges on all areas of the property.*
3. *Select Corrective Action*
4. *Select Corrective Action*

Corrective Action:

1. *Please remove all the outside storage, trash, junk, and debris from the property.*
2. *Please mow, remove, and maintain all areas of the property.*
3. *Select Corrective Action*
4. *Select Corrective Action*

IF THE VIOLATIONS ARE NOT CORRECTED BY October 9, 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 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.

Micheal Mack
Code Enforcement Officer
321-704-0647
mmack@cocoafl.org
Monday – Friday: 8AM – 5PM



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

Notice of Violation (Amended)

To: **REYA INVESTMENTS LLC**
C/O BADDAM, SATISH
319 SAINT JOHNS FOREST BLVD
JACKSONVILLE FL 32259

Date: 10/30/2025

Case: 25-0660

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: 1049 W KING ST COCOA FL 32922

Parcel ID: 24-36-32-04-*4.01

Violations:

1. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-900, Generally.
2. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec.6-901, Accumulation
3. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-902 (b)(1)(2) Storing Junk or Autos.
4. Appendix A Zoning, Sec. 12. District and intent—C-G, General Commercial District, (D) Prohibited Uses And Structure, (2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

Description of Violations:

1. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-900, Generally. **Which states, (b) General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city:(1) Accumulation of trash, debris, refuse, filth, waste or other noxious matter** or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:
a. Unsightly and interferes with the reasonable enjoyment of property by neighbors;
2. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-901, Accumulation. **Which states, All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.**
3. Chapter 6 Buildings, Construction and Property Regulations, Article III Property Maintenance Standards, Division 3 Nuisances, Sec. 6-902 (b)(1)(2) Storing Junk or Autos. **Which states,**
 - o **No person shall park, store, leave or permit the storing or leaving of any abandoned property or inoperable motor vehicle of any kind, whether attended or not on private property within the city; except that, with respect to an inoperable motor vehicle, such vehicle may be parked, stored or left on the property for a period of time not to exceed seventy-two (72) hours. The presence of such abandoned property and inoperable motor vehicle, or parts thereof, on private property is hereby declared a public nuisance which may be abated in accordance with the provisions of this article.**

- (2)The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima facie evidence that such vehicle is inoperable and/or abandoned, junked or discarded. The presence of a current license plate or registration shall not in and of themselves exempt any motor vehicle from becoming in violation of this section.
4. Appendix A Zoning, Sec. 12. District and intent—C-G, General Commercial District, (D) Prohibited Uses And Structure, (2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district. **By allowing homeless to camp or stay on the property is prohibited and not in keeping with the commercial character of the district.**

Corrective Action:

1. Please remove all trash, debris, refuse, filth, waste or other noxious matter.
2. Please mow, maintain all weeds, grass. Grass cannot exceed 12 inches in height.
3. Please remove all untagged or unregistered vehicles being stored on the property.
4. Please remove or trespass the homeless from the property.

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

If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible. If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

Micheal Mack
Code Enforcement Officer
321-704-0647
mmack@cocoafl.org
Monday – Friday: 8AM – 5PM



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

Detail by Entity Name

Florida Limited Liability Company
REYA INVESTMENTS LLC

Filing Information

Document Number	L21000063181
FEI/EIN Number	84-5193762
Date Filed	02/05/2021
Effective Date	02/04/2021
State	FL
Status	ACTIVE

Principal Address

319 SAINT JOHNS FOREST BLVD
SAINT JOHNS, FL 32259

Mailing Address

319 SAINT JOHNS FOREST BLVD
SAINT JOHNS, FL 32259

Registered Agent Name & Address

BADDAM, SATISH
319 SAINT JOHNS FOREST BLVD
JACKSONVILLE, FL 32259

Authorized Person(s) Detail

Name & Address

Title MGR

BADDAM, SATISH
319 SAINT JOHNS FOREST BLVD
SAINT JOHNS, FL 32259

Title MGR

Neelkant, SIRISHA
113 DUMONT PL
SAINT JOHNS, FL 32259

Annual Reports

Report Year	Filed Date
-------------	------------

2023	03/18/2023
2024	03/26/2024
2025	04/26/2025

Document Images

04/26/2025 -- ANNUAL REPORT	View image in PDF format
03/26/2024 -- ANNUAL REPORT	View image in PDF format
03/18/2023 -- ANNUAL REPORT	View image in PDF format
04/27/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



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

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 violation for case 25-1060 was posted at the following location(s):

(1) Date Posted: 10-30-2025

Location: 65 Stone St. Cocoa, FL 32922

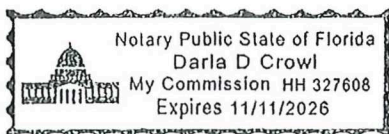
MICHEAL T. MACK

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 30th day of OCTOBER, 2025
by M. T. Mack Code Enforcement Officer



Darla D. Crowl

NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



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

To: Reya Investments LLC C/O Baddam, Satish
319 Saint Johns Forest Blvd.
Jacksonville, FL 32259

Date: 10-30-2025
Case: 25-660

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Reya Investment LLC.
Current Property Owner

VS.

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on November 20, 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-mentioned 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.

Micheal Mack | Code Enforcement Officer
Cell: 321.704.0647 | mmack@cocoafl.org
Monday – Friday: 8AM-5PM



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Micheal Mack, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-1449 was posted at the following location(s):

(1) Date Posted: 10-30-2025
Location: 1449 W. King St.
Cocoa, FL 32922

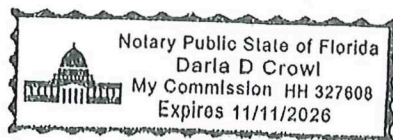
(2) Date Posted: 10-30-2025
Location: 65 Stone Street
Cocoa, FL 32922

MICHEAL T. MACK
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 30th day of OCTOBER, 2025 by M. T. Mack, Code Enforcement Officer



Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____