



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

**January 15, 2026
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 January 15, 2026.
2. Minutes: Regular Meeting of November 20, 2025.
3. Submittal of Document Packet

III. Cases:

1. CE25-1611 / 236 Orange St., Cocoa, FL / Mark Kepic (Kepic Family Revocable Living Trust) property owner of 236 Orange St., Cocoa, FL, in violation of the following City Codes.

City of Cocoa Code Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4. – Curb cuts and driveway construction. (a) -Permit required. It shall be unlawful for any person to cut, remove or alter the curb of any sidewalk or of any property line, or of any park, or any curb constructed on or adjoining any street of the city, or to construct any driveway across any sidewalk of the city, without having first obtained a permit from the city manager for such cutting, removal or alteration, or the construction of such driveway.

City of Cocoa Code Chapter. 18 Subdivisions, Article IV. Improvements. Division 2. Standards and Specifications. Section 18-120. – Roadways. (E) - SIDEWALKS: All sidewalks shall be four (4) inches thick concrete with a compressive strength of two thousand five hundred (2,500) p.s.i. with 6" x 6" x #10 x #10 welded wire fabric. All sidewalks must be approved by the city

engineer.

2. CE25-1641 / 115 Stone St., Cocoa, FL / Landscape Unique LLC property owner of 115 Stone St., Cocoa, FL, in violation of the following City Codes.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i) -Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) -All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

3. CE25-1605 / 144 Lynell Ln., Cocoa, FL / Jerry Pratt property owner of 144 Lynell Ln., 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. - Generally. (b) -General conditions of property which constitute nuisance. (5) Buildings or structures which are boarded up, except when placed for temporary hurricane protection and removed within thirty (30) days.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) -All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds

five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

4. CE25-1566 / 2414 Tulane Dr., Cocoa, FL 32926 / DUNN, REESE'S MARY MICHELLE property owner of 2414 Tulane Dr., Cocoa, FL 32926, in violation of the following City Codes.

City Code Chapter 6. – Building, Construction and Property Regulations. Article III. – Property Maintenance Standards. Sec. 6-900 (b) - *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: (9) - Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.

5. CE25-1565 / 2909 Ithaca Ct., Cocoa, FL 32926 / Jonathan Dickey property owner of 2909 Ithaca Ct., Cocoa, FL 32926, in violation of the following City Codes.

City Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-901 - Accumulation (1) - All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

6. CE25-1646 / 1335 W. King St., Cocoa, FL 32922 / Daniel Carter property owner of 1335 W. King St., Cocoa, FL 32922, in violation of the following City Codes.

City Code Appendix A - Zoning, Article XIII – Supplementary District Regulations, Sec. 5 – Visual Screens (Fences, walls, hedges) – (d) General Requirements. Which states: Barbed wire is prohibited in all but industrial zoning

districts.

7. CE25-739 / 126 Orange St., Cocoa, FL / Billias Family Trust, property owner of 126 Orange St., 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.
Which states: Barbed wire is prohibited in all but industrial zoning districts.

8. CE25-740 / 127 Orange St., Cocoa, FL / J.G. Billias and Sons Incorporated, property owner of 127 Orange St., 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.
Which states: Barbed wire is prohibited in all but industrial zoning districts.

IV. Non-Compliance:

V. Manager Announcements:

VI. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on February 19, 2026.

VII. Adjournment:

NOTICE TO THE PUBLIC:

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

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

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

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

CODE BOARD AGENDA ITEM

Memo Date: 12/03/2025
Agenda Date: 1/15/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the agenda of the January 15, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve the agenda of the January 15, 2026, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

January 15, 2026

6:00 PM

Opening Matters

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

Approval of Agenda & Minutes

1. Approval of Meeting Agenda: January 15, 2026
2. Approval of Minutes for November 20, 2025
3. Submittal of Document Packet

CASES

1. CE-25-1611 – 236 Orange St.
2. CE-25-1641 – 115 Stone St
3. CE-25-1605 – 144 Lynell Ln
4. CE-25-1566 – 2414 Tulane Dr
5. CE-25-1565 – 2909 Ithaca Ct
6. CE-25-1563 – 1271 W King St
7. CE-25-1646 – 1335 W King St

NON-COMPLIANCE

None

Other Business:

None

Abatement Appeals:

None

Manager Announcements

None

Next Meeting Date

February 19, 2026

Adjournment

Notice to Public:

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CODE BOARD AGENDA ITEM

Memo Date: 12/03/2025
Agenda Date: 1/15/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the minutes of November 20, 2025, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve the minutes of November 20, 2025, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

January 15, 2026

6:00 PM

Opening Matters

1. Call to order
2. Invocation
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CASES

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2. CE-25-1641 – 115 Stone St
3. CE-25-1605 – 144 Lynell Ln
4. CE-25-1566 – 2414 Tulane Dr
5. CE-25-1565 – 2909 Ithaca Ct
6. CE-25-1646 – 1335 W King St
7. CE-25-739 – 126 Orange St
8. CE-25-740 – 127 Orange St

NON-COMPLIANCE

None

Manager Announcements

None

Next Meeting Date

February 19, 2026

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.

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CODE BOARD AGENDA ITEM

Memo Date: 01/05/2026
Agenda Date: 1/15/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Mark Kepic (Kepic Family Revocable Living Trust) of 236 Orange St., 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 of Cocoa Code Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4. – Curb cuts and driveway construction, (a)

City of Cocoa Code Chapter. 18 Subdivisions, Article IV. Improvements. Division 2. Standards and Specifications. Section 18-120. – Roadways, (E)

BACKGROUND:

On November 17th, 2025, while investigating a citizen complaint, I, (Code Officer Propst) observed violations at 236 Orange St. Concrete work was done widening the driveway and redoing a portion of the sidewalk. Pictures were taken, case created, NOV sent out.

On November 19th, 2025, I, (Code Officer Propst) received a phone call from the property owner, Mr. Kepic. He stated that he thought the work was permitted due to him working with public works. I stated that he still needed to work through our building department as well. He stated that he would work to get the permit. I spoke to the Code Enforcement manager and the Community Services Manager. The Community Services Manager spoke to the building officials and was able to get photos of the work being done from the owner. The building officials stated they could approve a permit based on the photos being so descriptive. Case updated.

On January 2nd, 2026, I, (Code Officer Propst) observed that no permit had been applied for in the Citizenserve system. The property was posted with a Notice of Hearing as well as a copy being sent to the property owner via certified mail.

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

City of Cocoa Code Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4. – Curb cuts and driveway construction, (a)

City of Cocoa Code Chapter. 18 Subdivisions, Article IV. Improvements. Division 2. Standards and Specifications. Section 18-120. – Roadways, (E)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? NO

PREVIOUS ACTION:

Staff contacted the property owner multiple times through the case and issued a Notice of Violation with corrective action on violations. The property owner was told via phone call about how to resolve the violations with voluntary compliance.

RECOMMENDED MOTION:

Find the property owner, Mark Kepic (Kepic Family Revocable Living Trust) of 236 Orange St., 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 of Cocoa Code Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4. – Curb cuts and driveway construction, (a)

City of Cocoa Code Chapter. 18 Subdivisions, Article IV. Improvements. Division 2. Standards and Specifications. Section 18-120. – Roadways, (E)

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1611 / 236 Orange St., Cocoa, FL / Mark Kopic (Kopic Family Revocable Living Trust) property owner of 236 Orange St., Cocoa, FL, in violation of the following City Codes.

City of Cocoa Code Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4. – Curb cuts and driveway construction. (a) - Permit required. It shall be unlawful for any person to cut, remove or alter the curb of any sidewalk or of any property line, or of any park, or any curb constructed on or adjoining any street of the city, or to construct any driveway across any sidewalk of the city, without having first obtained a permit from the city manager for such cutting, removal or alteration, or the construction of such driveway.

City of Cocoa Code Chapter. 18 Subdivisions, Article IV. Improvements. Division 2. Standards and Specifications. Section 18-120. – Roadways. (E) - SIDEWALKS: All sidewalks shall be four (4) inches thick concrete with a compressive strength of two thousand five hundred (2,500) p.s.i. with 6" x 6" x #10 x #10 welded wire fabric. All sidewalks must be approved by the city engineer.

Short Name: CE25-1611 / 236 Orange St., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Mark Kopic (Kopic Family Revocable Living Trust) of 236 Orange St., 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 of Cocoa Code Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4. – Curb cuts and driveway construction, (a)

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Background:

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On November 19th, 2025, I, (Code Officer Propst) received a phone call from the property owner, Mr. Kepic. He stated that he thought the work was permitted due to him working with public works. I stated that he still needed to work through our building department as well. He stated that he would work to get the permit. I spoke to the Code Enforcement manager and the Community Services Manager. The Community Services Manager spoke to the building officials and was able to get photos of the work being done from the owner. The building officials stated they could approve a permit based on the photos being so descriptive. Case updated.

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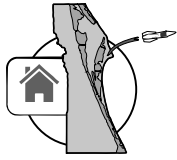
The property is still in violation of the following city codes.

City of Cocoa Code Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4.
– Curb cuts and driveway construction, (a)

City of Cocoa Code Chapter. 18 Subdivisions, Article IV. Improvements. Division 2.
Standards and Specifications. Section 18-120. – Roadways, (E)

Previous Action:

Staff contacted the property owner multiple times through the case and issued a Notice of Violation with corrective action on violations. The property owner was told via phone call about how to resolve the violations with voluntary compliance.

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

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us

Disclaimer

REAL PROPERTY DETAILS
Account 2425922 - Roll Year 2025

Owners	KEPIC FAMILY REVOCABLE LIVING TRUST
Mailing Address	236 ORANGE ST COCOA FL 32922
Site Address	236 ORANGE ST COCOA FL 32922
Parcel ID	24-36-33-34-1-5
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL SNCO - SENIOR - COUNTY SNMU - SENIOR - MUNICIPAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.18
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0009/0032
Subdivision	LAPHAM PARK
Land Description	LAPHAM PARK LOT 5 BLK 1 EXC ORB 5834 PG 2211

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$215,420	\$213,100	\$173,090
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$141,040	\$137,070	\$133,080
Assessed Value School	\$141,040	\$137,070	\$133,080
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$25,000
Other Exemptions	\$50,000	\$50,000	\$50,000
Taxable Value Non-School	\$90,318	\$87,070	\$83,080
Taxable Value School	\$116,040	\$112,070	\$108,080

SALES / TRANSFERS

Date	Price	Type	Instrument
02/26/2025	--	QC	10274/2989
11/30/2018	\$135,000	WD	8319/2443
07/29/2008	\$90,000	WD	5880/2614
10/31/2007	\$17,800	WD	5823/1469
08/29/2006	\$15,500	WD	5695/8005

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

Materials		Details	
Exterior Wall:	STUCCO	Year Built	2008
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)	1,194	No Data Found	
Garage	428		
Open Porch	69		
Total Base Area	1,194		
Total Sub Area	1,691		

Prepared by:
Laurel Nugent, Esq
Romaine and Nugent
835 Executive Lane, Ste. 110
Rockledge, FL 32955

QUIT CLAIM DEED

This Quit Claim Deed is made on this 26th day of February, 2025, between MARK KEPIC, a single man, currently residing at 236 Orange St., Cocoa, FL 32922, as Grantor

And

MARK KEPIC as TRUSTEE of THE KEPIC FAMILY REVOCABLE LIVING TRUST u/t/d February 26th, 2025 with a mailing address of 236 Orange St., Cocoa, FL 32922 as Grantee.

That Grantor, for and in consideration of the sum of TEN 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, has released and quit-claimed to the Grantee all of the Grantor's right, title, interest, and claim of demand which the Grantor may have in the above-described land.

Property Address: 236 Orange St., Cocoa, FL 32922

Parcel ID: 24-36-33-34-1-5

Property Description:

Lot 5, Block 1, Plat of Lapham Park, according to the Plat thereof, as recorded in Plat Book 9, Page 32, of the Public Records of Brevard County, Florida.

LESS AND EXCEPTING THE FOLLOWING:

A portion of Lot 5, Block 1, Plat of Lapham Park, according to the Plat thereof as recorded in Plat Book 9, Page 32, of the Public Records of Brevard County, Florida, being more particularly described as follows: Commencing at the Southwest corner of said Lot 5, Block 1, Plat of Lapham Park, said point being the point of beginning of this description; thence run N.00°12'00" W., along the West line of said Lot 5, Block 1, Plat of Lapham Park, a distance of 62.00 feet; thence run N.89°48'00" E., a distance of 1.00 feet; thence run S.00°43'27" W., a distance of 62.01 feet to the Point of Beginning.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

This deed was prepared without a review or examination of the title to the above-described property and no opinions or representations are being made either expressly or impliedly by Romaine & Nugent, its affiliates, associates, or assigns.

IN WITNESS WHEREOF, the undersigned, has executed this instrument on the 26th of February, 2025.

Witnesses:

Grantor:

Amy Romaine
Print Name AMY ROMAINE
835 Executive Lane, Ste. 110,
Rockledge, FL 32955

Mark Kepic
MARK KEPIC, Grantor

Maria Regina
Print Name MARIA REGUENA
835 Executive Lane, Ste. 110,
Rockledge, FL 32955

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____
online notarization on this 26th day of February, 2025, by MARK KEPIC, Grantor, and who is personally
known to me or who has produced FLDL as identification and who did not take an oath.



MACEY BASSETT
Notary Public
State of Florida
Comm# HH636067
Expires 5/9/2027

Macey Bassett
NOTARY PUBLIC



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

Notice of Violation

To: Mark Kepic
C/O: Property Owner
236 Orange St. Cocoa, FL. 32922

Date: 11/17/2025

Case: 25-1611

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: 236 Orange St. Cocoa, FL. 32922

Parcel ID #: 24-36-33-34-1-5

Violation(s): *Chapter. 17 Streets and Sidewalks, Article 1. In General. Section 17-4. – Curb cuts and driveway construction, (a)*

Chapter. 18 Subdivisions, Article IV. Improvements. Division 2. Standards and Specifications. Section 18-120. – Roadways, (E)

Description of Violations:

Chapter. 17 Streets and Sidewalks, Article. In General. Section 17-4. – Curb cuts and driveway construction, (a). Which states: **Permit required. It shall be unlawful for any person to cut, remove or alter the curb of any sidewalk or of any property line, or of any park, or any curb constructed on or adjoining any street of the city, or to construct any driveway across any sidewalk of the city, without having first obtained a permit from the city manager for such cutting, removal or alteration, or the construction of such driveway.**

*Chapter. 18 Subdivisions, Article IV. Improvements. Division 2. Standards and Specifications. Section 18-120. – Roadways, (E). **Which states: SIDEWALKS: All sidewalks shall be four (4) inches thick concrete with a compressive strength of two thousand five hundred (2,500) p.s.i. with 6" x 6" x #10 x #10 welded wire fabric. All sidewalks must be approved by the city engineer.***

Corrective Action:

Please obtain the proper permit(s) needed for the work that was done for the driveway and sidewalk to comply with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY December 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



[Search](#) > Account Summary

Real Estate Account #2425922

Owner:

Kepic Family Revocable Living Trust

Situs:

236 ORANGE ST
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)

Homestead Exemption



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2025 Annual Bill	\$1,807.80
Add To Cart	
Print (PDF)	

[Apply for the 2026 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2025 Annual Bill	\$1,807.80 Print (PDF)
2024 Annual Bill	\$0.00 Print (PDF)

<u>2023 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2022 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2021 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2020 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2019 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2018 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2017 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2016 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2015 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2014 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2013 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2012 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2011 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

Date: December 31, 2025
Case: 25-1611

Kepic Family Revocable Living Trust
236 Orange St.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Mark Kepic/Property Owner
Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on January 15, 2026, 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

9589 0710 5270 3233 0932 28

U.S. Postal Service™ Case # 1611 NOH
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

KEPC FAMILY REVOCABLE LIVING TRUST C/O PROPERTY OWNER

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

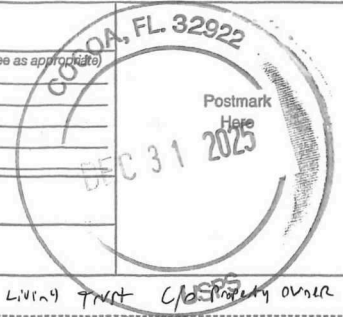
236 ORANGE ST.

City, State, ZIP+4®

COVINGTON, LA 70322

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

See Reverse for Instructions





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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-1611 was posted at the following location(s):

(1) Date Posted: 11/17/2025

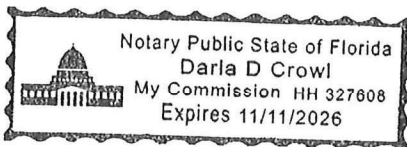
Location: 65 Stone St. Cocoa, FL 32922


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 November, 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: _____

69 589 0710 5270 2223 6683 69

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

CASE # 1611

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

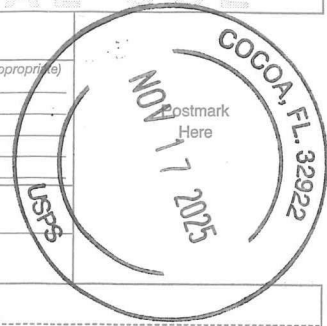
MARK Heric

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

236 Orange St.

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: Case # 1611

Mark Kopic
236 orange st.
Cocoa, Fl. 32922



9590 9402 8439 3156 8400 34

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6683 69

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)

M. Kopic

C. Date of Delivery

11.19.25

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery☐ (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt

CODE BOARD AGENDA ITEM

Memo Date: 01/05/2026
Agenda Date: 1/15/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Landscape Unique LLC of 115 Stone St., 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. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i)

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)

BACKGROUND:

On November 21st, 2025, I, (Code Officer Propst) received a case from a prior Code Officer, I observed violations at 115 Stone St. Junk and debris on the property, and what appeared to be an abandoned camp. There was graffiti on walls and the door of the property as well. Pictures were taken, case created, NOV sent out.

On December 14th, 2025, I, (Code Officer Propst) received my NOV that was mailed back. It was unclaimed and returned to sender using the address of the registered agent on file with the Brevard County Property Appraiser Office.

On December 31, 2025, I, (Code Officer Propst) observed that the property is still in violation. Accumulation of junk and debris, and graffiti is still present. The property was posted with a Notice of Hearing as well as a copy being sent to the property owner via certified mail.

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. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i)

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? NO

PREVIOUS ACTION:

Staff attempted contact with the property owner through a certified mailed Notice of Violation with corrective action on all violations. The property owner did not claim the certified mail.

RECOMMENDED MOTION:

Find the property owner, Landscape Unique LLC of 115 Stone St., 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. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i)

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation.
(1)

Code Enforcement Agenda

Check one box

☒ **Code Cases**

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

Agenda Item Name: CE25-1641 / 115 Stone St., Cocoa, FL / Landscape Unique LLC
property owner of 115 Stone St., Cocoa, FL, in violation of the following City Codes.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i) -Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) -All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

Short Name: CE25-1641 / 115 Stone St., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Landscape Unique LLC of 115 Stone St., 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. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i)

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Background:

On November 21st, 2025, I, (Code Officer Propst) received a case from a prior Code Officer, I observed violations at 115 Stone St. Junk and debris on the property, and what appeared to be an abandoned camp. There was graffiti on walls and the door of the property as well. Pictures were taken, case created, NOV sent out.

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On December 31, 2025, I, (Code Officer Propst) observed that the property is still in violation. Accumulation of junk and debris, and graffiti is still present. The property was posted with a Notice of Hearing as well as a copy being sent to the property owner via certified mail.

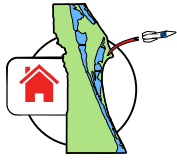
The property is still in violation of the following city codes.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i)

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)

Previous Action:

Staff attempted contact with the property owner through a certified mailed Notice of Violation with corrective action on all violations. The property owner did not claim the certified mail.

**REAL PROPERTY DETAILS**
Account 2425997 - Roll Year 2025

Owners	LANDSCAPE UNIQUE LLC
Mailing Address	2419 NELA AVE BELLE ISLE FL 32809
Site Address	115 STONE ST COCOA FL 32922
Parcel ID	24-36-33-35-*22.03
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1100 - RETAIL STORE - 1 UNIT
Total Acres	0.06
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0001/0028
Subdivision	HARDEES PLAT OF INDIAN RIVER CITY
Land Description	HARDEES PLAT OF INDIAN RIVER CITY W 25 FT OF N 75 FT OF LOT 22 AND E 1/2 OF VAC ALLEY ON W

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$107,610	\$101,480	\$71,450
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$82,850	\$75,320	\$68,480
Assessed Value School	\$107,610	\$101,480	\$71,450
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$82,850	\$75,320	\$68,480
Taxable Value School	\$107,610	\$101,480	\$71,450

SALES / TRANSFERS

Date	Price	Type	Instrument
06/15/2021	\$120,000	WD	9162/2448
06/13/2011	--	QC	6586/2349
06/13/2011	--	QC	6586/2347
12/16/2003	--	WD	5208/0385
12/16/2003	--	WD	5208/0375
05/16/2002	\$35,000	WD	4618/1638
02/08/1988	\$35,000	WD	2883/1310
04/14/1983	--	QC	2423/1713

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 1100 - RETAIL STORE - 1 UNIT

Materials		Details	
Exterior Wall:	STUCCO , PAINTED EXTERIOR	Year Built	1950
Frame:	MASNRYCONC	Story Height	9
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	1,260	No Data Found	
Total Base Area	1,260		
Total Sub Area	1,260		

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South US 1
Rockledge, Florida 32955
File Number. 24253

General Warranty Deed

Made this June 15, 2021 A.D By **George C. Queen**, whose address is **335 Corona Avenue, Cocoa Beach, Florida 32931**, hereinafter called the grantor, to **Landscape Unique, LLC, a Florida Limited Liability Company**, whose post office address is. **2419 Nela Avenue, Belle Isle, Florida 32809**, 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.

Start at a Point of Beginning which is 25 feet East of the Northwest corner of Lot 22, Hardee's Plat of Indian River City, recorded in Plat Book 1 page 28, Public Records of Brevard County, Florida, thence go East along the North line of Lot 22, a distance of 30 feet, thence go South a distance of 75 feet on a line parallel to the West line of Lot 22, thence go West parallel to the North line of Lot 22, a distance of 30 feet, thence North parallel to the West line of Lot 22 a distance of 75 feet to Point of Beginning.

and

The West 25 feet of the North 75 feet of Lot 22, Hardee's Plat of Indian River City, a subdivision according to the plat thereof, recorded in Plat Book 1, Page 28, Public Records of Brevard County, Florida, together with the East 1/2 of vacated alley on the west.

Parcel ID Number: 24-36-33-35-*-22.02

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

Subject to taxes and assessments for the year 2021 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

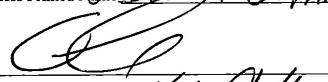
To Have and to Hold, the same in fee simple forever.

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

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

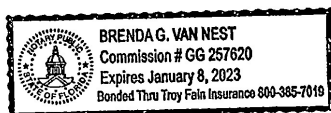
Signed, sealed and delivered in our presence.

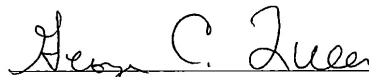

Witness Printed Name BRENDA G. VAN NEST

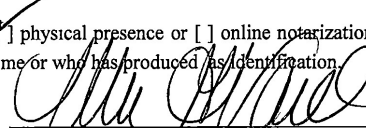

Witness Printed Name Vick Collins

State of FLORIDA
County of BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2021 by **George C. Queen**, who is/are personally known to me or who has produced as identification.




George C. Queen (Seal)
Address 335 Corona Avenue, Cocoa Beach, Florida 32931


Notary Public

Print Name: BRENDA G. VAN NEST

My Commission Expires: _____



[Search](#) > Account Summary

Real Estate Account #2425997

Owner:

Landscape Unique LLC

Situs:

115 STONE ST
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2025 Annual Bill	\$2,186.21
Add To Cart	
	 Print (PDF)

 [Apply for the 2026 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2025 Annual Bill ⓘ	\$2,186.21
	 Print (PDF)
2024 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2023 Annual Bill ⓘ	\$0.00

	 Print (PDF)
<u>2022 Annual Bill</u> 	\$0.00
	 Print (PDF)
<u>2021 Annual Bill</u> 	\$0.00
	 Print (PDF)
<u>2020</u> 	
<u>2020 Annual Bill</u>	\$0.00
<u>Tax Deed Application #210288</u>	
	Paid \$1,620.22
<u>2019</u> 	
<u>2019 Annual Bill</u>	\$0.00
<u>Tax Deed Application #210288</u>	
	Paid \$1,737.41
<u>2018</u> 	
<u>2018 Annual Bill</u>	\$0.00
<u>2018 TDA Fees Bill</u> 	\$0.00
<u>Tax Deed Application #210288</u>	
	Paid \$2,260.48
<u>2017</u> 	
<u>2017 Annual Bill</u>	\$0.00
<u>Tax Deed Application #180788</u>	
	Paid \$1,793.99
<u>2016</u> 	
<u>2016 Annual Bill</u>	\$0.00
<u>Tax Deed Application #180788</u>	
	Paid \$1,662.98
<u>2015</u> 	
<u>2015 Annual Bill</u>	\$0.00
<u>2015 TDA Fees Bill</u> 	\$0.00
<u>2015 TDA Fees Bill</u> 	\$0.00
<u>Tax Deed Application #180788</u>	
	Paid \$2,279.56
<u>2014</u> 	

<u>2014 Annual Bill</u>	\$0.00
<u>Tax Deed Application #150242</u>	
	Paid \$1,236.81
<u>2013</u> ⓘ	
<u>2013 Annual Bill</u>	\$0.00
<u>Tax Deed Application #150242</u>	
	Paid \$1,561.96
<u>2012</u> ⓘ	
<u>2012 Annual Bill</u>	\$0.00
<u>Tax Deed Application #150242</u>	
	Paid \$1,904.23
<u>2011</u> ⓘ	
<u>2011 Annual Bill</u>	\$0.00
<u>Tax Deed Application #150242</u>	
	Paid \$2,191.68
<u>2010</u> ⓘ	
<u>2010 Annual Bill</u>	\$0.00
<u>Tax Deed Application #150242</u>	
	Paid \$2,219.47
<u>2009</u> ⓘ	
<u>2009 Annual Bill</u>	\$0.00
<u>Tax Deed Application #150242</u>	
	Paid \$2,426.17
<u>2008</u> ⓘ	
<u>2008 Annual Bill</u>	\$0.00
<u>Tax Deed Application #150242</u>	
	Paid \$2,979.48
<u>2007</u> ⓘ	
<u>2007 Annual Bill</u>	\$0.00
Refund	
<u>2007 TDA Fees 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



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

Detail by Entity Name

Florida Limited Liability Company
LANDSCAPE UNIQUE, LLC

Filing Information

Document Number	L06000067642
FEI/EIN Number	20-5750742
Date Filed	07/06/2006
Effective Date	07/06/2006
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2025
Event Effective Date	NONE

Principal Address

2419 NELA AVENUE
BELLE ISLE, FL 32809

Changed: 02/21/2011

Mailing Address

2419 NELA AVENUE
BELLE ISLE, FL 32809

Changed: 02/21/2011

Registered Agent Name & Address

DICKSON, TOM A
2419 NELA AVEUNUE
BELLE ISLE, FL 32809

Name Changed: 10/18/2016

Address Changed: 02/21/2011

Authorized Person(s) Detail

Name & Address

Title OWNER

DICKSON, TOM A
2419 NELA AVE
BELLE ISLE, FL 32809

Annual Reports

Report Year	Filed Date
2022	01/17/2022
2023	05/01/2023
2024	02/14/2024

Document Images

02/14/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
01/17/2022 -- REINSTATEMENT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
07/13/2019 -- ANNUAL REPORT	View image in PDF format
03/22/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
10/18/2016 -- REINSTATEMENT	View image in PDF format
02/27/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
10/07/2013 -- REINSTATEMENT	View image in PDF format
04/28/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
12/13/2010 -- REINSTATEMENT	View image in PDF format
06/22/2009 -- ANNUAL REPORT	View image in PDF format
04/06/2008 -- ANNUAL REPORT	View image in PDF format
01/09/2007 -- ANNUAL REPORT	View image in PDF format
07/06/2006 -- Florida Limited Liability	View image in PDF format



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

Notice of Violation

To: Tom Dickson
C/O: Property Owner
2419 Nela Ave. Belle Isle, Fl. 32809

Date: 11/21/2025

Case: 25-1641

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: 115 Stone St. Cocoa, Fl. 32922

Parcel ID #: 24-36-33-35-*--22.03

Violation(s):

Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i)

Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)

Description of Violations:

Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (i) Which States: **Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.**

Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1). Which states: **All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.**

Corrective Action:

Please ensure grass and weeds are cut not to exceed twelve (12) inches in length to comply with city ordinances.

Please ensure all trash/debris is removed from the property to comply with city ordinances.

Please ensure the exterior of the building is free from any graffiti or other defacing to comply with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY December 21, 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

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

CA# 1641

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

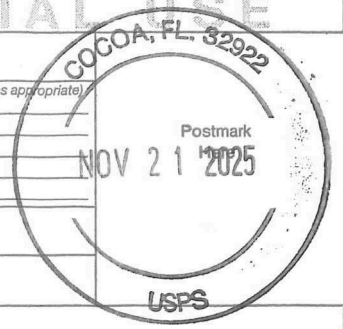
Tom DICKSON

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

2419 NELA AVE

City, State, ZIP+4®

Belle Isle, FL 32809



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

9589 0710 5270 3233 0689 41

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: *CASE # 1641*

TOM DICKSON
2414 NOLA AVE.
BELLE ISLE, FL, 32809



9590 9402 8439 3156 9354 88

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0889 41

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

sured Mail

sured Mail Restricted Delivery

ver \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-1641 was posted at the following location(s):

(1) Date Posted: 11/21/2025

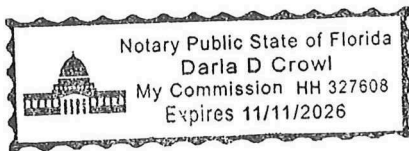
Location: 65 Stone St. Cocoa, FL 32922

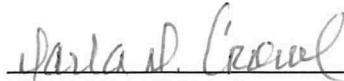

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of November, 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: _____



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

Date: December 31, 2025
Case: 25-1641

Tom Dickson
2419 Nela Ave.
Belle Isle, FL 32809

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Landscape Unique LLC/Property Owner
Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on January 15, 2026, 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 25-1641 was posted at the following location(s):

- (1) Date Posted: 12/31/2025
Location: 65 Stone St. Cocoa, FL 32922
- (2) Date Posted: 12/31/2025
Location: 115 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 31 day of December, 2025
by Nathaniel Propst Code Officer



NOTARY PUBLIC, State of Florida **SANDERIA ROBINSON**
Notary Public
State of Florida
Comm# HH517528
Expires 4/17/2028

Print Name: _____

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3233 0932 11

U.S. Postal Service™ *Case # 1641 NCH*
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 *Tom Dickson*

Street and Apt. No., or PO Box No.
2419 Nola Ave.

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

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

Cocoa, FL 32922
Postmark
DEC 31 2025
USPS

CODE BOARD AGENDA ITEM

Memo Date: 01/05/2026
Agenda Date: 1/15/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Jerry Pratt of 144 Lynell Ln., 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) (5)

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)

BACKGROUND:

On November 14th, 2025, I, (Code Officer Propst) received a complaint through the Cocoa Police Department, I observed violations at 144 Lynell Ln. Junk and debris throughout the property, and what appeared to be camping accessories in the rear of the property. There was overgrown sawgrass in the rear of the parcel as well as a boarded window. Pictures were taken, case created, NOV sent out.

On December 5th, 2025, I, (Code Officer Propst) conducted my follow up inspection of the property and found that the violations still existed. There appeared to be no work being done to correct them.

On January 2nd, 2026, I, (Code Officer Propst) observed that the property is still in violation. Accumulation of junk, debris, grass and the boarded window are still present. The property was posted with a Notice of Hearing as well as a copy being sent to the property owner via certified mail.

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) (5)

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff attempted contact with the property owner through a certified mailed Notice of Violation with corrective action on all violations. The NOV was returned to sender due to not being deliverable as addressed with the address pulled from the Brevard County Property Appraiser Office.

RECOMMENDED MOTION:

Find the property owner, Jerry Pratt of 144 Lynell Ln., 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) (5)

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1605 / 144 Lynell Ln., Cocoa, FL / Jerry Pratt property owner of 144 Lynell Ln., 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. - Generally. (b) -General conditions of property which constitute nuisance. (5) Buildings or structures which are boarded up, except when placed for temporary hurricane protection and removed within thirty (30) days.

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) -All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

Short Name: CE25-1605 / 144 Lynell Ln., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Jerry Pratt of 144 Lynell Ln., 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) (5)

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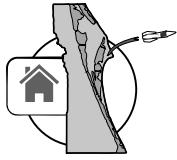
The property is still in violation of the following city codes.

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5)

City Code Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)

Previous Action:

Staff attempted contact with the property owner through a certified mailed Notice of Violation with corrective action on all violations. The NOV was returned to sender due to not being deliverable as addressed with the address pulled from the Brevard County Property Appraiser Office.

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

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us

Disclaimer

REAL PROPERTY DETAILS
Account 2424414 - Roll Year 2025

Owners	PRATT, JERRY
Mailing Address	485 CANAVERAL GROVES BLVD COCOA FL 32926
Site Address	144 LYNELL LN COCOA FL 32922 146 LYNELL LN COCOA FL 32922
Parcel ID	24-36-32-06-*--18
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0820 - DUPLEX
Total Acres	0.34
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0028/0020
Subdivision	SARA LOU ACRES
Land Description	SARA LOU ACRES LOT 18

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$151,200	\$151,200	\$147,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$114,820	\$104,390	\$94,900
Assessed Value School	\$151,200	\$151,200	\$147,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$114,820	\$104,390	\$94,900
Taxable Value School	\$151,200	\$151,200	\$147,000

SALES / TRANSFERS

Date	Price	Type	Instrument
01/07/2002	\$60,000	WD	4505/3226
03/30/1998	\$30,000	WD	3812/0473
08/19/1983	\$119,600	WD	2450/0968

BUILDINGS**PROPERTY DATA CARD #1****Building Use: 0820 - DUPLEX**

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1983
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	2
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,782	No Data Found	
Open Porch	242		
Utility Room	28		
Total Base Area	1,782		
Total Sub Area	2,052		

This Warranty Deed

Made this 7th day of January A.D. 2002
by Ivan G. Fox and Brenda T. Fox, his wife



CFN:2002008841 01-14-2002 08:44 am
OR Book/Page: 4505 / 3226

hereinafter called the grantor, to
Jerry Pratt

whose post office address is: 485 Canaveral Groves Blvd.
Cocoa, Florida 32926

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 \$ 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:

Lots 17 and 18, SARA LOU ACRES, according to the plat thereof, as recorded in Plat
Book 28, page 20, public records of Brevard County, Florida.

Prepared by and
Return to:
JOHN MINOT, Attorney
319 Riveredge Blvd., #214
Cocoa, Florida 32922
File No. 3558

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE
SEARCH OR EXAMINATION.

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, 2001.

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:

Name: John Minot

Name: Susan Billias

Name:

Name:

Name & Address: Ivan G. Fox

P.O. Box 4
Sharpes, Fla. 32959

Name & Address:

Name & Address: Brenda T. Fox

P.O. Box 4
Sharpes, Fla. 32959

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 7th day of January, 2001,
by IVAN G. FOX and BRENDA T. FOX, his wife

who is personally known to me or who has produced _____ as identification
and who did take an oath.



John Minot
MY COMMISSION # CC881889 EXPIRES
February 6, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
Print Name: _____
Notary Public
My Commission Expires: _____



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

Real Estate Account #2424414

Owner:

PRATT, JERRY

Situs:

144 LYNELL LN
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2025 Annual Bill	\$2,902.05
Add To Cart	
Print (PDF)	
2024 Annual Bill	\$3,328.27
Add To Cart	
Print (PDF)	
Add All To Cart	

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.

[Apply for the 2026 installment payment plan](#)

Account History

BILL	AMOUNT DUE
<u>2025 Annual Bill</u> ⓘ	\$2,902.05  Print (PDF)
<u>2024</u> ⓘ	
<u>2024 Annual Bill</u>	\$3,328.27  Print (PDF)
<u>Certificate #3773</u>	
<u>2023</u> ⓘ	
<u>2023 Annual Bill</u>	\$0.00  Print (PDF)
<u>Certificate #3606</u>	
	Paid \$3,183.21
<u>2022</u> ⓘ	
<u>2022 Annual Bill</u>	\$0.00  Print (PDF)
<u>Certificate #3621</u>	
	Paid \$2,735.90
<u>2021</u> ⓘ	
<u>2021 Annual Bill</u>	\$0.00  Print (PDF)
<u>Certificate #3584</u>	
	Paid \$2,522.00
<u>2020</u> ⓘ	
<u>2020 Annual Bill</u>	\$0.00  Print (PDF)
<u>Certificate #3497</u>	
	Paid \$2,346.16
<u>2019</u> ⓘ	
<u>2019 Annual Bill</u>	\$0.00  Print (PDF)
<u>Certificate #4325</u>	
	Paid \$2,088.38
<u>2018</u> ⓘ	

<u>2018 Annual Bill</u>	\$0.00
 Print (PDF).	
<u>Certificate #4012</u>	
	Paid \$1,915.81
<u>2017</u> ⓘ	
<u>2017 Annual Bill</u>	\$0.00
 Print (PDF).	
<u>Certificate #4227</u>	
	Paid \$1,819.92
<u>2016</u> ⓘ	
<u>2016 Annual Bill</u>	\$0.00
 Print (PDF).	
<u>Certificate #4116</u>	
	Paid \$1,722.54
<u>2015</u> ⓘ	
<u>2015 Annual Bill</u>	\$0.00
 Print (PDF).	
<u>Certificate #4716</u>	
	Paid \$1,666.89
<u>2014</u> ⓘ	
<u>2014 Installment Bill #4</u> ⓘ	\$0.00
 Print (PDF).	
<u>2014 Installment Bill #3</u> ⓘ	\$0.00
 Print (PDF).	
<u>2014 Installment Bill #2</u> ⓘ	\$0.00
 Print (PDF).	
<u>2014 Installment Bill #1</u> ⓘ	\$0.00
 Print (PDF).	
<u>Certificate #4924</u>	
	Paid \$1,406.21
<u>2013</u> ⓘ	
<u>2013 Annual Bill</u>	\$0.00
 Print (PDF).	
<u>Certificate #4773</u>	
	Paid \$1,625.21
<u>2012</u> ⓘ	

2012 Annual Bill

\$0.00

 [Print \(PDF\)](#)**Certificate #4785****Paid \$1,538.18****2011** **2011 Annual Bill**

\$0.00

 [Print \(PDF\)](#)**Certificate #5043****Paid \$1,601.90****2010** **2010 Annual Bill**

\$0.00

 [Print \(PDF\)](#)**Certificate #5171****Paid \$1,732.64**

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: Jerry Pratt
C/O: Property Owner
485 Canaveral Groves Blvd. Cocoa, FL. 32926

Date: 11/14/2025

Case: 25-1605

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: 144 Lynell Ln. Cocoa, FL. 32922

Parcel ID #: 24-36-32-06-* -18

Violation(s): *Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1)*

Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5)

Description of Violations: *Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1).* Which states: All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property.

Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b), (5). Which States, **Buildings or**

structures which are boarded up, except when placed for temporary hurricane protection and removed within thirty (30) days *constitute nuisance*.

Corrective Action:

Please remove all junk, trash and debris from the property to comply with city ordinances.

Please cut grass, weeds and underbrush to ensure it does not exceed twelve (12) inches in length to comply with city ordinances.

Please remove boards and repair windows if necessary to comply with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY December 1, 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 25-1605 was posted at the following location(s):

(1) Date Posted: 11/14/2025

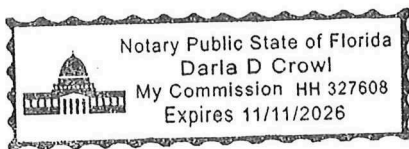
Location: 65 Stone St. Cocoa, FL 32922

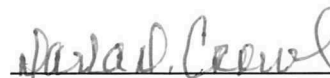

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of November, 2025
by Nathaniel 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 6683 52

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

Jerry Pratt

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

485 Canovera Groves Blvd.

City, State, ZIP+4[®]

Cocoa, FL 32926

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: *Case #165*

Jerry Pratt
485 CANAVERAL GROVES BLVD.
COCOA, FL 32926



9590 9402 8439 3156 8400 27

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6683 52

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Registered Mail
 Registered Mail Restricted Delivery
 (\$500)

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: December 31, 2025
Case: 25-1605

Jerry Pratt
485 Canaveral Groves Blvd.
Cocoa, FL 32926

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Jerry Pratt
Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on January 15, 2026, 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 25-1605 was posted at the following location(s):

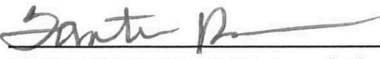
- (1) Date Posted: 12/31/2025
Location: 65 Stone St. Cocoa, FL 32922
- (2) Date Posted: 12/31/2025
Location: 144 Lynell Ln. Cocoa, FL 32922


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 31 day of December, 2025
by Nathaniel Propst Code Officer


NOTARY PUBLIC, State of Florida
SANTIA ROBINSON
Notary Public
State of Florida
Comm# HHS17528
Expires 4/17/2028
Print Name: _____

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3233 0932 04

U.S. Postal Service™ 1605 Nov
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

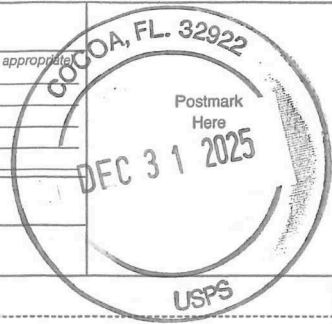
For delivery information, visit our website at www.usps.com®.

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	Serry Pratt
Street and Apt. No., or PO Box No.	485 Canaveral Groves Blvd.
City, State, ZIP+4®	Cocoa, FL 32926



CODE BOARD AGENDA ITEM

Memo Date: 01/05/2026
Agenda Date: 1/15/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, DUNN, REESE'S MARY MICHELLE of 2414 Tulane Dr., Cocoa, FL 32926, 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 City Code Chapter 6. – Building, Construction and Property Regulations. Article III. – Property Maintenance Standards. Sec. 6-900 (b) - *General conditions of property which constitute nuisance*. 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: (9) - Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.

BACKGROUND:

On October 21, 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 have a history with Code Enforcement. The property is owned by an individual and is homestead exempt. No contact with the owner. A Notice of Violation was generated and mailed out. Property taxes are paid up to date until 2025.

On November 5, 2025, I inspected the property and found it to be in violation. Photos were taken and uploaded. No contact with the owner(s).

On December 29, 2025, Property was inspected, no improvements. Photos were taken. Case is going to January 2026 Code board.

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

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

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff attempted delivery to property owner via certified mail which was returned to sender. Notice was posted at City Hall.

RECOMMENDED MOTION:

Find the property owner, DUNN, REESE'S MARY MICHELLE of 2414 Tulane Dr., Cocoa, FL 32926, 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 City Code Chapter 6. – Building, Construction and Property Regulations. Article III. – Property Maintenance Standards. Sec. 6-900 (b) - *General conditions of property which constitute nuisance*. 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: (9) - Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.

Code Enforcement Agenda

Check one box

☒ **Code Cases**

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

Agenda Item Name: CE25-1566 / 2414 Tulane Dr., Cocoa, FL 32926 / DUNN, REESE'S MARY MICHELLE property owner of 2414 Tulane Dr., Cocoa, FL 32926, in violation of the following City Codes.

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

Short Name: CE25-1566 / 2414 Tulane Dr., Cocoa, FL 32926

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, DUNN, REESE'S MARY MICHELLE of 2414 Tulane Dr., Cocoa, FL 32926, 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 City Code Chapter 6. – Building, Construction and Property Regulations. Article III. – Property Maintenance Standards. Sec. 6-900 (b) - *General conditions of property which constitute nuisance*. 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: (9) - Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.

Background:

On October 21, 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 have a history with Code Enforcement. The property is owned by an individual and is homestead exempt. No contact with the owner. A Notice of Violation was generated and mailed out. Property taxes are paid up to date until 2025.

On November 5, 2025, I inspected the property and found it to be in violation. Photos were taken and uploaded. No contact with the owner(s).

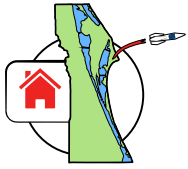
On December 29, 2025, Property was inspected, no improvements. Photos were taken. Case is going to January 2026 Code board.

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

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

Previous Action:

Staff attempted delivery to property owner via certified mail which was returned to sender. Notice was posted at City Hall.

**REAL PROPERTY DETAILS**
Account 2414180 - Roll Year 2025

Owners	DUNN, REESE'S MARY MICHELLE
Mailing Address	2414 TULANE DR COCOA FL 32926
Site Address	2414 TULANE DR COCOA FL 32926
Parcel ID	24-36-18-IU-5-4
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0020/0016
Subdivision	COLLEGE GREEN ESTATES UNIT 2
Land Description	COLLEGE GREEN ESTATES UNIT 2 LOT 4 BLK 5

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$221,190	\$245,940	\$205,940
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$130,140	\$126,480	\$122,800
Assessed Value School	\$130,140	\$126,480	\$122,800
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$79,418	\$76,480	\$72,800
Taxable Value School	\$105,140	\$101,480	\$97,800

SALES / TRANSFERS

Date	Price	Type	Instrument
03/30/2017	\$42,500	QC	7856/1883
03/18/2016	--	FJ	7572/1368
09/19/2014	\$85,500	WD	7218/1359
06/23/2014	--	WD	7168/2929
08/29/2013	--	CT	6964/0022
11/20/2012	--	CT	6743/0942
12/04/2006	\$200,000	WD	5727/0221
04/18/2006	\$165,000	WD	5634/0894
06/07/2002	\$76,000	QC	4611/3807
03/01/1994	\$70,200	07	3376/0096
08/01/1993	\$1,000	CT	3315/4245
08/30/1990	\$71,500	WD	3076/0027
09/01/1980	\$43,000	--	2253/2559
07/01/1977	\$28,000	--	1766/0793
06/01/1973	\$218,000	--	1356/0483

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

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1966
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)	1,861	Patio - Concrete	60
Enclosed Por	286	Pool Deck	318
Enclosed Por	252	Pool - Residential	1
Open Porch	347		
Total Base Area	1,861		
Total Sub Area	2,746		

Prepared By: Reese's Mary Michelle Dunn
2414 Tulane Dr.
Cocoa, FL 32926

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 24-36-18-IU-5-4

This Quit Claim Deed, Executed this 30th day of March, 2017,

By (first party) Reese's Mary Michelle Dunn & Jeffrey Waddell

To (second party) Reese's Mary Michelle Dunn

Whose post office address is 2414 Tulane Dr. Cocoa, FL 32926 / 2829 W. Harold St. Phila, PA 19132

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

Witnesseth, That the said first party, for and in consideration of the sum of \$ 100.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of Brevard, State of Florida

To Wit:
Lot 4, Block 5, College Green Estates, Unit Two, According to the
plat thereof, recorded in Plat Book 20, Page 16, of the Public
Records of Brevard County.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever. In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of :

Alceyah Hadnot

Witness Signature as to First Party

Alceyah Hadnot

Alceyah Hadnot - Print Name

Quadir Bibbs

Witness Signature as to First Party

Quadir Bibbs

Quadir Bibbs - Printed Name

Nathaniel Holliday

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

Nathaniel Holliday

Nathaniel Holliday - Print Name

Swanetta Denning

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

Swanetta Denning

Swanetta Denning - Print Name

[Signature]

Signature of First Party

Reese's Mary Michelle Dunn

Printed Name

2414 Tulane Dr.

Post Office Address

Cocoa, FL 32926

[Signature]

Signature of Co-First Party (if any)

Jeffrey Waddell

Printed Name

2829 W. Harold St.

Post Office Address

Phila, PA 19132

STATE OF FLORIDA-COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 30 day of March, 20 17, by Mary Michelle Reese's Mary Michelle Dunn Jeffrey Waddell who is personally known to me or has produced Driver's License as identification and who did did not take an oath.



[Signature]

Signature of Notary/Deputy Clerk

Eric Sperrazza

Printed Name



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

Notice of Violation

To: Dunn, Reese's Mary Michelle
2414 Tulane Dr.
Cocoa, FL 32926

Date: 10/21/2025

Case: 25-719

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: 2414 Tulane Dr. Cocoa, FL 32926

Parcel ID: 24-36-18-IU-5-4

Violations:

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

Description of Violations:

(1) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.

Corrective Action:

(1) Please remove all vehicles that are parked in the yard and onto permitted driveways.

IF THE VIOLATIONS ARE NOT CORRECTED BY November 4, 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@cocoafll.org
Monday – Friday: 8AM – 5PM

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:

Mary Michelle Reese's
Dunn
2414 Tulane Dr.
Cocoa, FL 32926



9590 9402 8439 3156 8428 47

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0396 84

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(00)

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 Hearing for case 25-1566 was posted at the following location(s):

(1) Date Posted: 12/31/2025

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 30th day of December, 2025
by Jason Brimm Code officer



NOTARY PUBLIC, State of Florida **SANTERIA ROBINSON**
Notary Public
State of Florida
Comm# HH517528
Expires 4/17/2028



Print Name: _____

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3233 0927 57

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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

\$

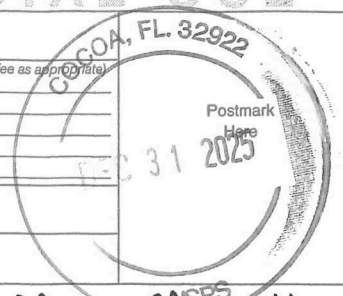
Sent To

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

City, State, ZIP+4[®]

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

See Reverse for Instructions



Dunn, Reese's Mary Marchelle
2414 Tulane Dr.
Cocoa, FL 32926



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

Date: December 31, 2025
Case: 25-1566

Dunn, Reese's Mary Michelle
2414 Tulane Dr.
Cocoa, FL 32926

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Dunn, Reese's Mary
Michelle

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on January 15, 2026, 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

CODE BOARD AGENDA ITEM

Memo Date: 01/05/2026
Agenda Date: 1/15/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Jonathan Dickey of 2909 Ithaca Ct., Cocoa, FL 32926, 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 Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-901 - Accumulation (1) - All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

BACKGROUND:

On October 17, 2025, I (Code Officer Brimm) opened a case after receiving a complaint from Barbara Chester, at 715 Ixora Ave. Cocoa, FL 32922. The complaint was about high grass and trash/debris. The property does have a history of Code enforcement as well as a fixed lien for weeds. I knocked on the door at the property with no answer. Several photos were taken and uploaded, (1) or more violations were found. A Notice of Violation was generated and mailed out. The home is homestead exempt and the property taxes are behind (2) years.

On November 17, 2025, Inspected property, no real improvements. A small area of grass had been cut, no other improvements. No contact with the owner. Case will be going to January Code Board 2026.

On December 15th, 2025, Property was inspected, no improvements noted. No contact with the owner, photos taken and uploaded.

On December 29, 2025, Property was inspected, no improvements were seen. Photos taken, case will be going to January 2026 code board.

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. 6-901 - Accumulation (1)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff attempted delivery to property owner via certified mail which was returned to sender. Notice was posted at City Hall.

RECOMMENDED MOTION:

Find the property owner, Jonathan Dickey of 2909 Ithaca Ct., Cocoa, FL 32926, 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 Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-901 - Accumulation (1) - All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1565 / 2909 Ithaca Ct., Cocoa, FL 32926 / Jonathan Dickey property owner of 2909 Ithaca Ct., Cocoa, FL 32926, in violation of the following City Codes.

City Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-901 - Accumulation (1) - All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

Short Name: CE25-1565 / 2909 Ithaca Ct., Cocoa, FL 32926

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Jonathan Dickey of 2909 Ithaca Ct., Cocoa, FL 32926, 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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Background:

On October 17, 2025, I (Code Officer Brimm) opened a case after receiving a complaint from Barbara Chester, at 715 Ixora Ave. Cocoa, FL 32922. The complaint was about high grass and trash/debris. The property does have a history of Code enforcement as well as a fixed lien for weeds. I knocked on the door at the property with no answer. Several photos were taken and uploaded, (1) or more violations were found. A Notice of Violation was generated and mailed out. The home is homestead exempt and the property taxes are behind (2) years.

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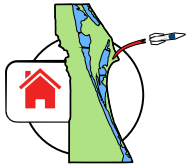
On December 29, 2025, Property was inspected, no improvements were seen. Photos taken, case will be going to January 2026 code board.

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. 6-901 - Accumulation (1)

Previous Action:

Staff attempted delivery to property owner via certified mail which was returned to sender. Notice was posted at City Hall.

**REAL PROPERTY DETAILS**
Account 2414879 - Roll Year 2025

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

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$186,080	\$192,100	\$162,170
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$86,530	\$84,100	\$81,660
Assessed Value School	\$86,530	\$84,100	\$81,660
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$35,808	\$34,100	\$31,660
Taxable Value School	\$61,530	\$59,100	\$56,660

SALES / TRANSFERS

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

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

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1973
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)	1,227	Enclosed Room	300
Garage	364		
Open Porch	40		
Total Base Area	1,227		
Total Sub Area	1,631		

2

Documentary Deed Tax \$462.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Cathy Penner

ISLAND TITLE & ESCROW AGENCY, INC.

2395 N. COURTENAY PKWY #103

MERRITT ISLAND, FL 32953

File No. 11-1180

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 2nd day of September, 2011 by **WAYNE M. LIEBE and ROXANE K. LIEBE, HUSBAND AND WIFE**, whose post office address is 2605 COLUMBIA BLVD. #1001, TITUSVILLE, FL 32780 herein called the grantors, to **JONATHAN DICKEY, A SINGLE MAN** whose post office address is 2909 ITHACA CT., COCOA, FL 32927, hereinafter called the Grantee:

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

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

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

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

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

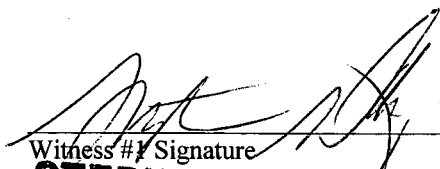
TO HAVE AND TO HOLD, the same in fee simple forever.

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

Page Two of Warranty Deed

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

Signed, sealed and delivered in the presence of:

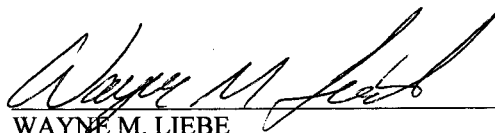


Witness #1 Signature
STEPHANIE R. DOTY

Witness #1 Printed Name


Witness #2 Signature
ROBERT BUBACK

Witness #2 Printed Name



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

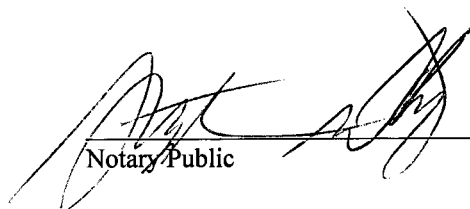


ROXANE K. LIEBE
2605 COLUMBIA BLVD. #1001, TITUSVILLE, FL 32780

**STATE OF FLORIDA
COUNTY OF BREVARD**

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

SEAL



Notary Public

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

Printed Notary Name



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

Notice of Violation

To: Jonathan Dickey
2909 Ithaca Ct.
Cocoa, FL 32926

Date: 10/17/2025
Case: 25-711

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: 2909 Ithaca Ct. Cocoa, FL 32926

Parcel ID #: 24-36-18-76-17-41

Violations:

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

Description of Violations:

- (1) City Code Chapter 6 – Buildings, Construction and Property Regulations, Article III – Property Maintenance Standards, Sec. 6-901 – Accumulation (1) - Clearance of lands required; All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.*

Corrective Action:

(1) Please remove all trash/debris/appliances from the property. Please cut/reduce the overgrowth/vegetation on the property to a manageable level.

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.

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



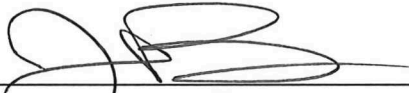
Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

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 25-711 was posted at the following location(s):

(1) Date Posted: 10/17/2025

Location: 65 Stone St. Cocoa, FL 32922

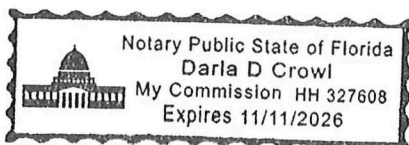


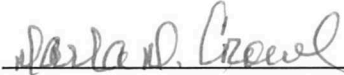
Code Enforcement Officer

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 Jason Brimm Code officer





NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Jonathan Dickey
2909 Ithaca Ct.
Cocoa, FL 32926
25-711



9590 9402 8439 3156 8429 15

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6665 87

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
- ☐ Insured 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: December 31, 2025
Case: 25-1565

Jonathan Dickey
2909 Ithaca Ct.
Cocoa, FL 32926

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Jonathan Dickey
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on January 15, 2026, 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

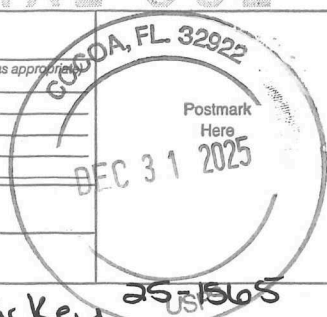
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OFFICIAL USE

Certified Mail Fee	
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
Jonathan Dickey 25-1565	
Street and Apt. No., or PO Box No.	
2909 Ithaca Ct.	
City, State, ZIP+4®	
Cocoa, FL 32926	





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 25-1565 was posted at the following location(s):

(1) Date Posted: 12/31/2025

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 December, 2025
by Jason Brimm Code officer


NOTARY PUBLIC, State of Florida

Print Name: _____



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

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

9589 0710 5270 2263 6665 87

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

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

2909 Ithaca Ct.
City, State, ZIP+4[®]

Cocoa, FL 32926



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

CODE BOARD AGENDA ITEM

Memo Date: 01/05/2026
Agenda Date: 1/15/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Daniel Carter of 1335 W. King St., 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, Article XIII – Supplementary District Regulations, Sec. 5 – Visual Screens (Fences, walls, hedges) – General requirements

BACKGROUND:

On November 21st, 2025, Initial inspection completed, Notice of Violation mailed out and posted in City Hall. No contact w/ property owner. All documents uploaded along with w/ photos.

Property was inspected, barbed wire still present. Photos taken, case is going to January 2026 Code board.

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

City Code Appendix A - Zoning, Article XIII – Supplementary District Regulations, Sec. 5 – Visual Screens (Fences, walls, hedges) – General requirements

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff have confirmed delivery of Notice of Violation to the property owner. Property owner is aware of the violation and stated during a phone call they did not agree with removing the barbed wire.

RECOMMENDED MOTION:

Find the property owner, Daniel Carter of 1335 W. King St., 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, Article XIII – Supplementary District Regulations, Sec. 5
– Visual Screens (Fences, walls, hedges) – General requirements

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1646 / 1335 W. King St., Cocoa, FL 32922 / Daniel Carter property owner of 1335 W. King St., Cocoa, FL 32922, in violation of the following City Codes.

City Code Appendix A - Zoning, Article XIII – Supplementary District Regulations, Sec. 5 – Visual Screens (Fences, walls, hedges) – General requirements

Short Name: CE25-1646 / 1335 W. King St., Cocoa, FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Daniel Carter of 1335 W. King St., 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, Article XIII – Supplementary District Regulations, Sec. 5 – Visual Screens (Fences, walls, hedges) – General requirements

Background:

On November 21st, 2025, Initial inspection completed, Notice of Violation mailed out and posted in City Hall. No contact w/ property owner. All documents uploaded along with w/ photos.

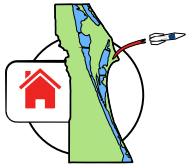
Property was inspected, barbed wire still present. Photos taken, case is going to January 2026 Code board.

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

City Code Appendix A - Zoning, Article XIII – Supplementary District Regulations, Sec. 5 – Visual Screens (Fences, walls, hedges) – General requirements

Previous Action:

Staff have confirmed delivery of Notice of Violation to the property owner. Property owner is aware of the violation and stated during a phone call they did not agree with removing the barbed wire.

**REAL PROPERTY DETAILS**

Account 2424523 - Roll Year 2025

Owners	CARTER, DANIEL
Mailing Address	965 WHITMIRE DR MELBOURNE FL 32935
Site Address	1335 W KING ST COCOA FL 32922
Parcel ID	24-36-32-29-4-2
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,
Total Acres	0.48
Site Code	0310 - STATE ROAD 520
Plat Book/Page	0009/0024
Subdivision	PINE GROVE PARK
Land Description	PINE GROVE PARK PART OF BLK 4 AS DES IN ORB 476 PG 686

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$357,130	\$334,260	\$278,420
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$336,880	\$306,260	\$278,420
Assessed Value School	\$357,130	\$334,260	\$278,420
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$336,880	\$306,260	\$278,420
Taxable Value School	\$357,130	\$334,260	\$278,420

SALES / TRANSFERS

Date	Price	Type	Instrument
08/01/2025	\$830,000	WD	10401/1382
05/01/1997	\$66,000	08	3688/3462
12/15/1981	\$44,500	WD	2342/2284
05/01/1977	--	--	1742/0411

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE WAREHOUSING

Materials		Details	
Exterior Wall:	ENAMEL STEEL , PAINTED EXTERIOR	Year Built	1982
Frame:	STRUCSTEEL , MASNRYCONC	Story Height	14
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	7,310	Fence - Barb Wire	89
Utility Room	195	Insulation - Wall Batts OR Roll	3,556
Total Base Area	7,310	Insulation - Ceiling Batts OR Roll	7,310
Total Sub Area	7,505	Fence - Chain Link 6'	104
		Paving - Concrete	6,770

Prepared by
Record & Return To:
Federal Title Insurance Agency, Inc.
1193 South U.S. Highway #1
Rockledge, Florida 32955
File Number: 27635

General Warranty Deed

Made this August 1, 2025 A.D. By **James T. Babiarz a/k/a James Babiarz, a married man**, whose address is: **2190 Sykes Creek Drive, Merritt Island, Florida 32953**, hereinafter called the grantor, to **Daniel Carter, a single man**, whose post office address is: **965 Whitmire Drive, Melbourne, Florida 32935** , 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:

Part of Block 4 of the Subdivision of Pine Grove Park as recorded in Plat Book 9, Page 24, Public Records of Brevard County, Florida, more fully described as follows:
For a Point of Beginning commence at the NE corner of Pine Acres Subdivision according to the plat thereof as recorded in Plat Book 9, Page 46; from this Point of Beginning and for a first course run East along the North line of said Block 4, a distance of 140 feet to a point; thence for a second course run South and parallel to the East line of said Pine Acres Subdivision, a distance of 150 feet to a point; thence for a third course run West and parallel to the North line of said Block 4, a distance of 140 feet to a point; thence for a fourth course run Northerly along the East line of Pine Acres Subdivision, a distance of 150 feet to the Point of Beginning.
Said property is not the homestead of the Grantor(s) as defined by Article 10 Section 4 of the 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: 24-36-32-29-4-2

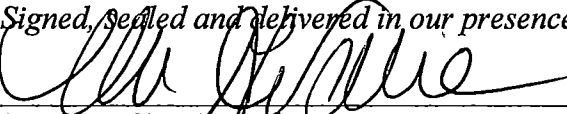
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining Subject to taxes and assessments for the year 2025 and subsequent years. Subject to zoning, restrictions, prohibitions and other requirements imposed by Governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record.

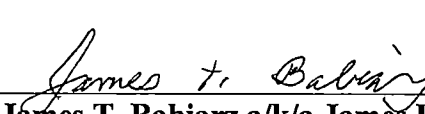
To Have and to Hold, the same in fee simple forever.

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

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:

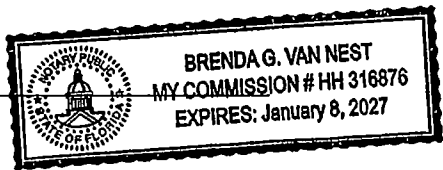

1st Witness Sign Name Above
BRENDA G. VAN NEST
1st Witness Print Name Above
1193 S U S Hwy #1, Rockledge, Fl 32955

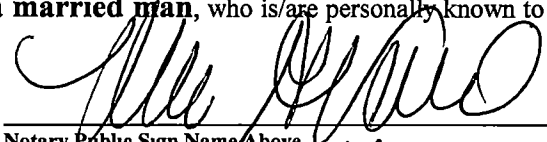
 (Seal)
James T. Babiarz a/k/a James Babiarz
Address 2190 Sykes Creek Drive, Merritt Island, Florida 32953


2nd Witness Sign Name Above
PATRICK W. GALLAGHER
2nd Witness Print Name Above
1193 S U S Hwy #1, Rockledge, Fl 32955

State of FLORIDA
County of BREVARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 1st day of August, 2025 by **James T. Babiarz a/k/a James Babiarz, a married man**, who is/are personally known to me or who has produced drivers license as identification.

My Commission Expires: 


Notary Public Sign Name Above
BRENDA G. VAN NEST
Notary Public Print Name Above



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

Notice of Violation

To: Daniel Carter
965 Whitmire Dr.
Melbourne, FL 32935

Date: 11/21/2025

Case: 25-001646

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: 1335 W. King St. Cocoa, FL 32922

Parcel ID: 24-36-32-29-4-2

Violations:

(1) *Appendix A – Zoning. Art. XIII – Supplemental District Regulations. Sec. 5 – Visual Screens (fences, walls, hedges).*

Description of Violations:

(1) *Barbed wire is prohibited and only allowed in industrial zoned areas.*

Corrective Action:

(1) *Please remove the barbed wire from the property.*

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

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

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

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

9589 0710 5270 3233 0889 58

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

OFFICIAL USE

Certified Mail Fee

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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

\$

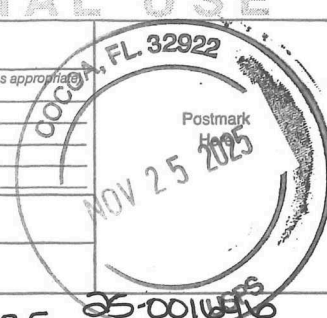
Sent To

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

City, State, ZIP+4[®]

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

See Reverse for Instructions



Daniel Carter 25-0016416
965 Whitmore Dr.
Melbourne, FL 32935

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: 25-001646

Daniel Carter
965 Whitmire Dr.
Melbourne, FL 32935



9590 9402 8439 3156 8401 02

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0889 58

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Jessica Friedman ☐ 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 | ☐ 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 | |
| ☐ Insured Mail | |

☐ Mail Restricted Delivery
(500)

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 Hearing for case 25-1646 was posted at the following location(s):

(1) Date Posted: 12/31/2025

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 _____ day of _____, 2025
by JASON BRIMM Code officer


NOTARY PUBLIC, State of Florida

Print Name: _____



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

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



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

Date: December 31, 2025
Case: 25-1646

Daniel Carter
965 Whitmire Dr.
Melbourne, FL 32935

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Daniel Carter
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on January 15, 2026, 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

9589 0710 5270 3233 0927 71

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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

Daniel Carter

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

905 Whitmire Dr.

City, State, ZIP+4[®]

Melbourne, FL 32935



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

See Reverse for Instructions

CODE BOARD AGENDA ITEM

Memo Date: 01/07/2026
Agenda Date: 1/15/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Billias Family Trust of 126 Orange St., 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 30th, 2025, I, (Code Officer Propst) was conducting a proactive patrol, I observed violations at 126 Orange St. Specifically, barbed wire on top of fencing around the parcel. Pictures were taken, case created, NOV sent out.

On November 4th, 2025, I, (Code Officer Propst) spoke with the property owner and he requested 30 days. I informed him the next code board is in January, and he will have to comply before that date to avoid any decisions code board would have on this issue. He informed me that he will be calling the city manager and the mayor. He also stated that his brother will need the same timeline for the adjacent property.

On November 24th, 2025, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On December 31, 2025, I observed that the property is still in violation.

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:

Budgeted? No

PREVIOUS ACTION:

Staff contacted the property owner through a certified mailed Notice of Violation with corrective action on all violations. The property owner was spoken to multiple times at

different levels regarding voluntary compliance by removing the barbed wire.

RECOMMENDED MOTION:

Find the property owner, Billias Family Trust of 126 Orange St., 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: CE25-739 / 126 Orange St., Cocoa, FL / Billias Family Trust, property owner of 126 Orange St., 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. Which states: Barbed wire is prohibited in all but industrial zoning districts.

Short Name: CE25-739 / 126 Orange St., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Billias Family Trust of 126 Orange St., 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 30th, 2025, I, (Code Officer Propst) was conducting a proactive patrol, I observed violations at 126 Orange St. Specifically, barbed wire on top of fencing around the parcel. Pictures were taken, case created, NOV sent out.

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On November 24th, 2025, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On December 31, 2025, I observed that the property is still in violation.

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 contacted the property owner through a certified mailed Notice of Violation with corrective action on all violations. The property owner was spoken to multiple times at different levels regarding voluntary compliance by removing the barbed wire.

 Account: 2426022



 Owners:

BILLIAS FAMILY TRUST

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

 Mail Address:

478 COASTAL BREEZE WAY MERRITT ISLAND FL 32953

 Site Address:

126 ORANGE ST COCOA FL 32922

 Parcel ID:

24-36-33-35-*-28.03

 Taxing District:

23D0 - COCOA

 2025 Exemptions:

NONE

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

 Property Use:

0132 - RESIDENTIAL RELATED AMENITIES

 Total Acres:

0.36

 Site Code:

0001 - NO OTHER CODE APPL.

 Plat Book/Page:

0001/0028

 Subdivision Name:

HARDEES PLAT OF INDIAN RIVER CITY

 Land Description:

HARDEES PLAT OF INDIAN RIVER CITY S 75 FT OF LOT 28 AND W 1/2 OF VAC ALLEY ON E

 Value

Category	2025	2024	2023
 Market Value:	\$73,330	\$51,700	\$42,780
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$51,750	\$47,050	\$42,780
 Assessed Value School:	\$73,330	\$51,700	\$42,780
 Homestead Exemption:	\$0	\$0	\$0
 Additional Homestead:	\$0	\$0	\$0
 Other Exemptions:	\$0	\$0	\$0
 Taxable Value Non-School:	\$51,750	\$47,050	\$42,780

Category	2025	2024	2023
 Taxable Value School:	\$73,330	\$51,700	\$42,780

Sales/Transfers

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

Date	Price	Type	Instrument
08/09/2016	--	DC	8743/1610
02/16/2006	--	QC	5606/8396
02/28/1996	\$20,000	WD	3545/1489
09/30/1992	\$8,000	WD	3235/473
06/01/1992	\$6,500	NN	3209/2658
11/30/1988	\$34,900	CT	2963/2619
09/01/1980	\$18,500	--	2251/1793

Buildings

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

No Data Found

ADDITIONAL EXTRA FEATURES

Description	Units
Garage Detached	1,200



[Search](#) > Account Summary

Real Estate Account #2426022

Owner:

Billias Family Trust

Situs:

126 ORANGE ST
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2025 Annual Bill	\$1,473.85
Add To Cart	
	Print (PDF)

[Apply for the 2026 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2025 Annual Bill	\$1,473.85 Print (PDF)
2024 Annual Bill	\$0.00 Print (PDF)
2023 Annual Bill	\$0.00

		 Print (PDF)
<u>2022 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2021 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2020 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2019 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2018 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2017 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2016 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2015 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2014 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

Address: EDWARD L. STAHLEY, ESQ.
150-D FORTENBERRY ROAD
MERRITT ISLAND, FL 32952

This Instrument Prepared by:

Address: EDWARD L. STAHLEY, ESQ.
150-D FORTENBERRY ROAD
MERRITT ISLAND, FL 32952

Property Appraisers Parcel Identification (Folio Number(s)):

Grantee(s) S.S. #[s]

24-36-33-35-28-28.03

©Sentinelle Paper & Printing Co., Inc., 1987



CFN 2006050699

02-21-2006 09:36 am

OR Book/Page: 5606 / 8396

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 16th day of February, 2006, by
NICK J. BILLIAS and DEBORAH P. BILLIAS, husband and wife
first party, to NICK J. BILLIAS and DEBORAH P. BILLIAS as Co-Trustees
of the BILLIAS FAMILY TRUST dated February 16, 2006
whose post office address is 478 Coastal Breeze Way, Merritt Island, FL
second party. 32953

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

THE SOUTH 75 FEET OF LOT 28, HARDEE'S PLAT OF INDIAN RIVER CITY,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE
28, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 1	#Names: 5	
Trust: 1.00	Rec: 10.00	Serv: 0.00
----- 0.70		Excise: 0.00
Vltg: 0.00		nt Tax: 0.00

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

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

Signed, sealed and delivered in the presence of:

Edward L. Stahley
Witness Signature (as to first Grantor)

Printed Name Edward L. Stahley

Printed Name

Valerie J. Righenzi
Witness Signature (as to first Grantor)

Printed Name Valerie J. Righenzi

Printed Name

Edward L. Stahley
Witness Signature (as to Co-Grantor, if any)

Printed Name Edward L. Stahley

Printed Name

Valerie J. Righenzi
Witness Signature (as to Co-Grantor, if any)

Printed Name Valerie J. Righenzi

Printed Name

STATE OF Florida

COUNTY OF Brevard

NICK J. BILLIAS and DEBORAH P. BILLIAS

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they
executed the same, and an oath was not taken. (Check one: ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following
type of identification: _____

NOTARY RUBBER STAMP SEAL



Edward L. Stahley
My Commission DD191917
Expires March 22, 2007

Witness my hand and official seal in the County and State last aforesaid this
16th day of February, 2006, A.D.

Edward L. Stahley
Notary Signature

Edward L. Stahley
Printed Notary Signature



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

Notice of Violation

To: Billias Family Trust
C/O: Nick Billias
478 Coastal Breeze Way, Merritt Island, FL 32953

Date: 10/30/2025

Case: 25-739

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: 126 Orange St. Cocoa FL, 32922

Parcel ID #: 24-36-33-35-*--28.03

Violation(s): *Appendix A. Zoning, Article. XIII, Supplementary District Regulations. Section 5. - Visual screens (fences, walls, hedges), (d) General Requirements.*

Description of Violations: *Appendix A. Zoning, Article. XIII, Supplementary District Regulations. Section 5, Visual screens (fences, walls, hedges), (d) General Requirements. Which states Barbed wire is only approved within Industrial zoning districts and prohibited within low density single and multiple family zoning districts.*

Corrective Action: *Please remove all barbed wire from fencing on the property listed above.*

IF THE VIOLATIONS ARE NOT CORRECTED BY November 21, 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

9589 0710 5270 2263 6681 16

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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 Billios Family Trust C/O: Nick Billios
Street and Apt. No., or PO Box No. 478 Coastal Breeze Way
City, State, ZIP+4® Merritt Island, FL, 32953

COCOA, FL. 32922
Postmark Here
OCT 31 2025
USPS

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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-739 was posted at the following location(s):

(1) Date Posted: 10/30/2025

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 October, 2025
by Nathaniel Propst Code Officer



SANTERIA ROBINSON
Notary Public
State of Florida
Comm# HH517523
Expires 4/17/2028



NOTARY PUBLIC, State of Florida

Print Name: Santeria Robinson

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____



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

Date: November 24, 2025
Case: 25-739

Billias Family Trust
C/O: Nick Billias
478 Coastal Breeze Way, Merritt Island, FL 32953

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Nick Billias

Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on January 15, 2026, 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 25-739 was posted at the following location(s):

- (1) Date Posted: 11/24/2025
Location: 65 Stone St. Cocoa, FL 32922
- (2) Date Posted: 11/24/2025
Location: 126 Orange 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 24 day of November, 2025
by Nathan Propst Code Officer



NOTARY PUBLIC, State of Florida

Print Name: _____



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

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3233 0886 99

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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

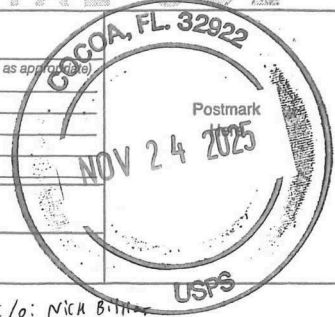
Billios Family Trst c/o: Nick Billios

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

478 Coastal Breezeway

City, State, ZIP+4®

Merritt Island, FL 32953



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: *CARE#739*

*Billias Family Trust
C/o: Nick Billias
488 Coastal Breeze Way,
Merritt Island, FL 32953*



9590 9402 8439 3156 8395 88

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6681 16

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

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Registered Mail
Registered Mail Restricted Delivery
(over \$500)

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

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: *Cart #739 NOK*

Billios Family Trust

C/O: Nick Billios

478 Coastal Driveway

Norfolk Island, FL 32953



9590 9402 8439 3156 8333 88

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0886 99

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

☐ Registered Mail

☐ Registered Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

Restricted Delivery

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

Domestic Return Receipt

CODE BOARD AGENDA ITEM

Memo Date: 01/07/2026
Agenda Date: 1/15/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, J.G. Billias and Sons Incorporated of 127 Orange St., 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 30th, 2025, I, (Code Officer Propst) was conducting a proactive patrol, I observed violations at 127 Orange St. Specifically, barbed wire on top of fencing around the parcel. Pictures were taken, case created, NOV sent out.

On November 4th, 2025, I, (Code Officer Propst) spoke with the property owner and he requested 30 days. I informed him the next code board is in January, and he will have to comply before that date to avoid any decisions code board would have on this issue. He informed me that he will be calling the city manager and the mayor. He also stated that his brother will need the same timeline for the adjacent property.

On November 24th, 2025, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On December 31, 2025, I observed that the property is still in violation.

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:

Budgeted? No

PREVIOUS ACTION:

Staff contacted the property owner through a certified mailed Notice of Violation with

corrective action on all violations. The property owner was spoken to multiple times at different levels regarding voluntary compliance by removing the barbed wire.

RECOMMENDED MOTION:

Find the property owner, J.G. Billias and Sons Incorporated of 127 Orange St., 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: CE25-740 / 127 Orange St., Cocoa, FL /J.G. Billias and Sons Incorporated, property owner of 127 Orange St., 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. Which states: Barbed wire is prohibited in all but industrial zoning districts.

Short Name: CE25-740 / 127 Orange St., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, J.G. Billias and Sons Incorporated of 127 Orange St., 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.

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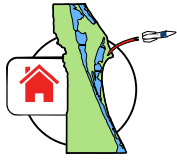
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The property is still in violation of the following city codes.

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

Previous Action:

Staff contacted the property owner through a certified mailed Notice of Violation with corrective action on all violations. The property owner was spoken to multiple times at different levels regarding voluntary compliance by removing the barbed wire.

**REAL PROPERTY DETAILS**
Account 2426032 - Roll Year 2025

Owners	BILLIAS FAMILY TRUST; BILLIAS FAMILY TRUST
Mailing Address	119 CHIPOLA RD COCOA BEACH FL 32931
Site Address	127 ORANGE ST COCOA FL 32922
Parcel ID	24-36-33-35-* -33.01
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP
Total Acres	0.35
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0001/0028
Subdivision	HARDEES PLAT OF INDIAN RIVER CITY
Land Description	HARDEES PLAT OF INDIAN RIVER CITY WEST 101 FT OF LOT 33

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$185,610	\$153,140	\$138,970
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$185,610	\$152,860	\$138,970
Assessed Value School	\$185,610	\$153,140	\$138,970
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$185,610	\$152,860	\$138,970
Taxable Value School	\$185,610	\$153,140	\$138,970

SALES / TRANSFERS

Date	Price	Type	Instrument
06/15/2020	--	QC	8777/2751
06/15/2020	--	QC	8780/2501
06/15/2020	--	QC	8773/1051
12/10/2000	--	DC	4628/1049
07/28/1989	--	QC	3008/4944
03/28/1985	--	WD	2588/2380
05/01/1978	\$45,000	--	1885/0294

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP

Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built	1964
Frame:	METALFRAME	Story Height	17
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	6,000	Covered Patio	525
Utility Room	589	Paving - Asphalt	8,010
Total Base Area	6,000	Fence - Chain Link 6'	275
Total Sub Area	6,589	Fence - Barb Wire	275

2

This instrument prepared by
and please return to:

E Edward L. Stahley, Esq.
150-D Fortenberry Road
Merritt Island, FL 32952
Property Appraiser's Parcel
I.D. No.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 15th day of JUNE, 2020, by CHARLES J. BILLIAS, a married man whose address is 119 Chipola Road, Cocoa Beach, FL 32931, party of the first part, to CHARLES J. BILLIAS and JANICE M. BILLIAS as Co-Trustees of the BILLIAS FAMILY TRUST dated JUNE 15, 2020, whose mailing address is: 119 Chipola Road, Cocoa Beach, FL 32931, party of the second part.

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

W I T N E S S E T H:

THAT the said first party for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest claim and demand which the said first party has in and to the following described real property situate, lying and being in the County of BREVARD, State of Florida, to-wit:

AN UNDIVIDED ONE HALF (½) INTEREST IN:

The West 101 Feet of Lot 33, HARDEE'S Plat of Indian River City according to the plat thereof as recorded in Plat Book 1, Page 28, of the Public Records of Brevard County, Florida.

The above described property is not the homestead property of the Grantor.

THE PARTIES HERETO ACKNOWLEDGE THAT THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE SEARCH OR TITLE INFORMATION.

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

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

Signed, sealed and delivered
in the presence of:

Edward L. Stahley
Edward L. Stahley, Witness

Charles J. Billias
CHARLES J. BILLIAS
119 Chipola Road
Cocoa Beach, FL 32931

Valerie J. Righenzi
Valerie J. Righenzi, Witness

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of
(A) physical presence of { } online notarization, this 15th day of
JUNE, 2020, by CHARLES J. BILLIAS, who is personally
known to me or has produced _____ as
identification.

WITNESS my hand and official seal in the County and
State last aforesaid, this 15th day of JUNE,
2020.

Edward L. Stahley
Edward L. Stahley
Notary Public - State of Florida
At Large



EDWARD L. STAHLEY
Commission # GG 279831
Expires March 22, 2023
Bonded Thru Budget Notary Services



[Search](#) > Account Summary

Real Estate Account #2426032

Owner:

Billias Family Trust
Billias Family Trust

Situs:

127 ORANGE ST
COCOA

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



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2025 Annual Bill	\$4,205.64
Add To Cart	
	Print (PDF)

[Apply for the 2026 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2025 Annual Bill	\$4,205.64 Print (PDF)
2024 Annual Bill	\$0.00 Print (PDF)

<u>2023 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2022 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2021 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2020 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2019 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2018 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2017 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2016 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)
<u>2015 Annual Bill</u> ⓘ	\$0.00
	 Print (PDF)

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Street Address](#) /

Detail by Street Address

Florida Profit Corporation
J.G. BILLIAS & SONS INC

Filing Information

Document Number	416372
FEI/EIN Number	59-2017523
Date Filed	01/09/1973
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/20/2024

Principal Address

127 ORANGE ST
COCOA, FL 32922

Changed: 04/07/1982

Mailing Address

127 ORANGE ST
COCOA, FL 32922

Changed: 04/07/1982

Registered Agent Name & Address

BILLIAS, NICK JOHN
416 COASTAL BREEZE WAY
MERRITT ISLAND, FL 32931

Name Changed: 01/31/2017

Address Changed: 12/19/2022

Officer/Director Detail

Name & Address

Title P

BILLIAS, CHARLES J

Annual Reports

Report Year	Filed Date
2023	12/20/2024
2024	12/20/2024
2025	07/24/2025

Document Images

07/24/2025 -- ANNUAL REPORT	View image in PDF format
12/20/2024 -- REINSTATEMENT	View image in PDF format
12/19/2022 -- REINSTATEMENT	View image in PDF format
08/14/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/31/2017 -- REINSTATEMENT	View image in PDF format
02/16/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
05/07/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
03/22/2010 -- ANNUAL REPORT	View image in PDF format
07/10/2009 -- ANNUAL REPORT	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
07/27/2007 -- ANNUAL REPORT	View image in PDF format
03/20/2006 -- ANNUAL REPORT	View image in PDF format
02/14/2005 -- ANNUAL REPORT	View image in PDF format
03/03/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
03/03/2002 -- ANNUAL REPORT	View image in PDF format
02/26/2001 -- ANNUAL REPORT	View image in PDF format
03/04/2000 -- ANNUAL REPORT	View image in PDF format
02/17/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
02/03/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
03/01/1995 -- ANNUAL REPORT	View image in PDF format



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

Notice of Violation

To: Billias Family Trust
C/O: Property Owner
119 Chipola Rd. Cocoa Beach, FL, 32931

Date: 10/30/2025

Case: 25-740

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: 127 Orange St. Cocoa FL, 32922

Parcel ID #: 24-36-33-35-*--33.01

Violation(s): *Appendix A. Zoning, Article. XIII, Supplementary District Regulations. Section 5. - Visual screens (fences, walls, hedges), (d) General Requirements.*

Description of Violations: *Appendix A. Zoning, Article. XIII, Supplementary District Regulations. Section 5, Visual screens (fences, walls, hedges, (d) General Requirements. Which states Barbed wire is only approved within Industrial zoning districts and prohibited within low density single and multiple family zoning districts.*

Corrective Action: *Please remove all barbed wire from fencing on the property listed above.*

IF THE VIOLATIONS ARE NOT CORRECTED BY November 21, 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

9589 0710 5270 2263 6680 93

Case # 740

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

Bilios Family Trust

C/O: Property owner USPS

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

119 Chipola Rd.

City, State, ZIP+4[®]

Cocoa Beach, FL 32931



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: *CASE#740*

Billions Family Trust
C/o: Property owner
119 Chipola Rd.
Coloia Beach, FL 32931



9590 9402 8439 3156 8377 99

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6680 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

BILLIONS☐ Agent☐ Addressee

B. Received by (Printed Name)

B

C. Date of Delivery

11/3/25

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

sured Mail

sured Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-740 was posted at the following location(s):

(1) Date Posted: 10/30/2025

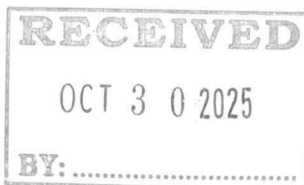
Location: 65 Stone St. Cocoa, FL 32922

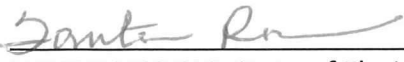

Code Enforcement Officer

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 October, 2025
by Nathaniel Propst Code Officer




NOTARY PUBLIC, State of Florida

Print Name: Santeria Robinson

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____



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



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

Notice of Violation

To: J.G. Billias & Sons Inc.
C/O: Nick Billias
416 Coastal Breeze Way. Merritt Island, FL, 32953

Date: 10/30/2025

Case: 25-740

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: 127 Orange St. Cocoa FL, 32922

Parcel ID #: 24-36-33-35-*--33.01

Violation(s): *Appendix A. Zoning, Article. XIII, Supplementary District Regulations. Section 5. - Visual screens (fences, walls, hedges), (d) General Requirements.*

Description of Violations: *Appendix A. Zoning, Article. XIII, Supplementary District Regulations. Section 5, Visual screens (fences, walls, hedges), (d) General Requirements. Which states Barbed wire is only approved within Industrial zoning districts and prohibited within low density single and multiple family zoning districts.*

Corrective Action: *Please remove all barbed wire from fencing on the property listed above.*

IF THE VIOLATIONS ARE NOT CORRECTED BY November 21, 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

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: CASE #740
 J. G. Billias and sons INC.
 C/O: Nick Billias
 416 Coastal Breeze Way
 Merritt Island, FL 32953



9590 9402 8439 3156 8395 95

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6681 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt



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

Date: November 24, 2025
Case: 25-740

Billias Family Trust
C/O: Nick Billias
119 Chipola Rd. Cocoa Beach, FL, 32931

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Nick Billias/Property Owner

Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on January 15, 2026, 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

Date: November 24, 2025
Case: 25-740

J.G. Billias & Sons Inc.
C/O: Nick Billias
416 Coastal Breeze Way. Merritt Island, FL, 32953

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Nick Billias

Current Property Owners

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

9589 0710 5270 3233 0886 99

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☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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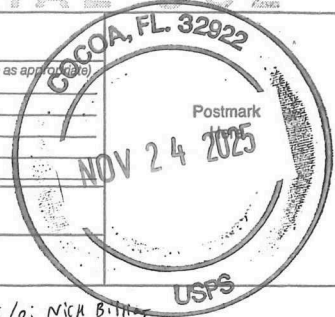
Billios Family Trust c/o: Nick B. Hall

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

478 Coastal Breezeway

City, State, ZIP+4[®]

Merritt Island, FL 32953



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: *CASE# 740 N0H**J. G. Billings and sons Inc.**C/O: Nick Billias**416 Coastal Breezeaway**Merritt Island, FL. 32953*

9590 9402 8439 3156 8333 64

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0513 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)

Nick Billias

C. Date of Delivery

*11/26/2025*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of hearing for case 25-740 was posted at the following location(s):

- (1) Date Posted: 11/24/2025
Location: 65 Stone St. Cocoa, FL 32922
- (2) Date Posted: 11/24/2025
Location: 127 Orange 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 24 day of November, 2025
by Nathan Propst Code Officer


NOTARY PUBLIC, State of Florida **SANTA P. ROBINSON**
Notary Public
State of Florida
Comm# HH517528
Expires 4/17/2028
Print Name: 

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

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: *CASE # 740704**Billias Family Trust**C/o: Nick Billias**119 Chipola Rd.**Coconut Beach, FL 32931*

9590 9402 8439 3156 8333 71

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0886 82

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

James Billias☐ Agent☐ Addressee

B. Received by (Printed Name)

James Billias

C. Date of Delivery

*11/26/25*D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

Postage

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Total Postage and Fees

\$

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Billior Family Trust C/o: Nick Billias

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

119 Clifton Rd.

City, State, ZIP+4[®]

Cocoa Beach, FL 32931

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

See Reverse for Instructions



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City, State, ZIP+4[®]

Cocoa Beach, FL 32931



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