



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

**February 19, 2026
6:00 PM
Community Service
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 February 19, 2026.
2. Minutes: Regular Meeting of January 15, 2026.
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" × 6" × #10 × #10 welded wire fabric. All sidewalks must be approved by the city engineer.

2. CE25-1772 / 2951 Oxbow Cir., Cocoa, FL / James Bonenberger, property owner of 2951 Oxbow Cir., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. -Zoning. Article XIII — Supplementary District Regulations. Section 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a). Which States: Except as provided in subsections (E)(2) and (E)(4)(c), no tree shall be removed without first obtaining a tree removal permit and no land shall be cleared without first obtaining a land clearing permit.

3. CE25-1607 / 2209 Iona Dr., Cocoa, FL / Roy Handyman LLC (Roisel Rosabel), property owner of 2209 Iona Dr., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states: No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit there for has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

4. CE25-1450 / 2446 Clemson Dr., Cocoa, FL / Jesus Suarez, property owner of 2446 Clemson Dr., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. -Zoning. Article XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. — Building Permits and Applications. (A). Which states: No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city.

No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

5. CE25-1851 / 1046 Dixon Blvd., Cocoa, FL / Celebration Tabernacle Inc., property owner of 1046 Dixon Blvd., Cocoa, FL, in violation of the following City Codes.

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

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001. -Exterior Property Areas. (c). -Sidewalks and driveways. Which states: Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment. Which states: Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -Prohibitions. (a). Illicit/illegal discharges and illegal dumping. Which states: Illicit/illegal discharges and Illegal dumping. No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the city's MS4 or any receiving water body any pollutants or waters containing any pollutants, other than stormwater, whether such discharges occur through piping connections, runoff, exfiltration, infiltration, seepage or leaks

6. CE25-1468 / 4200 Highway 524 Suite 103, Cocoa, FL 32926 / O M Properties LLC property owner of 4200 Highway 524 Suite 103, Cocoa, FL 32926, in violation of the following City Codes.

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

7. CE25-1867 / 1201 Purdue Way Cocoa, FL /Christina Orellana in violation of the following City Codes.

City of Cocoa Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6900. -Generally. (b).Which states: Landscaping and utility trailers parked anywhere within the front or corner side yard area.

8. CE26-0003 / 713 N GEORGIA AVE COCOA, FL ,SIMPSON, MICHAEL D; SIMPSON, SANDRA L property owner of 713 N GEORGIA AVE COCOA, FL 32922, in violation of the following City Codes.

1. *City Code Chapter. 6 — BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 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.

2. *City Code Chapter 6 — BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III - Property maintenance Standards, Sec. 6-1003- Exterior Structure (c) Premises identification.* Which buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of three (3) inches high with a minimum stroke width of one-half (0.5) inch.

IV. Non-Compliance:

1. 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.

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.

V. Manager Announcements:

VI. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on March 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: 01/23/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the agenda of the February 19, 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 February 19, 2026, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

February 19, 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-25-1772 – 2951 Oxbow Cir
3. CE-25-1607 – 2209 Iona Dr
4. CE-25-1450 – 2446 Clemson Dr
5. CE-25-1851 – 1046 Dixon Blvd
6. CE-25-1468 – 4200 Highway 524 Suite 103
7. CE-25-1867 1201 Purdue Way
8. CE-26-3– 713 N Georgia Ave

NON-COMPLIANCE

1. CE-25-1605 – 144 Lynell Ln
2. CE-25-1641 – 115 Stone St.

Manager Announcements

None

Next Meeting Date

March 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.

Information pertaining to the above may be inspected at the [Code Enforcement Board] at [65 Stone St.] Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting February 19, 2026, or by calling (321)-433-8508



CODE BOARD AGENDA ITEM

Memo Date: 01/23/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Approve the minutes of 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 minutes of January 15, 2026, Code Board Meeting as presented or with amendments.

**Code Enforcement Board
Meeting Minutes
January 15, 2026**

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, January 15, 2026, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

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

MEMBERS PRESENT:

Lloyd Roberts	Chairman
Josue Otero	Vice Chairman
Sharri Scott	Board Member
Dik Muller	Board Member
Gloria Weatherspoon	Board Member
Jody Hatcher	1st Alternate
Thomas Zimmerman	2nd Alternate

MEMBERS ABSENT:

George Brown Jr.	Board Member
------------------	--------------

OTHERS PRESENT:

Jason Brimm	Code Enforcement Officer
Nathan Propst	Code Enforcement Officer
Terra Whittington	Code Enforcement Officer
William Burrows	Code Enforcement Officer
Kristin Eick	City Attorney
Darla Crowl	Recording Secretary
Officer Medina	Police Officer
Officer Shaker #39	Police Officer
Officer Anderson #22	Police Officer
Jennifer Justiniano	Acting Director
Councilperson Weeks	Code Enforcement Liaison

The Board Secretary swore in all Staff members giving testimony.

NEW BUSINESS:

1. Election of Code Enforcement Board Chairman

Motion by Mr. Roberts, seconded by Mr. Muller to nominate Mr. Roberts for Chairman. Vote on the motion carried unanimously.

2. Election of Code Enforcement Vice Chairman

Motion by Mr. Otero, seconded by Mr. Roberts to nominate Mr. Otero for Vice Chair. Vote on the motion carried unanimously.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: January 15, 2026

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

Motion by Ms. Scott, seconded by Mr. Otero, to approve to the agenda of January 15, 2026. Vote on the motion carried unanimously.

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

Motion by Mr. Otero, seconded by Ms. Scott, to approve to the minutes of November 20, 2025. Vote on the motion carried unanimously.

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

4. Officer Brimm introduced 2 new Code Officers to the Board. Terra Whittington and William Burrows

CASES:

1. CE-25-1611 – 236 Orange St.

Tabled.

2. CE-25-1641 – 115 Stone St.

Code Enforcement Officer Nathan Propst provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Propst testified that the Property Owner was in violation of **Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas. (I) and Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)** of the City Code.

Code Enforcement Officer Propst requested that the Board find the Property Owner in violation and be given until February 18, 2026 (30 days) to come into compliance or impose a fine of up to **two hundred fifty dollars (\$250.00) Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas (I) and up to two hundred fifty dollars (\$250.00) Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1)** per day until found in compliance.

Chairman Roberts asked Officer Propst if there had been any contact with anyone at that location. Officer Propst confirmed that no contact had been made except by certified mail which was returned with no signature. Officer Propst explained this property is near City Hall and goes by frequently and has not seen anyone for contact. More discussion amongst the Board members and staff.

Motion by Ms. Scott, seconded by Mr. Muller, to approve Staff's recommendation *and* find the Property Owner in violation. Vote on the motion carried unanimously.

3. CE-25-1605 – 144 Lynell Ln

Code Enforcement Officer Nathan Propst provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Propst testified that the Property Owner was in violation of **Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) and Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5)** of the City Code.

Code Enforcement Officer Propst requested that the Board find the Property Owner in violation and be given until February 18, 2026 (30 days) to come into compliance or impose a fine of up to **two hundred fifty dollars (\$250.00) Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-901. - Accumulation. (1) and up to two hundred fifty dollars (\$250.00) Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5) per day** until found in compliance.

Chairman Roberts had questions for Officer Propst about the extension cord going from property to the other. Officer Propst explained as of the last inspection the extension cord was gone. Ms. Scott had question about the city property and the property the violation was on. Attorney Eick asked if each violation was two hundred fifty dollars fine (\$250.00). More discussion amongst the Board members and staff.

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

4. CE-25-1566 – 2414 Tulane Dr.

Complied.

5. CE-25-1565 – 2909 Ithaca Ct.

Complied.

6. CE- 25-1646 – 1335 W King St.

Complied.

7. CE-25-739 -126 Orange St

Tabled.

8. CE-25-740 – 127 Orange St.

Tabled.

NON-COMPLIANCE:

None

Manager Announcements:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on February 19, 2026.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:31 PM.

Approved on this _____ day of _____, 2026.

Lloyd Roberts, Chairman

Darla Crawl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date: 01/29/2026
Agenda Date: 2/19/2026
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 by the owner. The building officials stated they could approve a permit based on the photos being so descriptive. Case updated.

On December 31, 2025, 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:

BUDGETARY IMPACT:

Budget? 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)

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 December 31, 2025, 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)

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.



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



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

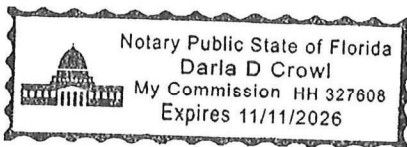
Location: 65 Stone St. Cocoa, FL 32922


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 6899 6922 025 0710 6856

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

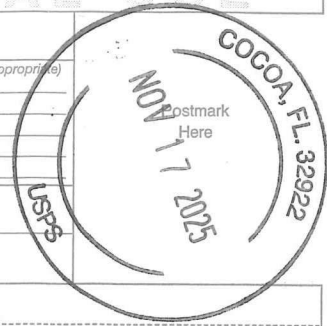
MARK Heric

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)

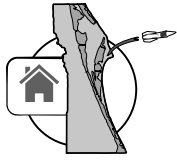
☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt

**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



[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: January 29, 2026
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 February 19, 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 25-1611 was posted at the following location(s):

(1) Date Posted: 01/29/2026

Location: 65 Stone St. Cocoa, FL 32922

(2) Date Posted: 01/29/2026

Location: 236 Orange St. Cocoa, FL 32922

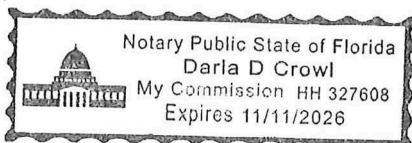


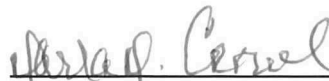
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of January, 2026
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: _____

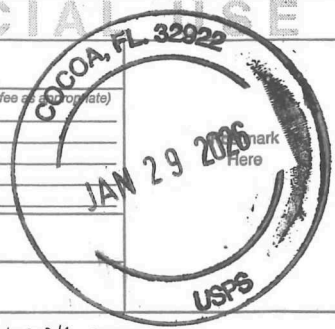
9589 0710 5270 3233 0489 45

U.S. Postal Service™ *Case # 1611 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	
<i>Kepic Family Revocable Trust</i>	
Street and Apt. No., or PO Box No.	
<i>236 orange st</i>	
City, State, ZIP+4®	
<i>COCOA, FL 32922</i>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



CODE BOARD AGENDA ITEM

Memo Date: 01/29/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, James Bonenberger of 2951 Oxbow Cir., 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 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a). Which States: **Except as provided in subsections (E)(2) and (E)(4)(c), no tree shall be removed without first obtaining a tree removal permit and no land shall be cleared without first obtaining a land clearing permit.***

BACKGROUND:

On December 10th, 2025, I, (Code Officer Propst) inherited this case from a previous code officer. I started the case new and sent an NOV and new timeline with a corrective date of 30 days to the property owner.

On January 18th, 2026, I, (Code Officer Propst) Received my NOV back RTS. Contact with the property owner is unavailable. No movement on permits regarding the tree removal currently on citizenserve.

On February 9th, 2026, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On February 19th, 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 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a).

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budget? No

PREVIOUS ACTION:

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

RECOMMENDED MOTION:

Find the property owner, James Bonenberger of 2951 Oxbow Cir., 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 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a). Which States: **Except as provided in subsections (E)(2) and (E)(4)(c), no tree shall be removed without first obtaining a tree removal permit and no land shall be cleared without first obtaining a land clearing permit.***

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1772 / 2951 Oxbow Cir., Cocoa, FL / James Bonenberger, property owner of 2951 Oxbow Cir., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. -Zoning. Article XIII. -Supplementary District Regulations. Section 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a).

Short Name: CE25-1772 / 2951 Oxbow Cir., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, James Bonenberger of 2951 Oxbow Cir., 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 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a). Which States: **Except as provided in subsections (E)(2) and (E)(4)(c), no tree shall be removed without first obtaining a tree removal permit and no land shall be cleared without first obtaining a land clearing permit.**

Background:

On December 10th, 2025, I, (Code Officer Propst) inherited this case from a previous code officer. I started the case new and sent an NOV and new timeline with a corrective date of 30 days to the property owner.

On January 18th, 2026, I, (Code Officer Propst) Received my NOV back RTS. Contact with the property owner is unavailable. No movement on permits regarding the tree removal currently on citizenserve.

On February 9th, 2026, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On February 19th , 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 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a).

Previous Action:

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



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

Notice of Violation

To: James Bonenberger
2640 N Riverside Dr.
Indialantic, FL 32903

Date: 12/10/2025

Case: 25-1772

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: 2951 Oxbow Cir. Cocoa FL, 32926

Parcel ID #: 24-35-12-25-* -20

Violation(s):

City Code Appendix A. -Zoning. Article XIII. -Supplementary District Regulations. Section 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a).

Description of Violations:

*City Code Appendix A. -Zoning. Article XIII. -Supplementary District Regulations. Section 22. -Landscape Requirements. (E). -Tree Protection and Preservation. (3). -General Requirements. (a). Which states: **Except as provided in subsections (E)(2) and (E)(4)(c), no tree shall be removed without first obtaining a tree removal permit and no land shall be cleared without first obtaining a land clearing permit.***

Corrective Action:

Please obtain the required land clearing permit as outline in city ordinances for the land clearing that has already been done at the listed property.

IF THE VIOLATIONS ARE NOT CORRECTED BY January 10, 2026, 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 3233 0514 02

U.S. Postal Service™ CASE # 1772 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

James Bonenberger

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

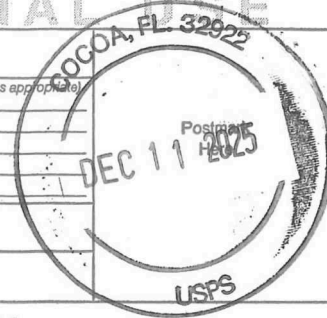
2640 N. Riverside Dr.

City, State, ZIP+4®

Indianapolis, IN 46203

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 25-1772 was posted at the following location(s):

(1) Date Posted: 12/10/2025

Location: 65 Stone St. Cocoa, FL 32922

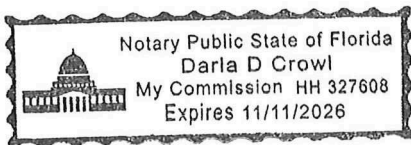


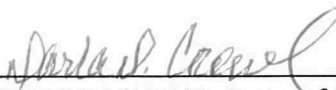
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of December, 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: _____

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 # 1772 NY*

*James BenenBergier
2640 N. Riverside Dr.
Indianapolis, IN 46203*



9590 9402 8439 3156 8378 98

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0514 02

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)

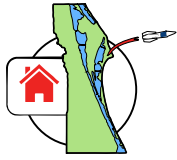
C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ 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 | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us[Disclaimer](#)**REAL PROPERTY DETAILS**
Account 2458795 - Roll Year 2025

Owners	BONENBERGER, JAMES
Mailing Address	2640 N RIVERSIDE DR INDIALANTIC FL 32903
Site Address	2951 OXBOW CIR COCOA FL 32926
Parcel ID	24-35-12-25-* -20
Taxing District	15D0 - COCOA
Exemptions	NONE
Property Use	4000 - VACANT INDUSTRIAL LAND
Total Acres	0.51
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0053/0061
Subdivision	GRISSOM RIDGE
Land Description	GRISSOM RIDGE LOT 20

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$121,040	\$121,040	\$84,730
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$121,040	\$121,040	\$84,730
Assessed Value School	\$121,040	\$121,040	\$84,730
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$121,040	\$121,040	\$84,730
Taxable Value School	\$121,040	\$121,040	\$84,730

SALES / TRANSFERS

Date	Price	Type	Instrument
08/08/2025	\$190,000	WD	10405/2822
01/10/2023	\$155,000	WD	9694/0799
09/06/2006	\$569,000	WD	5695/0927

No Data Found

Prepared by and return to:

Laurie Bohannon
Tempest Title Agency LLC
257 North Orlando Avenue
Cocoa Beach, FL 32931

File No 2025-19

Parcel Identification No 24-35-12-25-00000.0-0020.00

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **8th day of August, 2025** between **Banana River Coffee Company, LLC, a Florida Limited Liability Company**, whose post office address is 248 Bahama Boulevard, Cocoa Beach, FL 32931, of the County of Brevard, Florida, Grantor, to **James Bonenberger**, whose post office address is 2640 North Riverside Drive, Indialantic, FL 32903, of the County of Brevard, Florida, Grantee:

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

Lot 20, Grissom Ridge, according to the plat thereof, as recorded in Plat Book 53, Page(s) 61, of the Public Records of Brevard County, Florida.

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

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

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

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

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

Signed, sealed and delivered in our presence:

Banana River Coffee Company, LLC, a Florida Limited Liability Company

By: [Signature]
Kevin S. Pruett, Manager-Member

By: [Signature]
Jenny L. Pruett, Manager-Member

me
Witness
Print Name: Michael Gordon
257 N Orlando Ave
Cocoa Beach, FL 32931
Witness Address

Witness
Print Name: Laurie Bohannon
257 North Orlando Ave
Cocoa Beach FL 32931
Witness Address

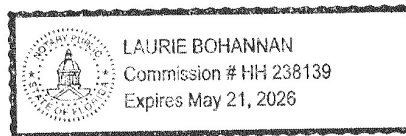
STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this ⁴³⁸18th day of August, 2025, by Kevin S. Pruett and Jenny L. Pruett, Manager-Members of Banana River Coffee Company, LLC, a FL Limited Liability Company, on behalf of the company, (☒) who is/are personally known to me or (☐) who has/have produced _____ as identification.

[Signature]
Signature of Notary Public

Laurie Bohannon

Print, Type/Stamp Name of Notary





[Search](#) > Account Summary

Real Estate Account #2458795

Owner:
Bonenberger, James

Situs:
2951 OXBOW CIR
COCOA

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



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2025 Annual Bill	\$2,156.71
Add To Cart	
	Print (PDF)

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

Account History

BILL	AMOUNT DUE
2025 Annual Bill ⓘ	\$2,156.71
	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
		 Print (PDF)
<u>2013 Annual Bill</u>		\$0.00
		 Print (PDF)
<u>2012</u>		
<u>2012 Annual Bill</u>		\$0.00
		 Print (PDF)
Refund		
		Paid \$1,200.90
<u>2011</u>		
<u>2011 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



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

Date: January 29, 2026
Case: 25-1772

James Bonenberger
2640 N Riverside Dr.
Indialantic, FL 32903

Complainant

THE CITY OF COCOA
Owner
A Florida municipal Corporation

Respondent(s)

James Bonenberger/Property

Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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 25-1772 was posted at the following location(s):

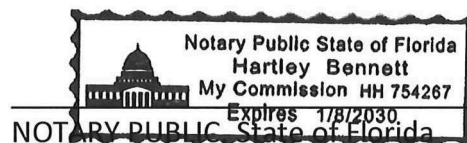
- (1) Date Posted: 01/29/2026
Location: 65 Stone St. Cocoa, FL 32922
- (2) Date Posted: 01/29/2026
Location: 2951 Oxbow Cir. Cocoa, FL 32926


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 29 day of January, 2026
by Nathan Propst Code Officer



Print Name: Hartley Bennett

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3233 0492 63

U.S. Postal ServiceTM (ASC #1772 N014)
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

JAMES BONENBERG

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

2640 N. Riverside Dr.

City, State, ZIP+4[®]

INDIANAPOLIS, IN 46203



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

CODE BOARD AGENDA ITEM

Memo Date: 01/29/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Roy Handyman LLC (Roisel Rosabel) of 2209 Iona Dr., 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 XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states:
No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit there for has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

BACKGROUND:

On November 14th, 2025, I, (Code Officer Propst) received a complaint about unpermitted home renovation. I called the real estate agent and she contacted Mr. Rosabel. She stated Mr. Rosabel did not speak English. I explained over the phone about what needed to be done, they eventually came to the building and permitting office to verify the information. They were told once again what needed to be done. I issued an NOV and emailed it to them as well, so they can start the process of finding a contractor and engineer to get the work

signed off and become permitted. We explained the cost of unpermitted work as well. Realtor.com states that there are new windows, AC, Roof, Bathrooms. Follow-up is due 14 December 25. Based on my observations, these items seemed to be accurate.

On November 24th, 2025, I, (Code Officer Propst) spoke to the GC in the Office today, and we discussed what was needed for the permitting and the way forward. He stated he will begin working online with the permit and I advised him that as long as we are actively working on correcting the unpermitted work, we can adjust the corrective dates.

On December 16th, 2025 I spoke to the GC today, and he stated that he has been trying to get ahold of the building inspectors for permit questions. I instructed him through email to ask our building department and then he could get the information to move forward to get the property into compliance. I have extended the corrective deadline to the 14th of January to work with them as they have been communicating and trying to resolve the violations with me.

On January 7th, 2026 I received a phone call from Ron the contractor hired by the property owner. I was unable to answer the phone. I attempted to call back and left a voice message. Emails have been sent to the contractor and he has been provided information on how to get into compliance from the Community Service Manager and myself.

On February 9th, 2026, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall. There is still no movement on permits within the citizenserve system.

On February 19th, 2026, 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 XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.

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 and general contractor was spoken to multiple times at different levels regarding voluntary compliance by obtaining permits for work that was done.

RECOMMENDED MOTION:

Find the property owner, Roy Handyman LLC (Roisel Rosabel) of 2209 Iona Dr., 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 XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states: **No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit there for has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.**

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1607 / 2209 Iona Dr., Cocoa, FL / Roy Handyman LLC (Roisel Rosabel), property owner of 2209 Iona Dr., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.

Short Name: CE25-1607 / 2209 Iona Dr., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Roy Handyman LLC (Roisel Rosabel) of 2209 Iona Dr., 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 XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states:
No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit there for has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications

therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

Background:

On November 14th, 2025, I, (Code Officer Propst) received a complaint about unpermitted home renovation. I called the real estate agent and she contacted Mr. Rosabel. She stated Mr. Rosabel did not speak English. I explained over the phone about what needed to be done, they eventually came to the building and permitting office to verify information. They were told once again what needed to be done. I issued an NOV and emailed it to them as well so they can start the process of finding a contractor and engineer to get the work signed off and become permitted. We explained the cost of unpermitted work as well. Realtor.com states that there are new windows, AC, Roof, Bathrooms. Follow up is due 14 December 25. Based on my observations these items seemed to be accurate.

On November 24th, 2025, I, (Code Officer Propst) spoke to the GC in the Office today and we discussed what was needed for the permitting and the way forward. He stated he will begin working online with the permit and I advised him that as long as we are actively working on correcting the unpermitted work, we can adjust the corrective dates.

On December 16th, 2025 I spoke to the GC today and he stated that he has been trying to get ahold of the building inspectors for permit questions. I instructed him through email to ask our building department and then he could get the information to move forward to get the property into compliance. I have extended the corrective deadline to the 14th of January to work with them as they have been communicating and trying to resolve the violations with me.

On January 7th, 2026 I received a phone call from Ron the contractor hired by the property owner. I was unable to answer the phone. I attempted to call back and left a voice message. Emails have been sent to the contractor and he has been provided information on how to get into compliance from the Community Service Manager and myself.

On February 9th, 2026, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall. There is still no movement on permits within the citizenserve system.

On February 19th, 2026, 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 XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.

Previous Action:

Staff contacted the property owner through a certified mailed Notice of Violation with corrective action on all violations. The property owner and general contractor was spoken to multiple times at different levels regarding voluntary compliance by obtaining permits for work that was done.



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

Notice of Violation

To: Roisel Rosabel
C/O: Property Owner
1570 Tuna St. Merrit Island, FL. 32952

Date: 11/14/2025

Case: 25-1607

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: 2209 Iona Dr. Cocoa, FL. 32926
Parcel ID #: 24-36-19-25-11-45

Violation(s):

City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required.

Description of Violations:

City Code Appendix A. – Zoning. Article XV. – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2(A) Building permit required. Which states, ***No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit there for has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five***

hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

Corrective Action:

Please apply and obtain required permit(s) for all interior/exterior renovations that have already been completed; I.E. (Roof, exterior windows, door(s), H-vac etc.).

IF THE VIOLATIONS ARE NOT CORRECTED BY December 14, 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 25-1607 was posted at the following location(s):

(1) Date Posted: 11/14/2025

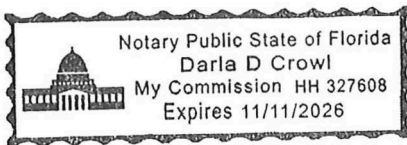
Location: 65 Stone St. Cocoa, FL 32922

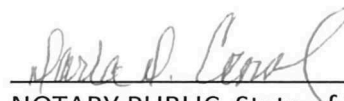

Code Enforcement Officer

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 14

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

Case# 167

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

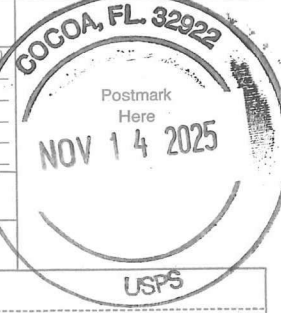
Rosel Rosabel

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

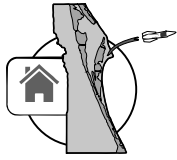
1570 Tuna St.

City, State, ZIP+4[®]

Merritt Island, FL 32952



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

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

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us

Disclaimer

REAL PROPERTY DETAILS
Account 2415249 - Roll Year 2025

Owners	ROY HANDYMAN LLC
Mailing Address	250 N BANANA RIVER DR, APT D16 MERRITT ISLAND FL 32952
Site Address	2209 IONA DR COCOA FL 32926
Parcel ID	24-36-19-25-11-45
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.21
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0020/0130
Subdivision	COLLEGE GREEN ESTATES UNIT 4
Land Description	COLLEGE GREEN ESTATES UNIT 4 LOT 45 BLK 11

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$144,800	\$167,600	\$137,480
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$120,530	\$109,580	\$99,620
Assessed Value School	\$144,800	\$167,600	\$137,480
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$120,530	\$109,580	\$99,620
Taxable Value School	\$144,800	\$167,600	\$137,480

SALES / TRANSFERS

Date	Price	Type	Instrument
07/08/2025	\$135,000	WD	10380/0638
07/24/2014	\$51,000	WD	7179/1161
04/25/2014	\$40,000	WD	7116/0237
04/25/2014	\$32,600	WD	7114/0328
07/29/2013	--	WD	7024/2786
05/24/2013	--	CT	6888/2494
06/30/2010	\$69,200	WD	6200/0363
02/01/1967	\$16,000	--	0934/0810

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)	1,081	Screen Enclosure	240
Garage	240		
Open Porch	80		
Total Base Area	1,081		
Total Sub Area	1,401		

This Instrument Prepared by and Return to:

Joan L. Hamilton

The Closing Group, LLC

11555 Heron Bay Blvd, Suite #200

Coral Springs, Florida 33076

Our File No.: **25-6517**

Property Appraisers Parcel Identification (Folio) Number:

2415249

Florida Documentary Stamps in the amount of **\$945.00** have been paid hereon.

____ Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 8th day of **July**, **2025** by **Lanzetta Properties, LLC**, a **Florida limited liability company**, whose post office address is **900 E. Atlantic Avenue #7, Delray Beach, FL 33483** herein called the Grantor, to **Roy Handyman LLC**, a **Florida limited liability company** whose post office address is **250 N. Banana River Drive #D16, Merritt Island, FL 32952**, 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 Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

Lot 45, Block 11, of COLLEGE GREEN ESTATES- UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 20, Page 130, of the Public Records of Brevard County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2025 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 Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

WARRANTY DEED

PAGE 2

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

Signed, sealed and delivered in the presence of:

Brieanna King
Witness #1 Signature

Brieanna King
Witness #1 Printed Name

Address of witness #1

102 Woodford Dr.
Stephens City, VA 22655

Eddie Addison
Witness #2 Signature

Eddie Addison
Witness #2 Printed Name

Address of witness #2

68 Idyllwood Dr.
Inwood, WV 25428

**Lanzetta Properties, LLC, a Florida
limited liability company**

Antonio Lanzetta, Manager

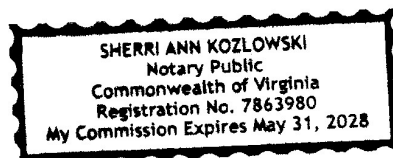
State of ~~Florida~~ Virginia
County of Frederick

The foregoing instrument was acknowledged before me this 8 day of July, 2025, by Antonio Lanzetta, Manager of Lanzetta Properties, LLC, a Florida limited liability company who appeared by ☒ physical presence or ☐ online notarization and has produced license as identification.

SEAL

5/31/28

My Commission Expires:



Sherrri Kozlowski
Notary Public

Printed Notary Name



[Search](#) > Account Summary

Real Estate Account #2415249

Owner:

Roy Handyman LLC

Situs:

2209 IONA DR
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2025 Annual Bill	\$2,606.88
Add To Cart	
Print (PDF)	

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

Account History

BILL	AMOUNT DUE
2025 Annual Bill ⓘ	\$2,606.88
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



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

Date: January 29, 2026
Case: 25-1607

Roisel Rosabel
1570 Tuna St.
Meritt Island, FL. 32952

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Roisel Rosabel/Property Owner
Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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 25-1607 was posted at the following location(s):

(1) Date Posted: 01/29/2026

Location: 65 Stone St. Cocoa, FL 32922

(2) Date Posted: 01/29/2026

Location: 2209 Iona Dr. Cocoa, FL 32926

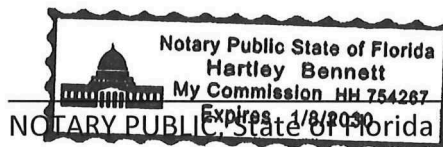


Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 29 day of January, 2026
by Nathan Propst Code Officer



Print Name: Hartley Bennett

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

Notice of Violation (2209 Iona Dr.)

From Nathaniel Propst <npropst@cocoafl.gov>

Date Fri 11/14/2025 12:34 PM

To DJosefina19@gmail.com <DJosefina19@gmail.com>; Roisel2016@gmail.com <Roisel2016@gmail.com>

 1 attachment (48 KB)

NewNOV.docx (25-1607 2209 Iona Dr).docx;

Good morning,

Please see the attached Notice of Violation, which states the violations and the corrective actions. This will also be certified mailed to the property owner. IF you have any questions or concerns, please feel free to reach out to me or my department.

Respectfully,

Nathaniel Propst

Code Enforcement Officer



Phone: (321) 482-4608

E-Mail: npropst@cocoafl.org

Address: 65 Stone Street • Cocoa, FL 32922

Website: www.CocoaFL.gov

Serving our

community

Since 1870

9589 0710 5270 3233 0489 38

U.S. Postal Service™ CASE # 1607 N011

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

Rosel Rosabel

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

1570 Tuna St.

City, State, ZIP+4®

Meritt Island, FL 32952



CODE BOARD AGENDA ITEM

Memo Date: 01/29/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Jesus Suarez of 2446 Clemson Dr., 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 XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. -Building Permits and Applications. (A). Which states:
No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

BACKGROUND:

On October 27th, 2025, Code Officer Mack initiated a code case for unpermitted work for the shed being built in the back of the property.

In December 2025 I, (Code Officer Propst) inherited this case from Officer Mack.

On January 7th, 2026 I received an email showing positive movement for permit approval.

On January 21st, 2026 I remailed and NOV certified mail due to misplaced paperwork from Code Officer turnover.

On January 26th, 2026 I observed the permit is still awaiting information from the property owner. I received a call from the property owner stating he is attempting to get into compliance but he is running into issues with the back and forth with the permit. I stated that he could attempt to call to get the exact needs for the permit and he could call me anytime for information.

On February 9th, 2026, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On February 19th, 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 XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. -Building Permits and Applications. (A).

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 as well as the Notice of Hearing and Phone calls.

RECOMMENDED MOTION:

Find the property owner, Jesus Suarez of 2446 Clemson Dr., 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 XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. -Building Permits and Applications. (A). Which states: **No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on**

or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1450 / 2446 Clemson Dr., Cocoa, FL / Jesus Suarez, property owner of 2446 Clemson Dr., Cocoa, FL, in violation of the following City Codes.

City Code Appendix A. -Zoning. Article XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. -Building Permits and Applications. (A).

Short Name: CE25-1450 / 2446 Clemson Dr., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Jesus Suarez of 2446 Clemson Dr., 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 XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. -Building Permits and Applications. (A).

Which states: **No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of**

this Code.

Background:

On October 27th, 2025, Code Officer Mack initiated a code case for unpermitted work for the shed being built in the back of the property.

In December 2025 I, (Code Officer Propst) inherited this case from Officer Mack.

On January 7th, 2026 I received an email showing positive movement for permit approval.

On January 21st, 2026 I remailed and NOV certified mail due to misplaced paperwork from Code Officer turnover.

On January 26th, 2026 I observed the permit is still awaiting information from the property owner. I received a call from the property owner stating he is attempting to get into compliance but he is running into issues with the back and forth with the permit. I stated that he could attempt to call to get the exact needs for the permit and he could call me anytime for information.

On February 9th, 2026, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On February 19th, 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 XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. -Building Permits and Applications. (A).

Previous Action:

Staff contacted the property owner through a certified mailed Notice of Violation with corrective action on all violations as well as the Notice of Hearing and Phone calls.



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

Notice of Violation

To: Jesus Suarez
2446 Clemson Dr.
Cocoa, FL. 32926

Date: 01/21/2026

Case: 25-1450

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: 2446 Clemson Dr. Cocoa, FL. 32926
Parcel ID #: 24-36-19-01-6-39

Violation(s):

City Code Appendix A. -Zoning. Article XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. -Building Permits and Applications. (A).

Description of Violation(s):

City Code Appendix A. -Zoning. Article XV. -Administration and Enforcement; Building Permits and Certificates of Occupancy. Section 2. -Building Permits and Applications. (A).

Which states: **No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of**

Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

Corrective Action:

Please obtain an issued permit for the exterior structure being built on the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY February 6, 2026, 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 25-1450 was posted at the following location(s):

(1) Date Posted: 1/21/2026

Location: 65 Stone St. Cocoa, FL 32922

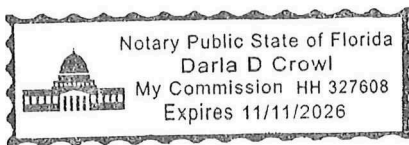


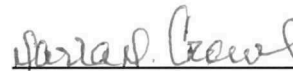
Code Enforcement Officer

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 January, 2026
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 3233 1233 07

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

CASE # 1459 NOV

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 Jesus Suarez
Street and Apt. No., or PO Box No.
2446 Clendon Dr.
City, State, ZIP+4[®]
Coconut, FL 32926

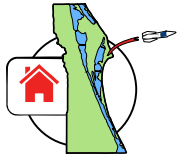
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

COCOA, FL 32922

JAN 22 2026

Postmark Here

USPS

**REAL PROPERTY DETAILS**
Account 2415139 - Roll Year 2025

Owners	SUAREZ, JESUS BAEZ
Mailing Address	2446 CLEMSON DRIVE COCOA FL 32926
Site Address	2446 CLEMSON DR COCOA FL 32926
Parcel ID	24-36-19-01-6-39
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.34
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0020/0048
Subdivision	COLLEGE GREEN ESTATES UNIT 3
Land Description	COLLEGE GREEN ESTATES UNIT 3 LOT 39 BLK 6

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$212,170	\$234,330	\$196,840
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$85,330	\$82,930	\$80,520
Assessed Value School	\$85,330	\$82,930	\$80,520
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	\$34,608	\$32,930	\$30,520
Taxable Value School	\$60,330	\$57,930	\$55,520

SALES / TRANSFERS

Date	Price	Type	Instrument
01/13/2014	\$82,100	WD	7050/1300
08/20/2013	--	WD	6954/2914
07/30/2013	--	CT	6938/0769
05/07/2013	\$37,000	CT	6870/2340
06/01/1979	\$39,000	--	2059/0883
10/01/1972	\$201,000	--	1286/0792

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

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR , WALLCOVL	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)	1,350	Patio - Concrete	150
Garage	308	Screen Enclosure	120
Open Porch	33		
Total Base Area	1,350		
Total Sub Area	1,691		

Prepared By and Return to:

Ashley Scipioni
Fidelity National Title of Florida, Inc.
1390 Hope Rd, Suite 300
Maitland, FL 32751

File No. FT91-91-13-001821

Property Appraiser's Parcel I.D. (folio) Number(s)
24361901639

Sales Price \$82,100.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this January 10, 2014 by **CSFR ColFin American Investors TRS, LLC, a Delaware Limited Liability Company**, hereinafter called the grantor, and **Jesus Baez Suarez, a married man** whose post office address is ~~110 Summer Place #4, Maitland, FL 32751~~ hereinafter called the grantee:
/2446 Clemson Dr, Cocoa, FL 32926

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Brevard County, Florida, viz:

Lot 39, Block 6, College Green Estates - Unit Three, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 48, of the Public Records of Brevard County, Florida.

Subject to encumbrances, easements and restriction of record, and taxes and assessments for the year 2014 and subsequent years.

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

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

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

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

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)

Amy Steiner
(Print Name of Witness)

[Signature]
(Witness Signature)

MANDY DAYKE
(Print Name of Witness)

CSFR ColFin American Investors TRS, LLC, a Delaware Limited Liability Company

BY: _____
Print Name: Arik Prawer
Print Title: Authorized Signatory

Address:
2450 Broadway, 6th Floor
Santa Monica, CA 90404

NOTARY ACKNOWLEDGMENT

State of California
County of Los Angeles

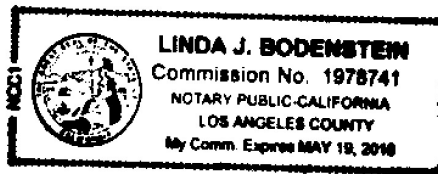
On January 3, 2014 before me, Linda J. Bodenstein, Notary Public
(insert name and title of the officer) personally appeared
Arik Prawer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] (Seal)





[Search](#) > Account Summary

Real Estate Account #2415139

Owner:

SUAREZ, JESUS BAEZ

Situs:

2446 CLEMSON DR
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)

 Homestead Exemption



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/25/2025** for **\$1,183.75**.

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

Account History

BILL	AMOUNT DUE
2025 Annual Bill 	\$0.00  Print (PDF)
2024 Annual Bill 	\$0.00  Print (PDF)
2023 Annual Bill 	\$0.00  Print (PDF)
2022 Annual Bill 	\$0.00  Print (PDF)

2021 Annual Bill ⓘ

\$0.00

 [Print \(PDF\)](#)

2020 Annual Bill ⓘ

\$0.00

 [Print \(PDF\)](#)

2019 Annual Bill ⓘ

\$0.00

 [Print \(PDF\)](#)

2018 Annual Bill ⓘ

\$0.00

 [Print \(PDF\)](#)

2017 Annual Bill ⓘ

\$0.00

 [Print \(PDF\)](#)

2016 Annual Bill ⓘ

\$0.00

 [Print \(PDF\)](#)

2015 Annual Bill ⓘ

\$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: February 6, 2026
Case: 25-1450

Jesus Suarez
2446 Clemson Dr.
Cocoa, FL 32926

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Jesus Suarez/Property Owner
Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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

CODE BOARD AGENDA ITEM

Memo Date: 01/29/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Celebration Tabernacle Incorporated of 1046 Dixon Blvd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

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

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001. -Exterior Property Areas. (c). -Sidewalks and driveways. Which states: **Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.***

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance

Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment. Which states:
Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -Prohibitions. (a). Illicit/illegal discharges and illegal dumping. Which states:
Illicit/illegal discharges and illegal dumping. No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the city's MS4 or any receiving water body any pollutants or waters containing any pollutants, other than stormwater, whether such discharges occur through piping connections, runoff, exfiltration, infiltration, seepage or leaks. Polluting matter includes, but is not limited to, the following:

(1) Petroleum products, including, but not limited to oil, gasoline, grease;

(2) Solid waste;

(3) Paints;

(4) Steam cleaning waste;

(5) Pesticides, herbicides or fertilizers;

(6) Degreasers, solvents;

(7) Sanitary sewage;

(8) Chemically treated cooling water;

(9) Antifreeze and other automotive products;

(10) Lawn clippings, leaves, branches, etc.;

(11) Animal carcasses;

(12) Recreational vehicle waters;

(13) Dyes;

(14) Construction materials and waste;

(15) Any liquids in quantity or quality that are capable of causing a violation of the city's NPDES stormwater permit; and
(16) Solids in such quantities or of such size capable of causing interference or obstruction to the flow of the city's MS4.

BACKGROUND:

On December 17th, 2025, I, (Code Officer Propst) stopped at the plaza to discuss the banner signs with the barber shop owner. Upon their voluntary compliance I received a complaint from the owner of the barbershop in the 1046 Dixon Blvd plaza regarding the state of parking lot and building. I completed my initial investigation today and found that multiple violations exist. There is damage and degrading to the exterior of the building. There is potholes throughout the parking lot and there are either no visible markings, or they are just visible, this could be hazardous. There is debris throughout the rear of the property and needs to be consolidated to the dumpsters. There is a clean out sewage pipe behind the building and it is overflowed and appears to have been used to dump grease and possibly other items. I found 4 total violations and will be addressing them to the property owner today with a notice of violation. I will complete an Affidavit of Posting as well. The property has no tax exemptions and contact with the property owner was not made today. NOV was mailed today.

On January 5th, 2026, I, (Code Officer Propst) Received my NOV's for the property owner and registered agent signed and returned. Contact was made with the property owner through

On January 6th, 2026, I discovered that all the businesses in the plaza had current Business Tax Receipts.

On January 20th, 2026, I received another complaint about the property from adjacent property owner.

On February 9th, 2026, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On February 19th, 2025, I observed that the property is still in violation.

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

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

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

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment.

City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -Prohibitions. (a). Illicit/illegal discharges and illegal dumping.

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 as well as the Notice of Hearing. The property and registered agent signed and returned the mailing receipts.

RECOMMENDED MOTION:

Find the property owner, Celebration Tabernacle Incorporated of 1046 Dixon Blvd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

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

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001. -Exterior Property Areas. (c). -Sidewalks and driveways. Which states: **Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained***

free from hazardous conditions.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment. Which states: **Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.**

City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -Prohibitions. (a). Illicit/illegal discharges and illegal dumping. Which states: **Illicit/illegal discharges and Illegal dumping. No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the city's MS4 or any receiving water body any pollutants or waters containing any pollutants, other than stormwater, whether such discharges occur through piping connections, runoff, exfiltration, infiltration, seepage or leaks. Polluting matter includes, but is not limited to, the following:**

- (1) Petroleum products, including, but not limited to oil, gasoline, grease;**
- (2) Solid waste;**
- (3) Paints;**
- (4) Steam cleaning waste;**
- (5) Pesticides, herbicides or fertilizers;**
- (6) Degreasers, solvents;**
- (7) Sanitary sewage;**
- (8) Chemically treated cooling water;**
- (9) Antifreeze and other automotive products;**
- (10) Lawn clippings, leaves, branches, etc.;**
- (11) Animal carcasses;**
- (12) Recreational vehicle waters;**
- (13) Dyes;**
- (14) Construction materials and waste;**
- (15) Any liquids in quantity or quality that are capable of causing a violation of the city's NPDES stormwater permit; and**
- (16) Solids in such quantities or of such size capable of causing interference or obstruction to the flow of the city's MS4.**

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1851 / 1046 Dixon Blvd., Cocoa, FL / Celebration Tabernacle Inc., property owner of 1046 Dixon Blvd., Cocoa, FL, in violation of the following City Codes.

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

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

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment.

City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. - Prohibitions. (a). Illicit/illegal discharges and illegal dumping.

Short Name: CE25-1851 / 1046 Dixon Blvd., Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Celebration Tabernacle Incorporated of 1046 Dixon Blvd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation. Which states: **All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush***

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

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001. -Exterior Property Areas. (c). -Sidewalks and driveways. Which states: **Sidewalks and driveways.** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment. Which states: **Protective treatment.** All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -Prohibitions. (a). Illicit/illegal discharges and illegal dumping. Which states: **Illicit/illegal discharges and Illegal dumping.** No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the city's MS4 or any receiving water body any pollutants or waters containing any pollutants, other than stormwater, whether such discharges occur through piping connections, runoff, exfiltration, infiltration, seepage or leaks. Polluting matter includes, but is not limited to, the following:

- (1) Petroleum products, including, but not limited to oil, gasoline, grease;
- (2) Solid waste;
- (3) Paints;
- (4) Steam cleaning waste;
- (5) Pesticides, herbicides or fertilizers;

- (6) Degreasers, solvents;
- (7) Sanitary sewage;
- (8) Chemically treated cooling water;
- (9) Antifreeze and other automotive products;
- (10) Lawn clippings, leaves, branches, etc.;
- (11) Animal carcasses;
- (12) Recreational vehicle waters;
- (13) Dyes;
- (14) Construction materials and waste;
- (15) Any liquids in quantity or quality that are capable of causing a violation of the city's NPDES stormwater permit; and
- (16) Solids in such quantities or of such size capable of causing interference or obstruction to the flow of the city's MS4.

Background:

On December 17th, 2025, I, (Code Officer Propst) stopped at the plaza to discuss the banner signs with the barber shop owner. Upon their voluntary compliance I received a complaint from the owner of the barbershop in the 1046 Dixon Blvd plaza regarding the state of parking lot and building. I completed my initial investigation today and found that multiple violations exist. There is damage and degrading to the exterior of the building. There is potholes throughout the parking lot and there are either no visible markings, or they are just visible, this could be hazardous. There is debris throughout the rear of the property and needs to be consolidated to the dumpsters. There is a clean out sewage pipe behind the building and it is overflown and appears to have been used to dump grease and possibly other items. I found 4 total violations and will be addressing them to the property owner today with a notice of violation. I will complete an Affidavit of Posting as well. The property has no tax exemptions and contact with the property owner was not made today. NOV was mailed today.

On January 5th, 2026, I, (Code Officer Propst) Received my NOV's for the property owner and registered agent signed and returned. Contact was made with the property owner through

On January 6th, 2026, I discovered that all the businesses in the plaza had current Business Tax Receipts.

On January 20th, 2026, I received another complaint about the property from adjacent property owner.

On February 9th, 2026, I, (Code Officer Propst) Observed that the violations still existed. An NOH was completed, mailed and posted on the property and city hall.

On February 19th, 2025, I observed that the property is still in violation.

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

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

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

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment.

City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. - Prohibitions. (a). Illicit/illegal discharges and illegal dumping.

Previous Action:

Staff contacted the property owner through a certified mailed Notice of Violation with corrective action on all violations as well as the Notice of Hearing. The property and registered agent signed and returned the mailing receipts.

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: *CARLA 1851 NW 12a**ERROL Beckford**1019 Dixon Blvd.**CoCoa, FL 32922*

9590 9402 8439 3156 8410 31

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0931 43

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

*12-26-22*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

Insured Mail Restricted Delivery
(over \$500)

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: *Case #1851 Nov**Cell Bratton TagBmacle**C/o: Property owner**Pg Box: 56**Cocoa, FL 32923*

9590 9402 8439 3156 8410 48

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0931 50

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]☒ Agent☐ Addressee

B. Received by (Printed Name)

Marcia Davis

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

Domestic Return Receipt



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

Notice of Violation

To: Errol Beckford
1010 Dixon Blvd
Cocoa, FL 32922

Date: 12/17/2025

Case: 25-1851

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: 1046 Dixon Blvd. Cocoa FL, 32922

Parcel ID #: 24-36-29-BV-*-C

Violation(s):

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

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

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards.
Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-
1003. -Exterior Structure. (b). -Protective treatment.*

*City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility
Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -
Prohibitions. (a). Illicit/illegal discharges and illegal dumping.*

City Code Chapter 12. -Local Business Taxes. Section 12-11. -Doing business without, or under a fraudulently obtained local business tax receipt.

Description of Violation(s):

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

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001. -Exterior Property Areas. (c). -Sidewalks and driveways. Which states: **Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.***

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment. Which states: **Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.***

*City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -Prohibitions. (a). Illicit/illegal discharges and illegal dumping. Which states: **Illicit/illegal discharges and Illegal dumping. No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the city's MS4 or any receiving water body any pollutants or waters containing any pollutants,***

other than stormwater, whether such discharges occur through piping connections, runoff, exfiltration, infiltration, seepage or leaks. Polluting matter includes, but is not limited to, the following:

- (1) Petroleum products, including, but not limited to oil, gasoline, grease;
- (2) Solid waste;
- (3) Paints;
- (4) Steam cleaning waste;
- (5) Pesticides, herbicides or fertilizers;
- (6) Degreasers, solvents;
- (7) Sanitary sewage;
- (8) Chemically treated cooling water;
- (9) Antifreeze and other automotive products;
- (10) Lawn clippings, leaves, branches, etc.;
- (11) Animal carcasses;
- (12) Recreational vehicle waters;
- (13) Dyes;
- (14) Construction materials and waste;
- (15) Any liquids in quantity or quality that are capable of causing a violation of the city's NPDES stormwater permit; and
- (16) Solids in such quantities or of such size capable of causing interference or obstruction to the flow of the city's MS4.

City Code Chapter 12. -Local Business Taxes. Section 12-11. -Doing business without, or under a fraudulently obtained local business tax receipt. Which states: It shall be unlawful for any person to engage in any trade, business, profession or occupation within the city without a local business tax receipt as required by this chapter, or under a local business tax receipt issued upon a false statement made by any person engaged in any trade, business, profession or occupation within the city or in his behalf.

Corrective Action:

Please ensure any trash and debris is removed from the property to comply with city ordinances.

Please ensure the parking lot is properly maintained, free from hazards and marked to comply with city ordinances.

Please ensure exterior portions of the building are maintained and treated appropriately complying with city ordinances.

Please ensure the discharge at the rear of the building is cleaned and maintained. Ensuring a sanitary environment and preventing future discharges.

Please ensure tenant businesses obtain required business tax receipts complying with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY January 30, 2026, 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

Notice of Violation

To: Celebration Tabernacle Inc.
C/O: Property Owner
PO Box: 56
Cocoa, FL 32923

Date: 12/17/2025

Case: 25-1851

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: 1046 Dixon Blvd. Cocoa FL, 32922

Parcel ID #: 24-36-29-BV-*-C

Violation(s):

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

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

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards.
Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-
1003. -Exterior Structure. (b). -Protective treatment.*

*City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility
Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -
Prohibitions. (a). Illicit/illegal discharges and illegal dumping.*

City Code Chapter 12. -Local Business Taxes. Section 12-11. -Doing business without, or under a fraudulently obtained local business tax receipt.

Description of Violation(s):

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

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001. -Exterior Property Areas. (c). -Sidewalks and driveways. Which states: **Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.***

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior Structure. (b). -Protective treatment. Which states: **Protective treatment. All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of window, doors and skylights shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.***

*City Code Chapter 22. -Water and Sewer. Article V. -Rules and Regulations of The Utility Department. Division 1. -Generally. Subdivision 2.-Illicit Discharge. Section 22-58. -Prohibitions. (a). Illicit/illegal discharges and illegal dumping. Which states: **Illicit/illegal discharges and Illegal dumping. No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the city's MS4 or any receiving water body any pollutants or waters containing any pollutants,***

other than stormwater, whether such discharges occur through piping connections, runoff, exfiltration, infiltration, seepage or leaks. Polluting matter includes, but is not limited to, the following:

- (1) Petroleum products, including, but not limited to oil, gasoline, grease;
- (2) Solid waste;
- (3) Paints;
- (4) Steam cleaning waste;
- (5) Pesticides, herbicides or fertilizers;
- (6) Degreasers, solvents;
- (7) Sanitary sewage;
- (8) Chemically treated cooling water;
- (9) Antifreeze and other automotive products;
- (10) Lawn clippings, leaves, branches, etc.;
- (11) Animal carcasses;
- (12) Recreational vehicle waters;
- (13) Dyes;
- (14) Construction materials and waste;
- (15) Any liquids in quantity or quality that are capable of causing a violation of the city's NPDES stormwater permit; and
- (16) Solids in such quantities or of such size capable of causing interference or obstruction to the flow of the city's MS4.

City Code Chapter 12. -Local Business Taxes. Section 12-11. -Doing business without, or under a fraudulently obtained local business tax receipt. Which states: It shall be unlawful for any person to engage in any trade, business, profession or occupation within the city without a local business tax receipt as required by this chapter, or under a local business tax receipt issued upon a false statement made by any person engaged in any trade, business, profession or occupation within the city or in his behalf.

Corrective Action:

Please ensure any trash and debris is removed from the property to comply with city ordinances.

Please ensure the parking lot is properly maintained, free from hazards and marked to comply with city ordinances.

Please ensure exterior portions of the building are maintained and treated appropriately complying with city ordinances.

Please ensure the discharge at the rear of the building is cleaned and maintained. Ensuring a sanitary environment and preventing future discharges.

Please ensure tenant businesses obtain required business tax receipts complying with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY January 30, 2026, 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



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

Detail by Entity Name

Florida Not For Profit Corporation
CELEBRATION TABERNACLE, INC.

Filing Information

Document Number N97000006775
FEI/EIN Number 26-0383237
Date Filed 12/03/1997
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 09/25/2023

Principal Address

1010 DIXON BLVD
COCOA, FL 32922

Changed: 05/04/2006

Mailing Address

P.O. BOX 56
COCOA, FL 32923

Changed: 05/04/2006

Registered Agent Name & Address

BECKFORD, ERROL
1010 Dixon Blvd
Cocoa, FL 32922

Name Changed: 03/03/2015

Address Changed: 04/15/2021

Officer/Director Detail

Name & Address

Title C

Davis, Marci
1010 Dixon Blvd
Cocoa, FL 32922

Title S

Beckford, Emily
1010 Dixon Blvd
Cocoa, FL 32922

Title P

Beckford, Errol
1010 Dixon Blvd
Cocoa, FL 32922

Annual Reports

Report Year	Filed Date
2023	09/25/2023
2024	05/01/2024
2025	03/24/2025

Document Images

03/24/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
09/25/2023 -- REINSTATEMENT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
10/14/2020 -- REINSTATEMENT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
05/14/2018 -- ANNUAL REPORT	View image in PDF format
03/30/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
03/03/2015 -- ANNUAL REPORT	View image in PDF format
02/11/2014 -- ANNUAL REPORT	View image in PDF format
08/13/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/07/2013 -- ANNUAL REPORT	View image in PDF format
02/02/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
09/07/2010 -- Amendment	View image in PDF format
06/30/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
03/24/2008 -- ANNUAL REPORT	View image in PDF format
04/18/2007 -- ANNUAL REPORT	View image in PDF format
05/04/2006 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
04/21/2003 -- ANNUAL REPORT	View image in PDF format
05/27/2002 -- ANNUAL REPORT	View image in PDF format
05/11/2001 -- ANNUAL REPORT	View image in PDF format

[10/16/2000 -- REINSTATEMENT](#)

[View image in PDF format](#)

[04/27/1999 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/15/1998 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/03/1997 -- Domestic Non-Profit](#)

[View image in PDF format](#)



[Search](#) > Account Summary

Real Estate Account #2421305

Owner:
CELEBRATION TABERNACLE INC

Situs:
1046 DIXON BLVD
COCOA

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



[Get bills by email](#)

Amount Due

BILL	AMOUNT DUE
2025 Annual Bill	\$28,371.35
Add To Cart	
	 Print (PDF)
2024 Annual Bill	\$31,201.62
Add To Cart	
	 Print (PDF)
2023 Annual Bill	\$28,937.97
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.

Account History

BILL	AMOUNT DUE
2025 Annual Bill ⓘ	\$28,371.35  Print (PDF)
2024 ⓘ	
2024 Annual Bill	\$31,201.62  Print (PDF)
Certificate #3457	
2023 ⓘ	
2023 Annual Bill	\$28,937.97  Print (PDF)
Certificate #3324	
2022 ⓘ	
2022 Annual Bill	\$0.00  Print (PDF)
Certificate #3302	
Paid \$25,403.31	
2021 Annual Bill ⓘ	\$0.00  Print (PDF)
2020 Annual Bill ⓘ	\$0.00  Print (PDF)
2019 Annual Bill ⓘ	\$0.00  Print (PDF)
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 Annual Bill ⓘ	\$0.00  Print (PDF)
2016 Annual Bill ⓘ	\$0.00  Print (PDF)
2015 Annual Bill ⓘ	\$0.00  Print (PDF)
2014 ⓘ	

2014 Annual Bill

\$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



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 25-1851 was posted at the following location(s):

(1) Date Posted: 12/17/2025

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 17th day of December, 2025
by Nathaniel Propst Code Officer



NOTARY PUBLIC, State of Florida

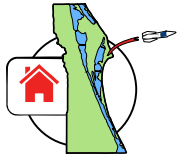
Print Name: _____



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

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____



REAL PROPERTY DETAILS
Account 2421305 - Roll Year 2025

Owners	CELEBRATION TABERNACLE INC
Mailing Address	PO BOX 56 COCOA FL 32923
Site Address	1046 DIXON BLVD COCOA FL 32922
Parcel ID	24-36-29-BV-*C
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1110 - RETAIL STORE - MULTIPLE UNITS
Total Acres	1.65
Site Code	0312 - DIXON
Plat Book/Page	0011/0038
Subdivision	COCOA HILLS SUBD
Land Description	COCOA HILLS SUBD LOTS C,197,198



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$1,169,150	\$1,100,540	\$833,350
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$994,160	\$903,790	\$821,630
Assessed Value School	\$1,169,150	\$1,100,540	\$833,350
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$994,160	\$903,790	\$821,630
Taxable Value School	\$1,169,150	\$1,100,540	\$833,350

SALES / TRANSFERS

Date	Price	Type	Instrument
06/11/2010	\$900,000	WD	6186/0785
03/30/2005	\$498,000	WD	5449/4369
08/16/2004	\$800,000	WD	5350/6092

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1110 - RETAIL STORE - MULTIPLE UNITS

Materials		Details	
Exterior Wall:	STUCCO , PAINTED EXTERIOR	Year Built	1958
Frame:	MASNRYCONC	Story Height	12
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	
		Commercial Units	12
Sub-Areas		Extra Features	
Base Area (1st)	21,197	Paving - Concrete	812
Open Porch	2,620	Paving - Asphalt	42,047
Utility Room	232		
Total Base Area	21,197		
Total Sub Area	24,049		

9589 0710 5270 3233 0931 43

U.S. Postal ServiceTM *Case # 1851 NOV 20*
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

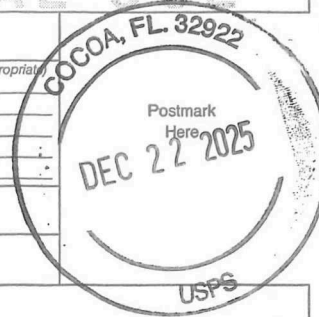
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Sent To

Errol Beckford
Street and Apt. No., or PO Box No.
1910 Dixon Blvd.
City, State, ZIP+4[®]
Cocoa, FL 32922



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

9589 0710 5270 3233 0931 50

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

Calibration Tabernacle Inc.

USPS

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

PO Box 56

City, State, ZIP+4®

Cocoa, FL 32923

Cocoa, FL 32922

Postmark
Here

DEC 22 2025

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

See Reverse for Instructions



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

Date: January 30, 2026
Case: 25-1851

Celebration Tabernacle Inc.
C/O: Property Owner
PO Box: 56
Cocoa, FL 32923

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Celebration Tabernacle Inc/Property Owner
Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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: January 30, 2026
Case: 25-1851

Errol Beckford
1010 Dixon Blvd
Cocoa, FL 32922

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Errol Beckford/Property Owner
Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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

CODE BOARD AGENDA ITEM

Memo Date: 01/29/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, O M Properties LLC of 4200 Highway 524 Suite 103, 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 12 – Local Business Taxes; Sec. 12-15 – Penalty for doing business without a local business tax receipt. Any person engaging in or managing any business, occupation or profession without first obtaining a local business tax receipt required hereunder shall be subject to a penalty of twenty-five percent (25%) of the local business tax receipt determined to be due. In addition, any person who fails to obtain a local business tax receipt within thirty (30) days of being notified by the city, in writing, that they are engaging in or managing any business, occupation or profession without a local business tax receipt is subject to prosecution and penalties as provided in [chapter 6.3](#) of the code.

BACKGROUND:

On September 8, 2025, I (Code Officer Brimm) was assigned the case after a department referral was received from the building and permitting manager. The salon is operating in a unit where another business is already operating. I went in and spoke to the other staff, leaving my business card and requesting the salon owner/manager contact me.

On November 24, 2025, I was informed by the permitting manager that the business had contacted them to start the BTR process. The representative from Brent salon had picked up the application.

On January 26, 2026, I confirmed with P&Z via e-mail, there is nothing currently pending or on file regarding the business tax receipt. Confirmed with permitting manager that after the business rep. picked the application up, they never turned it back in.

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

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

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed delivery of Notice of Violation, having receipt. Notice was posted in City Hall. Business rep. picked application up for Business Tax Receipt (BTR) but never followed through with the application.

RECOMMENDED MOTION:

Find the property owner, O M Properties LLC of 4200 Highway 524 Suite 103, 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 12 – Local Business Taxes; Sec. 12-15 – Penalty for doing business without a local business tax receipt. Any person engaging in or managing any business, occupation or profession without first obtaining a local business tax receipt required hereunder shall be subject to a penalty of twenty-five percent (25%) of the local business tax receipt determined to be due. In addition, any person who fails to obtain a local business tax receipt within thirty (30) days of being notified by the city, in writing, that they are engaging in or managing any business, occupation or profession without a local business tax receipt is subject to prosecution and penalties as provided in [chapter 6.3](#) of the code.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-1468 / 4200 Highway 524 Suite 103, Cocoa, FL 32926 /
O M Properties LLC property owner of 4200 Highway 524 Suite 103, Cocoa, FL 32926, in violation of the following City Codes.

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

Short Name: CE25-1468 / 4200 Highway 524 Suite 103, Cocoa, FL 32926

Through: Tom Wilkinson, Code Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, O M Properties LLC of 4200 Highway 524 Suite 103, 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 12 – Local Business Taxes; Sec. 12-15 – Penalty for doing business without a local business tax receipt. Any person engaging in or managing any business, occupation or profession without first obtaining a local business tax receipt required hereunder shall be subject to a penalty of twenty-five percent (25%) of the local business tax receipt determined to be due. In addition, any person who fails to obtain a local business tax receipt within thirty (30) days of being notified by the city, in writing, that they are engaging in or managing any business, occupation or profession without a local business tax receipt is subject to prosecution and penalties as provided in [chapter 6.3](#) of the code.

Background:

On September 8, 2025, I (Code Officer Brimm) was assigned the case after a department referral was received from the building and permitting manager. The salon is operating in a unit where another business is already operating. I went in and spoke to the other staff, leaving my business card and requesting the salon owner/manager contact me.

On November 24, 2025, I was informed by the permitting manager that the business had contacted them to start the BTR process. The representative from Brent salon had picked up the application.

On January 26, 2026, I confirmed with P&Z via e-mail, there is nothing currently pending or on file regarding the business tax receipt. Confirmed with permitting manager that after the business rep. picked the application up, they never turned it back in.

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

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

Previous Action:

Staff confirmed delivery of Notice of Violation, having receipt. Notice was posted in City Hall. Business rep. picked application up for Business Tax Receipt (BTR), but never followed through with the application.



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

Notice of Violation

To: O. M. Properties LLC
C/O Bagwell, Odilie MDR.
4200 Highway 524
Suite 104
Cocoa, FL 32926

Date: 10/28/2025

Case: 25-730

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: 4200 Highway 524 Suite 103 Cocoa, FL 32926

Parcel ID: 24-35-24-00-250

Violations:

(1) *Ch. 12, Sec. 12-15 Penalty for doing business without a local business tax receipt.*

Description of Violations:

(1) An active/current **Business Tax Receipt (BTR)** is required for the Brent Allan Salon associated with Suite 103.

Corrective Action:

(1) *Please obtain a current Business Tax Receipt for the business.*

IF THE VIOLATIONS ARE NOT CORRECTED BY November 28, 2025, the City of Cocoa may:

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

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

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

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

9589 0710 5270 2263 6618 89

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

COCOA, FL 32922
OCT 29 2025
USPS 85-730

Bagwell Odilie MOR.
4260 Highway 524 Suite 104
Cocoa, FL 32926

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:

25-730
 Bagwell, Odilie MDR.
 4200 Highway 524
 Suite 104
 Cocoa, FL 32926



9590 9402 8439 3156 8427 31

2. Article Number (Transfer from service label)

9589 0710 5270 2263 6618 89

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ 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 (0)

Domestic Return Receipt



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-730 was posted at the following location(s):

(1) Date Posted: 10/28/2025

Location: 65 Stone St. Cocoa, FL 32922

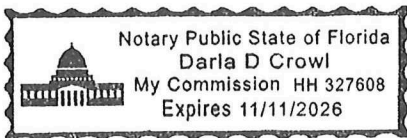


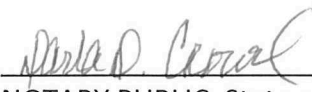
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

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





NOTARY PUBLIC, State of Florida

Print Name: Darla D Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



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

Date: January 29, 2026
Case: 25-1468

Bagwell, Odilie MDR.
4200 Highway 524 Ste 104
Cocoa, FL 32926

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

O.M. Properties LLC

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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@cocoaf1.org

CODE BOARD AGENDA ITEM

Memo Date: 01/29/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, Christina Orellana, 1201 Purdue Way Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City of Cocoa Code Ch. 6. -Buildings, Construction and Property Maintenance Standards.
Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-900. Generally. (b).. *-General conditions of property which constitute nuisance. (15).* Which states: **Landscaping and utility trailers parked anywhere within the front or corner side yard area.**

BACKGROUND:

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards.
Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6900. - Generally. (b).

On December 19, 2025, while in a proactive inspection, I observed violations at 1201 Purdue Way. Utility trailer parked in the front yard. Pictures were taken, case created, NOV sent out.

On January 16, 2026 I did a follow- up inspection on property and no changes were made. . Case updated.

On January 21, 2026 I (Code Officer Whittington) along with Code Officer Steel went to the property and knocked on the door. There was no answer. Photos were taken. The property is still in violation of the following city codes.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Contacted property owner through certified mail, gave reasonable time, went with another

Officer to knock on door of property owner and no answer. Took updated photos.

RECOMMENDED MOTION:

Find the property owner, Christina Orellana, 1201 Purdue Way Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City of Cocoa Code Ch. 6. -Buildings, Construction and Property Maintenance Standards.

Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-900.

Generally. (b).. *-General conditions of property which constitute nuisance. (15).* Which states: **Landscaping and utility trailers parked anywhere within the front or corner side yard area.**

Code Enforcement Agenda

Check one box ☒ Code Cases ☐

Non-Compliance Cases ☐

Lien Reductions Cases ☐

Other _____

Agenda Item Name: CE25-1867 / 1201 Purdue Way Cocoa, FL /Christina Orellana in violation of the following City Codes.

City of Cocoa Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6900. -Generally. (b).

Short Name: CE25-1867 / 1201 Purdue Way Cocoa, FL

Through: Tom Wilkinson, Code Manager

Prepared by: Terra Whittington

Requested Action: Find the property owner, Christina Orellana, 1201 Purdue Way Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City of Cocoa Code Ch. 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-900. Generally. (b).. *-General conditions of property which constitute nuisance. (15).* Which states: **Landscaping and utility trailers parked anywhere within the front or corner side yard area.**

Background: City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6900. -Generally. (b).

On December 19, 2025, while in a proactive inspection, I observed violations at 1201 Purdue Way. Utility trailer parked in the front yard. Pictures were taken, case created, NOV sent out.

On January 16,2026 I did a follow- up inspection on property and no changes were made. . Case updated.

On January 21,2026 I (Code Officer Whittington) along with Code Officer Steel went to the property and knocked on the door. There was no answer. Photos were taken. The property is still in violation of the following city codes.

Previous Action: Contacted property owner through certified mail, gave reasonable time, went with another Officer to knock on door of property owner and no answer. Took updated photos.



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

Notice of Violation

To: Christina Orellana
1201 PURDUE WAY
Cocoa, FL 32922

Date: 12/19/2025

Case: 25-1867

To Whom It May Concern:

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

Address: 1201 PURDUE WAY Cocoa, FL 32922

Parcel ID #: 24-36-20-BO-4-7

Violation(s):

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

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards.
Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-900. -
Generally. (b). -General conditions of property which constitute nuisance. (15).*

Description of Violations:

*City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards.
Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. -
Accumulation. Which states: **All owners, agents, custodians, lessees and occupants of
real property within the city shall, in accordance with the notice set forth in this article, cut
and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush
on any property owned, controlled or occupied by them within the city and shall remove
any trash, debris, refuses, filth, junked appliances or other noxious matter located upon
such property, except that owners, agents, custodians, lessees and occupants of property
which exceeds five (5) acres contiguously located under common ownership shall be***

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

City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-900. - Generally. (b). -General conditions of property which constitute nuisance. (15). Which states: Landscaping and utility trailers parked anywhere within the front or corner side yard area.

Corrective Action:

Please ensure any trash and debris is removed from the property to comply with city ordinances.

Please ensure that any items stored outside are stored appropriately to comply with city ordinances.

Please ensure the utility trailer is parked appropriately complying with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY January 9, 2026, 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.

Terra Whittington
Code Enforcement Officer
321-482-4608
twhittington@cocoafll.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, Terra Whittington, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-1867 was posted at the following location(s):

(1) Date Posted: 12/19/2025

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 _____ Code Officer

NOTARY PUBLIC, State of Florida

Print Name: _____

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Terra Whittington, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-1867 was posted at the following location(s):

(1) Date Posted: 12/19/2025

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 _____ Code Officer

NOTARY PUBLIC, State of Florida

Print Name: _____

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Terra Whittington, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-1867 was posted at the following location(s):

(1) Date Posted: 12/19/2025

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 19 day of December, 2025
by Devin Fritts Code Officer



DEVIN FRITTS
Commission # HH 701403
Expires July 22, 2029


NOTARY PUBLIC, State of Florida

Print Name: Devin Fritts

Personally Known _____ OR Produced Identification DL

Type of Identification Produced: Drivers License

9589 0710 5270 3233 0433 10

U.S. Postal Service™ 25-1867
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

Christina Grellana

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

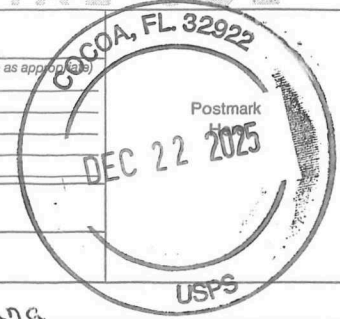
1201 Purdue Way

City, State, ZIP+4®

Cocoa, Florida 32922

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

See Reverse for Instructions



1/25

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:

Christina Grellana
1261 Purdue Way
Cocoa, Florida 32922



9590 9402 8439 3156 8519 62

Article Number (Transfer from service label)

9589 0710 5270 3233 0933 10

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

COMPLETE THIS SECTION ON DELIVERY

25-1867

- A. Signature ☒ Signature
- B. Received by (Printed Name) ☐ Agent
- C. Date of Delivery ☐ Addressee
- D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

12/24/25

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 at \$500
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

WARRANTY DEED
INDIVID. TO INDIVID.

Record and Return to:
Name: International Title and Escrow Co., LLC
Address: 226 North Atlantic Avenue
Cocoa Beach, Florida 32931
File Number: SALE-1508-2630

This Instrument Prepared by:
Attn: DONNA HARRIS
Name: International Title and Escrow Co., LLC
Address: 226 North Atlantic Avenue
Cocoa Beach, Florida 32931

Property Appraisers Parcel Identification
Folio Number(s): 24-36-20-BO-00004.0-0007.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 30th day of September, 2015, by **MARK J. HALAVIN, PRESIDENT OF H PROPERTY VENTURES, INC., a Nevada Corporation**, whose post office address is **P.O. Box 542736, Merritt Island, FL 32954**, hereinafter called the Grantor, to **CRISTINA M. ORELLANA**, a single person, whose post office address is **1201 Purdue Way, Cocoa, FL 32922**, hereinafter called the Grantee.
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 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 7, Block 4, PINERIDGE UNIT NO. 3, according to the plat thereof, as recorded in Plat Book 12, Page 100, of the Public Records of Brevard County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except: Taxes for 2015 and subsequent years; restrictions recorded in the public records as of the date hereof; reservations and easements of record; and county zoning regulations

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

Signed, sealed and delivered in the presence of:

Witness Signature

Witness Signature

Witness Signature

Witness Signature

Signature

by **MARK J. HALAVIN, President**

Printed Name

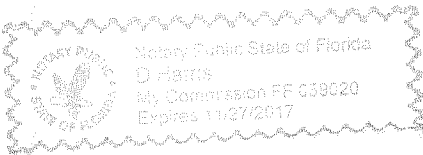
Signature

Printed Name

STATE OF FLORIDA)
COUNTY OF BREVARD)

This foregoing instrument was acknowledged before me this 30th day of September, 2015, by **MARK J. HALAVIN, PRESIDENT OF H PROPERTY VENTURES, INC., a Nevada Corporation**. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL



Notary Signature

Print Name



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

Date: January 29, 2026
Case: 25-1867

Chistina Orellana
1201 Purdue Way.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Christina Orellana
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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.

Terra Whittington | Code Enforcement Officer
321-408-0198: twhittington@cocoafl.org



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Terra Whittington, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-1867 was posted at the following location(s):

(1) Date Posted: 01/30/2026

Location: 65 Stone St. Cocoa, FL 32922

(2) Date Posted: 01/30/2026

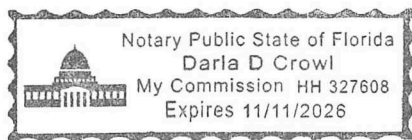
Location: 1201 Purdue Way. Cocoa, FL 32922

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 January, 2026
by Terra Whittington Code Officer



NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 02/02/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Thomas Wilkinson, Code Enforcement Manager
Requested Action: Find the property owner, SIMPSON, MICHAEL D; SIMPSON, SANDRA L of 713 N GEORGIA AVE COCOA, FL 32922, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)*
2. *City Code Chapter 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property maintenance Standards, Sec. 6-1003- Exterior Structure (c)*

BACKGROUND:

On 2Jan26 I noticed a refrigerator and unidentified major appliance (with its back to the street) on the side of the house. No address numbers were on the home. Pictures were taken and added to the case file.

On 5Jan26 I followed up with a Notice of Violation which went out in the mail the same day. Property owner was given until 19Jan26 to come into compliance.

On 20Jan26 I checked the property and found the appliances had not been removed. Pictures were taken and added to the case file.

On 21Jan26 I sent a Notice of Hearing and posted the property. Pictures were taken and added to the case file.

On 23Jan26 I received a call from the property owner indicating he was unaware of the issue. A Certified Mail Receipt indicated that the notice had been mailed on 5Jan26, but the green signature card had not been returned. He requested “a couple more days” to address the situation.

On 26Jan26 I visited the property. Both appliances were still there. No house numbers have been placed on the home. Pictures were taken and added to the case file.

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

1. *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901-*

Accumulation (1)

2. *City Code Chapter 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property maintenance Standards, Sec. 6-1003- Exterior Structure (c)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

I have spoken with the property owner and extended the due date to give him additional time to address the issue. I have issued a Notice of Violation with corrective actions, mailed a Notice of Hearing and posted the property. In total, the owner has been given 43 days (from mailing date to date of hearing) to comply.

RECOMMENDED MOTION:

Find the property owner, SIMPSON, MICHAEL D; SIMPSON, SANDRA L of 713 N GEORGIA AVE COCOA, FL 32922, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)*
2. *City Code Chapter 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property maintenance Standards, Sec. 6-1003- Exterior Structure (c)*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-000003 / 713 N GEORGIA AVE COCOA, FL 32922/
SIMPSON, MICHAEL D; SIMPSON, SANDRA L property owner of 713 N GEORGIA AVE
COCOA, FL 32922, in violation of the following City Codes.

*(1) 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.

*(2) City Code Chapter 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS,
Article III- Property maintenance Standards, Sec. 6-1003- Exterior Structure (c)
Premises identification.* Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be minimum of three (3) inches high with a minimum stroke width of one-half (0.5) inch.

Short Name: CE26-000003 / 713 N GEORGIA AVE COCOA, FL 32922

Through: Tom Wilkinson, Code Manager

Prepared by: William Burrows

Requested Action: Find the property owner, SIMPSON, MICHAEL D; SIMPSON, SANDRA L of 713 N GEORGIA AVE COCOA, FL 32922, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

- (1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)*
- (2) City Code Chapter 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property maintenance Standards, Sec. 6-1003- Exterior Structure (c)*

Background:

On 2Jan26 I noticed a refrigerator and unidentified major appliance (with its back to the street) on the side of the house. No address numbers were on the home. Pictures were taken and added to the case file.

On 5Jan26 I followed up with a Notice of Violation which went out in the mail the same day. Property owner was given until 19Jan26 to come into compliance.

On 20Jan26 I checked the property and found the appliances had not been removed. Pictures were taken and added to the case file.

On 21Jan26 I sent a Notice of Hearing and posted the property. Pictures were taken and added to the case file.

On 23Jan26 I received a call from the property owner indicating he was unaware of the issue. A Certified Mail Receipt indicated that the notice had been mailed on 5Jan26, but the green signature card had not been returned. He requested “a couple more days” to address the situation.

On 26Jan26 I visited the property. Both appliances were still there. No house numbers have been placed on the home. Pictures were taken and added to the case file.

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

- (1) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)*
- (2) City Code Chapter 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property maintenance Standards, Sec. 6-1003- Exterior Structure (c)*

Previous Action:

I have spoken with the property owner and extended the due date to give him additional time to address the issue. I have issued a Notice of Violation with corrective actions, mailed a Notice of Hearing and posted the property. In total, the owner has been given 43 days (from mailing date to date of hearing) to comply.



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

Notice of Violation

To: SIMPSON, MICHAEL D; SIMPSON, SANDRA L
713 N GEORGIA AVE
COCOA, FL 32922

Date: 01/02/2026
Case: : 26-000003

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: 713 N GEORGIA AVE COCOA FL 32922
Parcel ID #: 24-36-29-77-*-134

Violations:

- (1) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)*
- (2) *City Code Chapter 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property maintenance Standards, Sec. 6-1003- Exterior Structure (c)*

Description of Violations:

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

- (2) Premises identification. Buildings shall have approved **address numbers** placed in a position to be plainly legible and visible from the street or road fronting the property. These **numbers** shall contrast with their background. **Address numbers** shall be Arabic numerals or alphabet letters. **Numbers** shall be minimum of three (3) inches high with a minimum stroke width of one-half (0.5) inch.

Corrective Action:

- (1) Please remove all trash/debris from the side of the property. Please also remove all items that are being stored outside.*
- (2) Please number the building in accordance with the City Code.*

IF THE VIOLATIONS ARE NOT CORRECTED BY January 19, 2026, 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.

William Burrows
Code Enforcement Officer
321-704-0647
wburrows@cocoafl.org
Monday – Friday: 8AM – 5PM

9589 0710 5270 0928 25

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

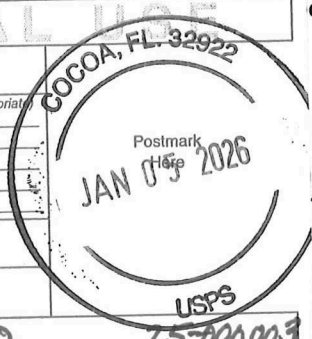
For delivery information, visit our website at www.usps.com.

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
SIMPSON, MICHAEL D.
Street and Apt. No., or PO Box No.
713 N. GEORGIA AVE
City, State, ZIP+4[®]
COCOA, FL 32922

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

AVIT OF POSTING

I, William Burrows, Code Enforcement Officer, City of
hereby affirms that a copy of the Notice of violation for
posting location(s):

(1) Date Posted: 01/05/2026
Location: 713 N GEORGIA AVE 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 5th day of January, 2026
by William Burrows. Code Officer.


NOTARY PUBLIC, State of Florida

Print Name: SANTARIA ROBINSON

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-000036 was posted at the following location(s):

(1) Date Posted: 01/08/2026

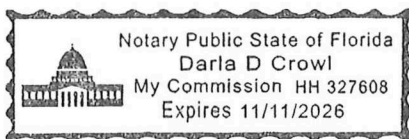
Location: 65 Stone Street Cocoa, FL 32922

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 8 day of January, 2026
by William Burrows, Sr. Code Officer.

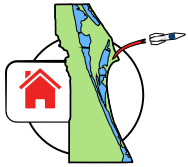


NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

**REAL PROPERTY DETAILS**

Account 2422569 - Roll Year 2025

Owners	SIMPSON, MICHAEL D; SIMPSON, SANDRA L
Mailing Address	713 N GEORGIA AVE COCOA FL 32922
Site Address	713 N GEORGIA AVE COCOA FL 32922
Parcel ID	24-36-29-77-*134
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0095
Subdivision	COCOA MODERN MANORS
Land Description	COCOA MODERN MANORS LOT 134

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$146,370	\$142,030	\$119,720
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$40,160	\$39,030	\$37,900
Assessed Value School	\$40,160	\$39,030	\$37,900
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$15,160	\$14,030	\$12,900
Taxable Value School	\$15,160	\$14,030	\$12,900

SALES / TRANSFERS

Date	Price	Type	Instrument
06/12/1989	\$46,000	WD	3001/3327
08/01/1976	\$12,000	--	1646/0528

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

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1958
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)	1,184	Carport	165
Open Porch	30	Outbuilding	73
Utility Room	90	Patio - Concrete	150
Total Base Area	1,184		
Total Sub Area	1,304		



© All EagleView Technology Corporation

This Warranty Deed Made the 12th day of June A.D. 1989 by
DANNY RAY WILLIAMS AND JUDITH K. WILLIAMS, HIS WIFE

hereinafter called the grantor, to
MICHAEL D. SIMPSON AND SANDRA L. SIMPSON, HIS WIFE

whose post office address is
713 N. GEORGIA AVENUE
COCOA, FLORIDA 32922

hereinafter called the grantee

Grantees' SSN:

Witnesseth: That the grantor, for and in consideration of the sum of \$TEN & NO/100 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in BREVARD County, Florida, viz:

LOT 134, COCOA MODERN MANORS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

100-1129-1
JUN 14 1989
COCOA, FLORIDA

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining parcel Identification Number:24-36-29-77

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, 1988

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:

Sammy L. Richman

Danny Ray Williams
DANNY RAY WILLIAMS L.S.
Judith K. Williams
JUDITH K. WILLIAMS L.S.
L.S.
L.S.

STATE OF Florida
COUNTY OF Brevard

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
DANNY RAY WILLIAMS AND JUDITH K. WILLIAMS, HIS WIFE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same. they

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of June, A.D. 1989

OFF. REC.
3001

PAGE 332
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES NOV 12, 1990
FORGED THRU GENERAL REG. OFF.

Notary Public

7261



[Search](#) > Account Summary

Real Estate Account #2422569

Owner:

SIMPSON, MICHAEL D
SIMPSON, SANDRA L

Situs:

713 N GEORGIA AVE
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)



Homestead Exemption



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on **11/25/2025** for **\$703.80**.



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

Account History

BILL	AMOUNT DUE
2025 Annual Bill ⓘ	\$0.00
	Print (PDF)
2024 Annual Bill ⓘ	\$0.00
	Print (PDF)
2023 Annual Bill ⓘ	\$0.00
	Print (PDF)
2022 Annual Bill ⓘ	\$0.00
	Print (PDF)

	 Print (PDF)	
2021 Annual Bill 		\$0.00
	 Print (PDF)	
2020 Annual Bill 		\$0.00
	 Print (PDF)	
2019 Annual Bill 		\$0.00
	 Print (PDF)	
2018 Annual Bill 		\$0.00
	 Print (PDF)	
2017 Annual Bill 		\$0.00
	 Print (PDF)	
2016 Annual Bill 		\$0.00
	 Print (PDF)	
2015 		
2015 Annual Bill		\$0.00
	 Print (PDF)	
Certificate #4459		
		Paid \$476.66
2014 Annual Bill 		\$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



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

Date: January 21, 2026
Case: 26-000003

SIMPSON, MICHAEL D; SIMPSON, SANDRA L
713 N GEORGIA AVE
COCOA, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Simpson, Michael D;
Simpson, Sandra L
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on **February 19, 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.

William Burrows | Code Enforcement Officer
321-704-0647: wburrows@cocoafl.org



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

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

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

OFFICIAL USE

Certified Mail Fee

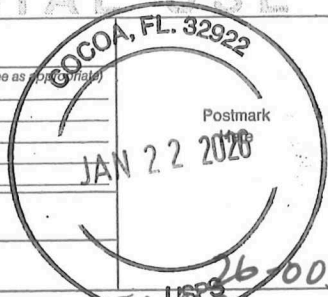
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees

Sent To
SYMPSON, MICHAEL; SARAH
Street and Apt. No., or PO Box No.
713 N. GEORGIA AVE
City, State, ZIP+4®
COCOA, FL 32922

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



DAVIT OF HEARING

tes, I, William Burrows, Code Enforcement Officer, City of
, hereby affirms that a copy of the Notice of hearing for
owing location(s):

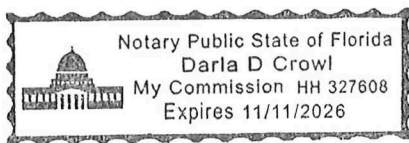
oa, FL 32922

William Burrows
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 January, 2026
by William Burrows. Code Officer.



Darla D. Crowl

NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 02/02/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crowl, 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.

On January 15th, 2026. The board heard the case and ordered the property to be in compliance by February 18th, 2026.

On January 29th, 2026 Mr. Pratt came into the office and spoke to me regarding how to get into compliance. He stated that he was having issues fixing the window due to the tenant being in the eviction process. I requested an email regarding this information to assist him in getting into compliance.

On February 2nd, 2026. I posted the property regarding the noncompliance hearing on February

19th, 2026.

February 18th, 2026. I observed the property to still be in violation

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:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff contacted the property owner through phone calls and 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. NOH was signed for; board order was mailed certified to the property owner as well.

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)

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.

On January 15th, 2026. The board heard the case and ordered the property to be in compliance by February 18th, 2026.

On January 29th, 2026 Mr. Pratt came into the office and spoke to me regarding how to get into compliance. He stated that he was having issues fixing the window due to the tenant being in the eviction process. I requested an email regarding this information to assist him in getting into compliance.

On February 2nd, 2026. I posted the property regarding the noncompliance hearing on February 19th, 2026.

February 18th, 2026. I observed the property to still be in violation

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 contacted the property owner through phone calls and 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. NOH was signed for; board order was mailed certified to the property owner as well.



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

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



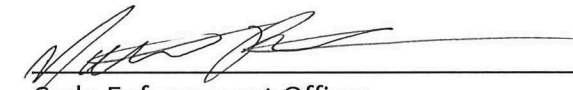
Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

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

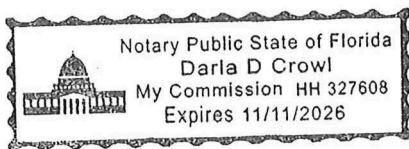
Location: 65 Stone St. Cocoa, FL 32922

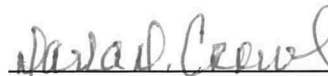

Code Enforcement Officer

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: _____



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):

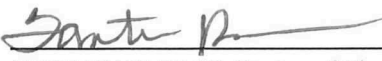
- (1) Date Posted: 12/31/2025
Location: 65 Stone St. Cocoa, FL 32922
- (2) Date Posted: 12/31/2025
Location: 144 Lynell Ln. Cocoa, FL 32922


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

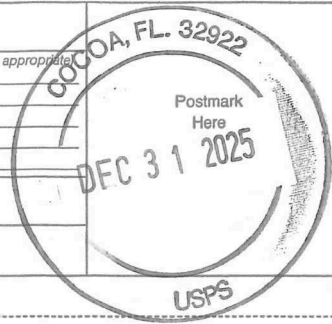
For delivery information, visit our website at www.usps.com®.

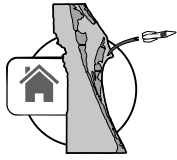
OFFICIAL USE

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



**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

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)

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.

On January 15th, 2026. The board heard the case and ordered the property to be in compliance by February 18th, 2026.

On January 29th, 2026 Mr. Pratt came into the office and spoke to me regarding how to get into compliance. He stated that he was having issues fixing the window due to the tenant being in the eviction process. I requested an email regarding this information to assist him in getting into compliance.

On February 2nd, 2026. I posted the property regarding the noncompliance hearing on February 19th, 2026.

February 18th, 2026. I observed the property to still be in violation

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 contacted the property owner through phone calls and 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. NOH was signed for; board order was mailed certified to the property owner as well.

9589 0710 5270 3233 0761 39

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

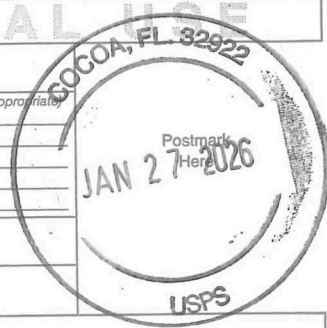
\$

Sent To

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

City, State, ZIP+4®

PS Form 3811, 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:

Jerry Pratt
485 Carnaval Graves Blvd.
Cocoa, FL 32926



9590 9402 8439 3156 8634 84

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0761 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Jerry Pratt

C. Date of Delivery

1/29/26

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: February 2, 2026
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 NON-COMPLIANCE HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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 Non-Compliance Hearing for case 25-1605 was posted at the following location(s):

(1) Date Posted: 02/02/2026

Location: 65 Stone St. Cocoa, FL 32922

(2) Date Posted: 02/02/2026

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 2nd day of February, 2026
by Nathaniel Propst Code Officer

NOTARY PUBLIC, State of Florida
Notary Public State of Florida
Alyssa Marie Session
My Commission HH 754289
Expires 1/8/2030

Print Name: _____

Alyssa Session

Personally Known  OR Produced Identification _____

Type of Identification Produced: _____

**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 25-1605**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

PRATT, JERRY

Owners of the Property located at:

144 LYNELL LN

COCOA FL 32922

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

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on **January 15, 2026** to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

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

1. ☒ *Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5) 250.00*
2. ☒ *Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) 250.00*

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

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

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

1. ☒ *Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5) 250.00*
2. ☒ *Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) 250.00*

Order

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

1. Respondent shall be given until February 18, 2026 to correct all violations set forth herein on the property.

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

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

1. ☒ Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-900. - General. (b) (5) **250.00**
2. ☒ Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation. (1) **250.00**

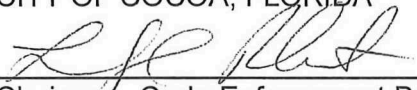
Per day may be imposed for each and every day any of the violations continue past the above-stated date ordered for compliance by the Board and the daily fines shall continue to run until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer. Respondent shall be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

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

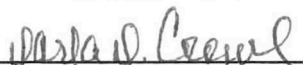
Once the violations have been corrected, any of the same violations by Respondent within five years may constitute a repeat violation where the Board may impose a fine of up to \$500.00 per day for each day the violation exists beginning the day the repeat violation is first observed by the Code Enforcement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

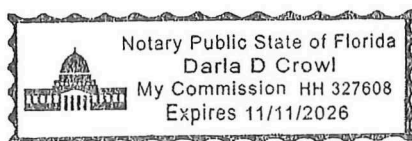
DONE AND ORDERED THIS **15th** DAY OF **January**, **2026**.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA


Chairman, Code Enforcement Board

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at **PRATT, JERRY** mailing address is 485 CANAVERAL GROVES BLVD COCOA FL 32926 this **15th** day of **January**, **2026** ____ via ____ hand delivery/ ☒ certified mail/ ____ U.S. mail/ ____ posting (mark all that apply).


Secretary, Code Enforcement Board



CODE BOARD AGENDA ITEM

Memo Date: 02/02/2026
Agenda Date: 2/19/2026
Prepared By: Darla Crawl, 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 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.

On January 15th, 2026 The CEB heard the case and ordered the property to be in compliance by February 18th.

On February 2nd, 2026, I posted the property regarding the noncompliance hearing on February 19th.

On February 18th, 2026, I found the Property to still be in violation.

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 NOV was returned to sender due to not being deliverable as addressed with the address pulled from the Brevard County Property Appraiser Office. Property was posted for non compliance and a board order was certified mailed to the property owner.

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)

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 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.

On January 15th, 2026 The CEB heard the case and ordered the property to be in compliance by February 18th.

On February 2nd, 2026, I posted the property regarding the noncompliance hearing on February 19th.

On February 18th, 2026, I found the Property to still be in violation.

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 NOV was returned to sender due to not being deliverable as addressed with the address pulled from the Brevard County

Property Appraiser Office. Property was posted for non compliance and a board order was certified mailed to the property owner.



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



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

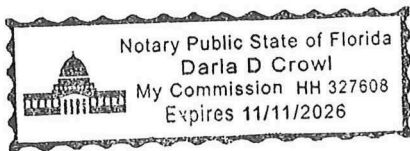
Location: 65 Stone St. Cocoa, FL 32922

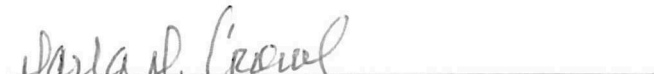

Code Enforcement Officer

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: _____

9589 0710 5270 3233 0689 41

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

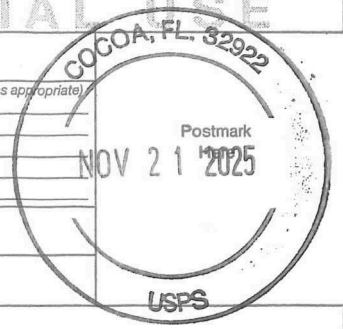
Tom DICKSON

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

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

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 **SANDRA 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
\$

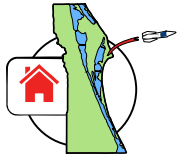
Sent To *Tom Dickson*

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

**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.

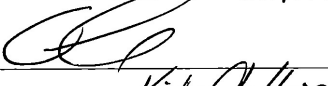
To Have and to Hold, the same in fee simple forever.

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.

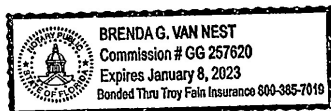
Signed, sealed and delivered in our presence.

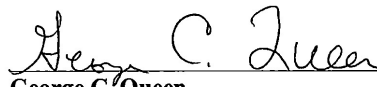

Witness Printed Name BRENDA G. VAN NEST

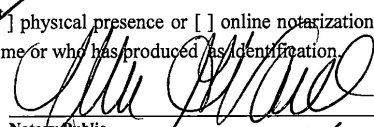

Witness Printed Name Vick Collins

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

9589 0710 5270 3233 0761 22

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

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

OFFICIAL USE

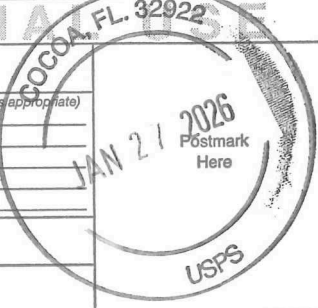
Certified Mail Fee

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
 Landscape Unique, LLC
 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

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:

Landscape Unique, LLC
 2419 Nela Ave
 Belle Isle, FL 32809



9590 9402 8439 3156 8634 77

2. Article Number (Transfer from service label)

589 0710 5270 3233 0761 22

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
☐ 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: February 2, 2026
Case: 25-1641

Landscape Unique LLC
2419 Nela Ave.
Belle Isle, FL 32809

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Landscape Unique LLC
Current Property Owners

VS.

NOTICE OF NON-COMPLIANCE HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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: February 2, 2026
Case: 25-1641

Tom Dickson
2419 Nela Ave.
Belle Isle, FL 32809

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Tom Dickson
Current Property Owners

VS.

NOTICE OF NON-COMPLIANCE HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on February 19, 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

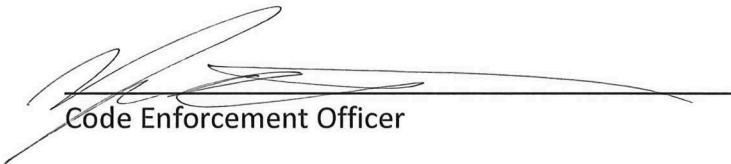


Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

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 Non-Compliance Hearing for case 25-1641 was posted at the following location(s):

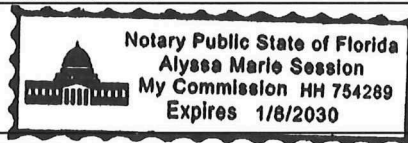
- (1) Date Posted: 02/02/2026
Location: 65 Stone St. Cocoa, FL 32922
- (2) Date Posted: 02/02/2026
Location: 115 Stone St. Cocoa, FL 32922


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 2nd day of February, 2026
by Nathaniel Propst, Code Officer



NOTARY PUBLIC, State of Florida

Print Name: Alyssa Session

Personally Known  OR Produced Identification _____

Type of Identification Produced: _____

**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 25-1641**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

LANDSCAPE UNIQUE LLC

Owners of the Property located at:
115 STONE ST
COCOA FL 32922
Parcel ID: 24-36-33-35-*--22.03

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on **January 15, 2026** to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

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

1. ☒ *Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas (I) 250.00*
2. ☒ *Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation (1) 250.00*

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

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

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

1. ☒ *Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas (I) 250.00*
2. ☒ *Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation (1) 250.00*

Order

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

1. Respondent shall be given until February 18, 2026 to correct all violations set forth herein on the property.

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

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

1. ☒ Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 4, General Requirements. Section 6-1001, Exterior Property Areas (I) **250.00**
2. ☒ Chapter 6, Buildings, Construction and Property Regulations. Article III, Property Maintenance Standards. Division 3, Nuisances. Section 6-901, Accumulation (1) **250.00**

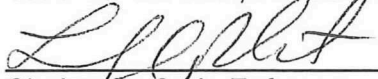
Per day may be imposed for each and every day any of the violations continue past the above-stated date ordered for compliance by the Board and the daily fines shall continue to run until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer. Respondent shall be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

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

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

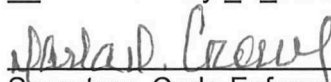
DONE AND ORDERED THIS **15th** DAY OF **January, 2026**.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA

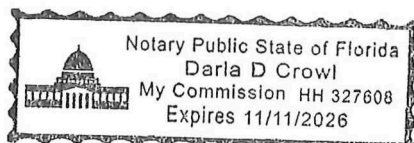


Chairman, Code Enforcement Board

I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at **DICKSON, TOM A** mailing address is 2419 NELA AVE BELLE ISLE FL 32809 this **15th** day of **January, 2026** _____ via _____ hand delivery/ ☒ certified mail/ _____ U.S. mail/ _____ posting (mark all that apply).



Secretary, Code Enforcement Board



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:

Tom A. Dickson, Reg. Agent
2419 Nela Ave
Belle Isle, FL 32809



9590 9402 8439 3156 8634 60

2. Article Number (Transfer from service label)

589 0710 5270 3233 0761 15

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
☐ 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

U.S. Postal Service™

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 A. Dickson, Registered Agent

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 0761 15