



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

June 18, 2026

6:00 PM

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

I. Opening Matters:

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

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of June 18, 2026.
2. Minutes: Regular Meeting of May 21, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE26-1121 / Holmes, Mary C., property owner of 1044 Alamanda Ln, Cocoa, FL 32922, in violation of the following City Codes.

A. City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands requires. (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.

B. City Code Chapter 6 - Buildings, Construction and property regulations. Article III -

Property maintenance standards. Sec. 6-1003 Exterior Structures. (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.

C. City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

2.

CE26-177 / Phillips, Reginald A., property owner of 1407 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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.

3.

CE26-166 / Stevens, Connie May, property owner of 1432 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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.

4.

CE26-1291 / Dai, Qianran, property owner of 1424 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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.

CE26-000832 / Owens, John; Owens, Arlene B., property owners of 1053 Alamanda Ln, 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 6-902. - Discarding junk, inoperable or abandoned motor vehicles. (b). Which States: **Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (Untagged vehicle)***

6.

CE26-000833 / Smith, Robert E.; Smith, Theresa A. Life Estate, property owners of 4002 Sandgate Ct, Cocoa, FL 32926 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 6-902. -Discarding junk, inoperable or abandoned motor vehicles. (b). Which States: **Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (Untagged vehicle)***

7.

CE26-001143 / Patterson, Victor; Patterson, Ola, property owners of 703 S. Georgia Ave, Cocoa, FL, 32922 in violation of the following City Codes.

A. *City Code APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section 14(D)- Parking and storage or use of major recreational equipment.* Major recreational equipment may be parked or stored in a residential district within required front, side and rear yards, providing that: (D)

Such equipment shall not be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or any location not approved for such use.

B. *City Code Chapter. 6- [BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS](#) , Article III- Property Maintenance Standards, Sec. 6-901- Accumulation (1). Clearance of lands required.* (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.

C. *City Code Chapter. 6- [BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS](#) , Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally (b) (12)* Permitting an unfinished structure to exist on property after expiration of the applicable building permit, and any extensions thereof. Notwithstanding the provisions of this paragraph, the city council may allow an extension of time prior to which the existence of the unfinished structure constitutes a nuisance for a period, not to exceed five (5) years from the date of issuance of the permit, upon application to the city council, when the city council determines that said extension is required to avoid undue hardship and just cause exists for the extension. Provided, however, that the city council may require conditions to the extension as the council in its discretion deems necessary to place the structure in a condition so that it does not pose a threat to public health, safety and welfare.

IV. Non-Compliance:

V. Lien Reductions:

VI. New Business:

VII. Other Business:

VIII. Abatement Appeals:

IX. Manager Announcements:

X. Next Meeting Date:

XI. Adjournment:

XII. Opening Matters:

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: 05/28/2026
Agenda Date: 6/18/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Approve the agenda of June 18, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve the agenda of June 18, 2026, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

June 18, 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: June 18, 2026
2. Approval of Minutes for May 21, 2025
3. Submittal of Document Packet

CASES

1. CE-26-1121 – 1044 Alamanda Ln
2. CE-26-177 – 1407 Pineda St
3. CE-26-166 – 1432 Pineda St
4. CE-26-1291 – 1424 Pineda St
5. CE-26-832 – 1053 Alamanda Ln
6. CE-26-833 – 4002 Sandgate Ct.
7. CE-26-1143– 703 S Georgia Ave.

NON-COMPLIANCE

None

Manager Announcements

None

Next Meeting Date

July 16, 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 June 18, 2026, or by calling (321)-433-8508

CODE BOARD AGENDA ITEM

Memo Date: 05/28/2026
Agenda Date: 6/18/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Approve the minutes of May 21, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve the minutes of May 21, 2026, Code Board Meeting as presented or with amendments.

**Code Enforcement Board
Meeting Minutes
May 21, 2026**

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, May 21, 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
Dik Muller	Board Member
Gloria Weatherspoon	Board Member
Jody Hatcher	1st Alternate
Thomas Zimmerman	2nd Alternate

MEMBERS ABSENT:

Sharri Scott	Board Member-excused
George Brown Jr.	Board Member

OTHERS PRESENT:

Jason Brimm	Code Enforcement Officer
Derrick Steel	Code Enforcement Officer
Terra Whittington	Code Enforcement Officer
William Burrows	Code Enforcement Officer
Kristin Eick	City Attorney
Darla Crowl	Recording Secretary
Officer Fuller	Police Officer
Sergeant Leitch	Sergeant
Jennifer Justiniano	Community Services Manager
Charlene Neuterman	Community Service Director
Councilperson Weeks	Code Enforcement Liaison

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: May 21, 2026

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

Motion by Mr. Muller, seconded by Vice Chair Otero, to approve to the agenda of May 21, 2026. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: January 15, 2026

Motion by Mr. Muller, seconded by Vice Chair Otero, to approve to the minutes of January 15, 2026. Vote on the motion carried unanimously.

3. Submit to the record of all documents & notices for all cases on the Agenda.
4. New Manager of Code Enforcement

CASES:

1. CE-26-227 – 930 Peachtree St

Complied.

2. CE-26-1216 – 516 S Wilson Ave.

Code Enforcement Officer Derrick Steel provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Steel testified that the Property Owner was in violation of City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. **Article I. - Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally, and Chapter 6. -Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B) of the City Code.**

Code Enforcement Officer Steel requested that the Board find the Property Owner in violation and be given until June 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 Maintenance Standards. **Article I. - Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally,** per day until found in compliance.

Officer Steel was asked if any contact had been made with someone from the property. He stated yes via email. Attorney Eick wanted to clarify that only the violation would be Chapter 6. -Buildings, Construction and Property Maintenance Standards. **Article I. Building and Construction. Division 6. -Abatement of unsafe or dangerous buildings. Section 6-600- Generally. Officer Steel verified that was the only violation left on the property.** More discussion amongst the Board members and staff.

Motion by Vice Chair Otero, seconded by Mr. Muller, to approve Staff's recommendation *and* find the Property Owner in violation and a fine of **two hundred fifty dollars (\$250.00)**. Vote on the motion carried unanimously.

3. CE-26-233 – 1035 W King St.

Code Enforcement Officer Derrick Steel provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Steel testified that the Property Owner was in violation of **Chapter 6. -Buildings, Construction and Property Regulations. Article III-Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B), Chapter 6. -Buildings, Construction, and Property Regulations. Article III. - Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas, Appendix A 4 Zoning. Article XIII. -Supplementary District Regulations. Section 5 -Visual screens (fences, walls, hedges) (G) Maintenance. Maintenance, Chapter 6 -Buildings, Construction, and Property Regulations. Article III. - Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements, Section 6-1303. -Electrical Facilities. (c) Electrical system hazards and Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off- site advertising / billboard regulation. (H) of the City Code.**

Code Enforcement Officer Steel requested that the Board find the Property Owner in violation and be given until June 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 3.- Nuisances. Section 6-901. - Accumulation (B)**, 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**, up to two hundred fifty dollars (\$250.00) **Appendix A 4 Zoning. Article XIII. -Supplementary District Regulations. Section 5 -Visual screens (fences, walls, hedges) (G) Maintenance. Maintenance**, up to two hundred fifty dollars (\$250.00) **Chapter 6 -Buildings, Construction, and Property Regulations. Article III. - Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements, Section 6-1303. -Electrical Facilities. (c) Electrical system hazards** and up to two hundred fifty dollars (\$250.00) **Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off- site advertising / billboard regulation. (H) per day** until found in compliance.

Chairman Roberts wanted to verify how many violations were on the property. Officer Steel stated there were 5 violations still on the property. More discussion amongst the Board members and staff.

Motion by Ms. Weatherspoon, seconded by Chairman Roberts, to approve Staff's recommendation *and* find the Property Owner in violation and. two **hundred fifty dollars (\$250.00) per day per violation**. Vote on the motion carried unanimously.

4. CE-25-1876 – 2471 W Sherwood Cir.

Tabled.

5. CE-26-126 – 1110 Myrtle Ln

Code Enforcement Officer William Burrows provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Burrows testified that the Property Owner was in violation of **Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standard, Sec. 6-901- Accumulation (1) and Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2) of the City Code.**

Code Enforcement Officer Burrows requested that the Board find the Property Owner in violation and be given until June 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 Standard, Sec. 6-901- Accumulation (1) and Appendix A- ZONING, Article XIII, Supplementary District Regulations, Sec. 14 (A) (2) per day** until found in compliance.

Property owner was sworn in: David J Gossett, 1110 Myrtle Ln

Mr. Gossett stated that he has cleaned the property as of today. Chairman Roberts asked if the property still looked the same as the PowerPoint pictures. He stated it does not and has pictures as of today. Mr. Gossett has the boat sold just waiting to be picked up. Vice Chair asked when the boat was to be picked up, Mr. Gossett was not sure. Chairman Roberts asked other questions. Ms Weatherspoon, due to his age wanted to table the case with no fine at this time. More discussion amongst the Board members and staff.

Motion by Vice Chair Otero, seconded by Mr. Muller, to amend Staff's recommendations and fined the Property Owner in violation and give the property owner until July 15, 2026, to correct the violations and a fine of two hundred fifty dollars (\$250.00) per day per violation.

Motion by Chairman Roberts, seconded by Vice Chair Otero, to amend Staff's recommendation *and* find the Property Owner in violation and a fine of twenty-five dollars (\$25.00) per day per violation and be given until July 15, 2026. Vote on the motion carried unanimously.

6. CE- 25-731 – 1116 Bristol Dr.

Code Enforcement Officer William Burrows 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 **Code Appendix A. Art. XV. Sec. 2 (A)** of the City Code.

Code Enforcement Officer Burrows 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 Code Appendix A. Art. XV. Sec. 2 (A) per** day until found in compliance.

Chairman Roberts asked about the 2 case numbers which Manager Justiniano explained. Chairman asked about the unpermitted for the renovation and was there a contractor. Officer Burrows explained that the inspector seen the work and let Code Enforcement know. Manager Justiniano explained there was a fire at this property due to an electrical fire from a handyman doing the work. Director Neuterman explained that CitizenServ was up during this time as CitizenServ is a web-based system and could be done on customers' phones, so they were able to pull a permit during that time. Manager Justiniano stated per the code they would need to apply and the permit would need to be issued for the violation to stop. More discussion amongst the Board members and staff.

Motion by Ms. Weatherspoon, seconded by Chairman Roberts, to amend Staff's recommendation *and* find the Property Owner in violation and fifty dollars (\$50.00) per day and be given until July 15, 2026. Vote on the motion carried unanimously.

NON-COMPLIANCE:

None

Manager Announcements:

Director Charlene Neuterman announced that Manager Wilkinson resigned from the city and is now longer with the City of Cocoa. Director Charlene Neuterman announced Jennifer Justiniano is now the new Code Enforcement Manager. Code Enforcement case report was given to each of you and even with the system being down Code Enforcement was still able to do 809 cases.

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on June 18, 2026.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:11 PM.

Approved on this _____ day of _____, 2026.

Lloyd Roberts, Chairman

Darla Crawl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date: 06/02/2026

Agenda Date: 6/18/2026

Prepared By: Darla Crowl, Code Enforcement Coordinator

Through: Jennifer Justiniano

Requested Action:

Find the property owner, Holmes, Mary C. of 1044 Alamanda Ln. Cocoa, FL 32922, 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.

A. City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (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.

B. City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1003 Exterior Structures. (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.

C. City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

BACKGROUND:

On April 16, 2026, during a proactive patrol, I observed the property with multiple violations. The address is not identifiable from the front of the property and appears to have no identifying numbers.

There is trash/debris by the easement of the property. The fence on the left front facing the property is entirely gone except the posts. The property is owned and homestead exempt. No contact with the owner. All documents including photos were uploaded relating to a new Code Enforcement case being created. A Notice of Violation was generated and e-mailed to the Code Enforcement Coordinator to print and mail out. A copy of the NOV will be posted in City Hall and an affidavit of posting will be completed.

On May 15, 2026, I received a call from the property owner, phone number 571-300-9306, and spoke to her about the violations. She was unaware about Waste Management not picking up pallets or fence material and stated she would get it removed from the easement. I also informed her about the property address numbers needing to be visible. The property owner stated she was having issues with the fence repair due to vegetation and conflict with the neighbor. I advised her to let me know when the other two issues were corrected and I would look at the fence again.

On May 18, 2026, I inspected the property and observed all violations remained. A follow-up visit was scheduled for the following day to obtain current photos were not taken at this time.

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. Clearance of lands required.

(2) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1003 Exterior Structures. (c) Premises identification.

(3) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g) Accessory structures.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had communication with property owner.

RECOMMENDED MOTION:

Find the property owner, Holmes, Mary C. of 1044 Alamanda Ln. Cocoa, FL 32922, 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.

A. City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (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.

B. City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1003 Exterior Structures. (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.

C. City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Code Enforcement Agenda

Check one box

☒ **Code Cases**

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

Agenda Item Name: CE26-1121 / Holmes, Mary C. property owner of 1044 Alamanda Ln. 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. Clearance of lands requires. (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 Structures. (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.*
- (3) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

Short Name: CE26-1121 / 1044 Alamanda Ln. Cocoa, FL 32922

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Holmes, Mary C. of 1044 Alamanda Ln. Cocoa, FL 32922, 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.

- (1) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (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 Structures. (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.*
- (3) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

Background:

On April 16th, 2026, While proactively patrolling the City I observed the property with multiple violations. The address is not identifiable from the front of the property and appears to have no identifying numbers. There is trash/debris by the easement of the

property. The fence on the left front facing the property is entirely gone except the posts. The property is owned and homestead exempt. No contact with the owner. All documents including photos were uploaded relating to a new Code case being created. A Notice of Violation was generated and e-mailed to the Code case coordinator to print and mail out. A copy of the Notice will be posted in City Hall and an affidavit of posting will be completed.

On May 15th, 2026, Owner called me from 571-300-9306 and spoke to her about the violations. She was unaware about Waste Management not picking up pallets or fence material. Stated she would get it removed from the easement, also let her know about the property address numbers needing to be visible. Stated she was having issues with the fence. Told her to let me know when the other two issues were corrected and I would look at the fence again. She stated there was issues with vegetation and getting the fence repaired, also issues with the neighbor.

On May 18th, 2026, Inspected the property, photos were not taken at this time, will take tomorrow. No issues had been corrected, all violations remained.

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. Clearance of lands required.*
- (2) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1003 Exterior Structures. (c) Premises identification.*
- (3) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g) Accessory structures.*

Previous Action:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had communication with property owner.



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

Notice of Violation

To: Holmes, Mary C.
1044 Alamanda Ln.
Cocoa, FL 32922

Date: 4/16/2026

Case: 26-1121

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: 1044 Alamanda Ln. Cocoa, FL 32922

Parcel ID: 24-36-29-01-8-10

Violations:

(1) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands requires. (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 Structures. (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.*
- (3) *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g) Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.*

Description of Violations:

- (1) *There is trash/debris on the easement of the property.*
- (2) *The address numbers on the property are not identifiable.*
- (3) *The fence is in disrepair on the side of the property.*

Corrective Action:

- (1) *Please remove all trash/debris from the property.*
- (2) *Please replace the address numbers on the front of the property. Ensure the numbers contrast with the color of the home.*
- (3) *Please replace/remove the fence, if needed apply and obtain a permit.*

IF THE VIOLATIONS ARE NOT CORRECTED BY May 16, 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 below signed Code Enforcement Officer as soon as possible.

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

Jason Brimm

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



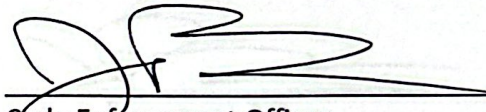
City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

AFFIDAVIT OF HAND DELIVERY/POSTING

Pursuant to Chapter 162, Florida Statutes, I Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement, hereby affirms that a copy of the Notice of Violation for case 26-1121 was posted at the following location(s):

Date Delivered: 04/16/2026

Location: 65 Stone St. Cocoa, FL 32922
City Hall lobby


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 16th day of April, 2026
by Jason Brimm Code officer

NOTARY PUBLIC

SANTERIA ROBINSON
Notary Public
State of Florida
Comm# HH517528
Expires 4/17/2028
Print Name: _____

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

505 260-1121

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

Murphy Holmes

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

1244 Alameda Ln.

City, State ZIP+4®

Alameda, FL 32922

USPS

COA, FL 32922

Postmark

APR 17 2026

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

27 0207 FEB 0225 0720 6856

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mary C Holmes
1044 Alameda Ln.
Cocoa, FL 32922



9590 9402 8439 3156 8606 05

2. Article Number (Transfer from service label)

589 0710 5270 3233 1070 17

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

Estimate Property Taxes

 Account: 2421709

**Owners:**

HOLMES, MARY C

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

**Mail Address:**

1044 ALAMANDA LN COCOA FL 32922

**Site Address:**

1044 ALAMANDA LN COCOA FL 32922

**Parcel ID:**

24-36-29-01-8-10

**Taxing District:**

23D0 - COCOA

**2025 Exemptions:**

HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

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

**Property Use:**

0110 - SINGLE FAMILY RESIDENCE

**Total Acres:**

0.19

**Site Code:**

0001 - NO OTHER CODE APPL.

**Plat Book/Page:**

0011/0100

**Subdivision Name:**

PINERIDGE SUBD

**Land Description:**

PINERIDGE SUBD LOT 10 BLK 8

Value

Category	2025	2024	2023
 Market Value:	\$220,910	\$217,770	\$180,560
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$220,910	\$217,770	\$180,560
 Assessed Value School:	\$220,910	\$217,770	\$180,560
 Homestead Exemption:	\$25,000	\$25,000	\$0
 Additional Homestead:	\$25,722	\$25,000	\$0
 Other Exemptions:	\$0	\$0	\$0
 Taxable Value Non-School:	\$170,188	\$167,770	\$180,560
 Taxable Value School:	\$195,910	\$192,770	\$180,560

Sales/Transfers

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

Date	Price	Type	Instrument
04/18/2022	\$47,700	WD	9487/595
07/27/2020	\$150,000	WD	8814/2738
03/28/2018	--	QC	8125/318
10/26/2001	--	QC	4450/3306
10/26/2001	--	QC	4450/3304
04/15/1964	\$14,500	WD	683/402

Buildings

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

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

DETAILS

Description	Value
Bldg. Use:	0110 - SINGLE FAMILY RESIDENCE
Year Built:	1957
Story Height:	8

DETAILS

Description	Value
Floors:	1
Residential Units:	1
Commercial Units:	0

SUB-AREAS

Description	Square-Feet
Base Area 1st	1,628
Garage	264
Open Porch	42
Utility Room	70
Total Base Area	1,628
Total Sub Area	2,004

EXTRA FEATURES

Description	Units
Covered Patio	400
Pool - Residential	1
Pool Deck	923

Prepared by/Return to:
Kathy Sullivan
Sullivan Title Services, LLC
1900 S Harbor City Blvd., Suite 328
Melbourne, FL 32901
File No. 2108011

GENERAL WARRANTY DEED

Made this 18th day of April, 2022, A.D. by JOHN HOLMES, a married man, whose post office address is 210 Trailing Creek Road NW, Madison, Alabama 35757, and DANIEL HOLMES, a married man, whose post office address is 1044 Alamanda Lane, Cocoa, Florida, hereinafter called the grantor, to MARY C. HOLMES, a married woman, whose post office address is 1044 Alamanda Lane, Cocoa, Florida, hereinafter called the grantee,

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

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

Lot 10, Block 8, Pineridge, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 100, of the Public Records of Brevard County, Florida.

Parcel ID 24-36-29-01-8-10

Subject to taxes and assessments for the current year and all subsequent years
Subject to restrictions, easements, and covenants of record.
Subject to all applicable zoning rules and regulations.

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

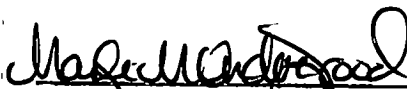
To Have and to Hold, the same in fee simple forever.

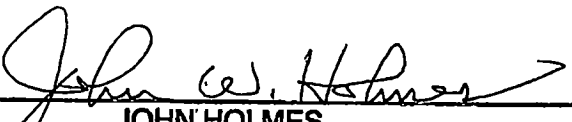
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

The land described above is not the homestead of John Holmes under the laws and constitution of the State of Florida and neither the Grantor nor any person for whose support the Grantor is responsible reside on or adjacent to the land.

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 #1 Signature Above
 Printed Name: MAYLE M. UNDERWOOD

 (Seal)
 JOHN HOLMES
 210 Trailing Creek Road NW, Madison, Alabama 35757


 Witness #2 Signature Above
 Printed Name: Rachel Haarr

STATE OF ALABAMA
 COUNTY OF Madison

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of April, 2022, by JOHN HOLMES, who is personally known to me or who produced Alabama drivers as identification.


 Notary Public

My Commission Expires
 August 25, 2025



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:

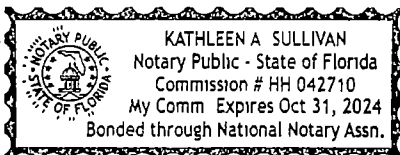
Kathleen A Sullivan
Witness #1 Signature Above
Printed Name KATHLEEN A SULLIVAN

Daniel Holmes (Seal)
DANIEL HOLMES
1044 Alamanda Lane, Cocoa, FL 32922

Carolyn Yankow
Witness #2 Signature Above
Printed Name Carolyn Yankow

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of April, 2022, by DANIEL HOLMES, who is personally known to me or who produced a Florida Driver's License as identification.



Kathleen A Sullivan
Notary Public



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

Date: June 4, 2026
Case: 26-1121

Holmes, Mary C.
1044 Alamanda Ln.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Holmes, Mary C.

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on June 18, 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

42 2578 8157 3700 5270 0225 0710 69589

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

JB#26-1121

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

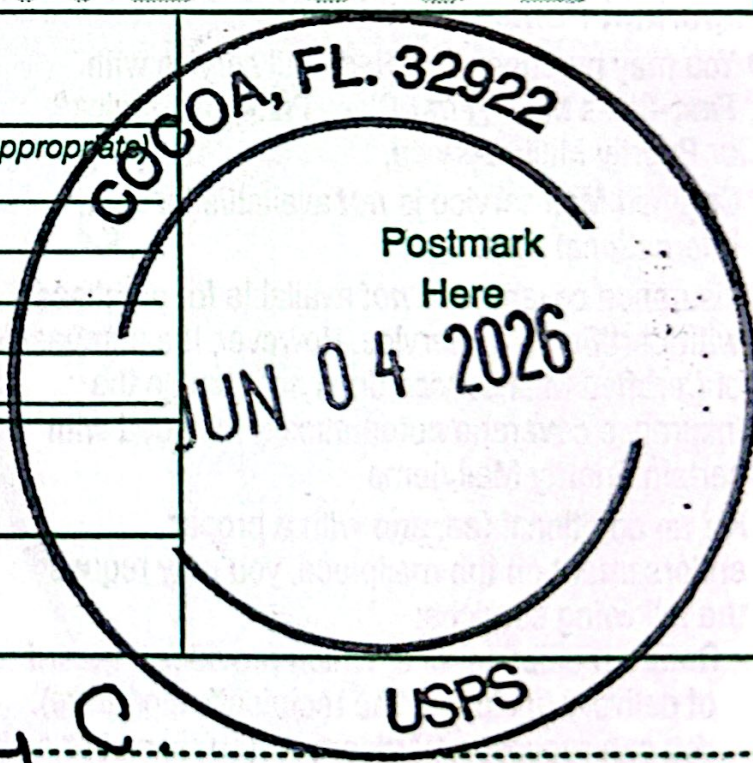
\$

Total Postage and Fees

\$

Sent To

Holmes, Mary C.
Street and Apt. No., or PO Box No.
1044 Alameda LN.
City, State, ZIP+4®
Cocoa, FL 32922





City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

AFFIDAVIT OF HAND DELIVERY/POSTING

Pursuant to Chapter 162, Florida Statutes, I Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement, hereby affirms that a copy of the Notice of Hearing for case 26-1121 was posted at the following location(s):

Date Delivered: 06/4/2026

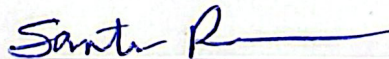
Location: City of Cocoa City Hall lobby
1044 Alamanda Ln. Cocoa, FL 32922


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 4th day of June, 2026
by JASON BRIMM Code officer



NOTARY PUBLIC, State of Florida



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

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 06/02/2026

Agenda Date: 6/18/2026

Prepared By: Darla Crowl, Code Enforcement Coordinator

Through: Jennifer Justiniano

Requested Action:

Find the property owner, Phillips, Reginald A. of 1407 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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 January 28, 2026, the property was inspected after a complaint was received via e-mail (attached in the documents) from John Davis Jr., who lives at 1113 Westview Dr. and phone number is 321-407-9948. The remainder of the street was briefly checked for similar violations, and this property was observed to have the same violation. All documents and photos pertaining to the opening of a Code case were uploaded, along with initial inspection photos taken. No contact with the property owner regarding this issue. The property has Code Enforcement history. A Notice of Violation was not sent as contact with Public Works was on-going regarding the approval of the work that was done and whether a permit was pulled. The e-mail regarding this contact with Public Works is attached to the documents, and was replied to by the Code Manager.

On February 6, 2026, the property owner's son called, phone number 321-225-2848, to advise his mother previously bought/owned the home and inquired about the violation notice he received. I informed him that the complaint originated from a neighboring owner complaining about their adjacent neighbor, which resulted in the remainder of the street being inspected for consistency. I provided the main number to Public Works in reference to attempting to obtain a permit, or advised

that the cement and drainage will need to be removed.

On February 11, 2026, I called the property owner's son back after confirming with the Code Manager that it was his impression that the concrete and irrigation pipe on the property would not be approved through Public Works. I provided the update to the owner's son and advised I would work with him and his mother regarding the timeframe needed to get the property into compliance as I understood how long the issue had been on the property. The owner's son stated he appreciated it and would keep in touch with me.

On March 4, 2026, a follow-up inspection observed the violation still existed.

On March 23, 2026, the property owner's son called to advise he was working on the issue and still trying to find someone to fix it or figure out a way to repair the driveway/curb.

On April 3, 2026, the property was inspected with no improvements to the curb/apron. A follow-up inspection was scheduled after 30 days.

On May 4, 2026, the property remained in violation. I left a voicemail for the owner's son, who returned my phone call and advised that he is still trying to figure out the best method and cheapest way to get the concrete and drainage pipe removed, but will keep in touch with me.

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 – Building Permits and Applications.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

Staff confirmed delivery of Notice of Violation, having certified green card. Notice was posted in City Hall. Staff had on-going communication with property owner's son.

RECOMMENDED MOTION:

Find the property owner, Phillips, Reginald A. of 1407 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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: CE26-177 / Phillips, Reginald A. property owner of 1407 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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.

Short Name: CE26-177 / 1407 Pineda St. Cocoa, FL 32922

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Phillips, Reginald A. of 1407 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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 January 28th, 2026, Property was inspected after a complaint was received from John Davis Jr. who lives at 1113 Westview Dr. and phone number is 321-407-9948. This complaint was received via e-mail. E-mail will be attached in the documents.

The rest of the street was briefly checked for similar violations, this property was observed to have the same violation.

On January 28th, 2026, All documents and photos pertaining to the opening of a Code case were uploaded, along with initial inspection photos taken. No contact with the property owner regarding this issue. The property has Code enforcement history. A Notice of Violation is not being sent yet as to contact with Public works is on-going regarding the approval of the work that was done and whether a permit was pulled. The e-mail regarding this contact with Public works will also be attached to the document, which was replied to by the Code Manager.

On February 6th, 2026, Property owner's son called me, his mother previously bought/owned the home. He called me from 321-225-2848 and inquired about the violation notice he received. Let him know that it came from a neighboring owner who complained about their adjacent neighbor, which sparked the rest of the street being inspected. Let him know he could contact public works, gave him their main number regarding trying to obtain a permit, or to have the cement and drainage removed.

On February 11th, 2026, I called the property owner's son back after confirming with the Code Manager that it was his impression that the concrete and irrigation pipe on the

property would not be approved through public works. I let the owner's son know and let him know that I would work with him and his mother regarding the timeframe needed to get the property into compliance as I understood how long the issue had been on the property. Stated he appreciated it and would keep in touch with me.

On March 4th, 2026, Inspected the property and it remains in violation.

On March 24th, 2026, Property owner son called me yesterday, stated he was working on the issue and still trying to find someone to fix it or figure out a way to repair the driveway/curb.

On April 3rd, 2026, Property inspected, no improvements to the curb/apron. Will reinspect in 30 days.

On May 4th, 2026, Inspected property, remains in violation. Will reinspect, going to reach out to owner's son and attempt to see if anything can be done.

Called owner's son and left a voicemail to call me back. 321-225-2848

Owner's son called me back, he is still trying to figure out the best method and cheapest way to get the concrete and drainage pipe removed. Will keep in touch with me.

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 – Building Permits and Applications.

Previous Action:

Staff confirmed delivery of Notice of Violation, having certified green card. Notice was posted in City Hall. Staff had on-going communication with property owner's son.



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

Notice of Violation

To: Phillips, Reginald A.
1407 Pineda St.
Cocoa, FL 32922

Date: 2/4/2026

Case: 26-177

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: 1407 Pineda St. Cocoa, FL 32922

Parcel ID: 24-36-20-BO-2-3

Violations:

- (1) *City Code Appendix A – Zoning, Article XV – Administration and Enforcement; Building Permits and Certificates of Occupancy, Sec. 2 – Building Permits and Applications. (A) 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.*

Description of Violations:

- (1) The drain at the curb of the property has been filled with concrete and drainage pipe. There was no permit applied for or pulled regarding the work.*

Corrective Action:

- (1) Please obtain a permit for the work that was previously completed. Alternately you can remove the concrete and drainage pipe that was installed.*

IF THE VIOLATIONS ARE NOT CORRECTED BY March 4, 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 below signed Code Enforcement Officer as soon as possible.

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

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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 26-177 was posted at the following location(s):

(1) Date Posted: 2/4/2026

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 4th day of February, 2026
by JASON BRIMM. Code OFFICER



NOTARY PUBLIC, State of Florida

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

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

9589 0710 5270 3233 0762 45

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

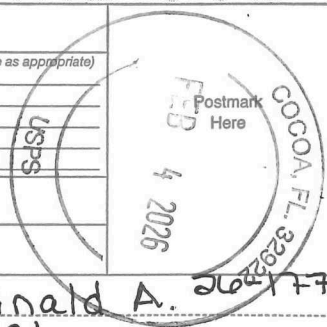
Sent To

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

City, State, ZIP+4®

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

Phillips, Reginald A. 264177
1407 Pineda St.
Cocoa, FL 32922



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: 26-177

Phillips, Reginald A.
1407 Pineda St.
Cocoa, FL 32922



9590 9402 8439 3156 8638 04

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0762 45

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 | |
| ☐ Mail | |
| ☐ Mail Restricted Delivery | |

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

Domestic Return Receipt

Estimate Property Taxes

 Account: 2415558



 Owners:

PHILLIPS, REGINALD A

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

 Mail Address:

1407 PINEDA ST COCOA FL 32922

 Site Address:

1407 PINEDA ST COCOA FL 32922

 Parcel ID:

24-36-20-BO-2-3

 Taxing District:

23D0 - COCOA

 2025 Exemptions:

HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

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

 Property Use:

0110 - SINGLE FAMILY RESIDENCE

? Total Acres:

0.17

? Site Code:

0001 - NO OTHER CODE APPL.

? Plat Book/Page:

0012/0100

? Subdivision Name:

PINERIDGE UNIT NO 3

? Land Description:

PINERIDGE UNIT NO 3 LOT 3 BLK 2

Value

Category	2025	2024	2023
? Market Value:	\$164,760	\$170,450	\$131,920
? Agricultural Classified Use Value:	\$0	\$0	\$0
? Assessed Value Non-School:	\$45,180	\$43,910	\$42,640
? Assessed Value School:	\$45,180	\$43,910	\$42,640
? Homestead Exemption:	\$25,000	\$25,000	\$25,000
? Additional Homestead:	\$0	\$0	\$0
? Other Exemptions:	\$0	\$0	\$0
? Taxable Value Non-School:	\$20,180	\$18,910	\$17,640
? Taxable Value School:	\$20,180	\$18,910	\$17,640

Sales/Transfers

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

Date	Price	Type	Instrument
05/30/1998	\$60,500	WD	3841/3739
01/01/1900	--	NN	160/616



Buildings

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

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

DETAILS

Description	Value
Bldg. Use:	0110 - SINGLE FAMILY RESIDENCE
Year Built:	1959
Story Height:	8
Floors:	1
Residential Units:	1
Commercial Units:	0

SUB-AREAS

Description	Square-Feet
Base Area 1st	968
Garage	220
Open Porch	56
Utility Room	70
Total Base Area	968
Total Sub Area	1,314

EXTRA FEATURES

Description	Units
Patio - Concrete	240
Enclosed Room	272

Return to:
GulfAtlantic Title
925 N. Courtenay Pkwy., Suite 25
Merritt Island, FL 32953

9803635

Property Appraisers Parcel No:
24-36-20-BO-2-3
Grantee(s) Social Security No.



CFN 98091821 05-14-98 03:49 pm
OR Book/Page: 3841 / 3739

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 1	#Names: 3	
Trust: 1.00	Rec: 5.00	Serv 0.00
Deed: 423.50		Excise: 0.00
Mtg: 0.00		nt Tax: 0.00

THIS WARRANTY DEED made this 12TH day of MAY , 1998 by
GEORGE A. MC CANN AND MARGARET M. MC CANN, HUSBAND AND WIFE

hereinafter called Grantor, to
REGINALD A. PHILLIPS, UNMARRIED MALE

hereinafter called Grantee, and whose post office address is:

217 Westlake Circle, Cocoa, FL 32922

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BREVARD County, Florida, viz:

Lot 3, Block 2, PINERIDGE UNIT NO. 3, according to the Plat thereof 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 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 whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record, if any.

Witnessed by:

E. Skip Langer

E. SKIP LANGER
Printed/typed name of above witness

George A. McCann (LS)

GEORGE A. MCCANN
Address: 2625 Wagon Road
Cocoa, FL 32926

Cheryl M. Lange

Cheryl M. Lange
Printed/typed name of above witness

State of FLORIDA
County of BREVARD

Margaret M. McCann (LS)

MARGARET M. MCCANN
Address: 2625 Wagon Road
Cocoa, FL 32926

me this 12TH day of MAY , 1998 by GEORGE A. MC CANN AND MARGARET M. MC CANN, HUSBAND AND WIFE

who is/are personally known to me or who has/have produced DRIVERS LICENSES as identification.



22-9803635

Cheryl M. Lange
Notary Public

Type/print name of Notary: CHERYL M. LANGE
My commission expires:

This instrument prepared by: CHERYL M. LANGE , an Employee of
GULFATLANTIC TITLE 925 N. Courtenay Parkway, Suite #25
Merritt Island, Florida , 32953



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

Date: June 4, 2026
Case: 26-177

Phillips, Reginald A.
1407 Pineda St.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Phillips, Reginald A.

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on June 18, 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

9589 0710 5270 3700 8157 66

U.S. Postal Service™ JB #26-177
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

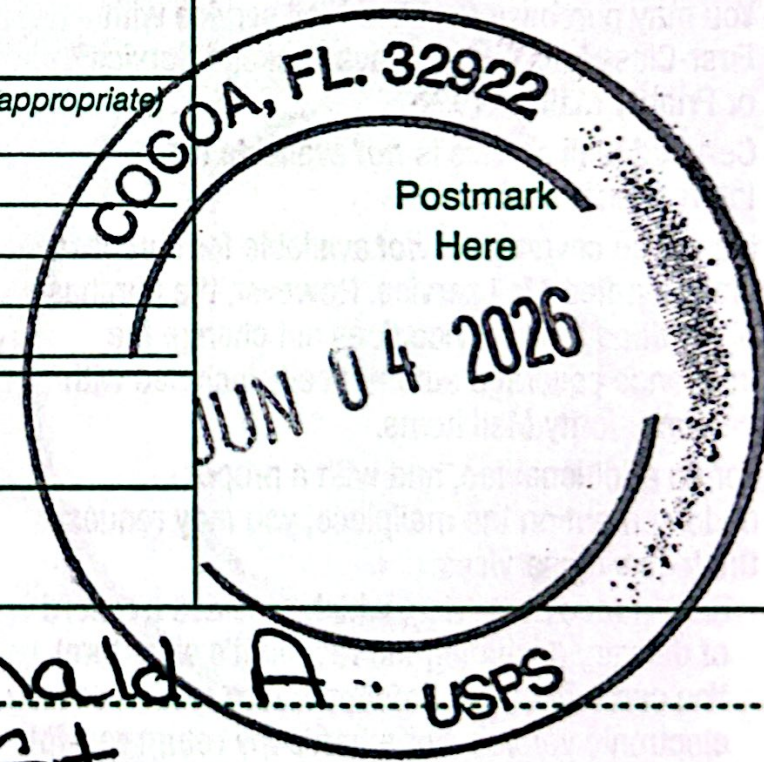
\$

Total Postage and Fees

\$

Sent To

Phillips, Resinald A. USPS
Street and Apt. No. or PO Box No.
1407 Pineda St.
City, State, ZIP+4®
Cocoa, FL 32922





City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

AFFIDAVIT OF HAND DELIVERY/POSTING

Pursuant to Chapter 162, Florida Statutes, I Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement, hereby affirms that a copy of the Notice of Hearing for case 26-177 was posted at the following location(s):

Date Delivered: 06/4/2026

Location: City of Cocoa City Hall lobby
1407 Pineda St. Cocoa, FL 32922

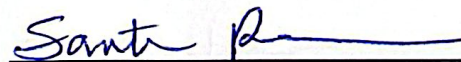


Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2026
by JASON BRIMM Code officer



NOTARY PUBLIC, State of Florida

Print Name: SANTARIA ROBINSON

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

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 06/03/2026
Agenda Date: 6/18/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action:

Find the property owner, Stevens, Connie May of 1432 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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 January 28, 2026, the property was inspected after a complaint was received via e-mail (attached in the documents) from John Davis Jr., who lives at 1113 Westview Dr. and phone number is 321-407-9948. [This complaint was received approximately a week after a complaint was received from this property referencing Davis' property which also has an open Code Enforcement Case.](#) All documents and photos pertaining to the opening of a Code case were uploaded, along with initial inspection photos taken. No contact with the property owner regarding this issue specifically. The property has no Code Enforcement history. A Notice of

Violation was not sent as contact with Public Works was on-going regarding the approval of the work that was done and whether a permit was pulled. The e-mail regarding this contact with Public Works is attached to the documents, and was replied to by the Code Manager.

On February 3, 2026, [Notice of Violation was generated and mailed out as well as posted in City Hall.](#)

On February 10, 2026, I [received an e-mail from the property owner](#) and replied, with the e-mail added to the documents.

On March 3, 2026, the property was inspected with [no improvements to the curb/apron of the driveway.](#)

On May 4, 2026, a follow-up inspection observed the violation still existed. [The curb/apron had not been repaired to its previous condition.](#)

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 – Building Permits and Applications.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

Staff confirmed delivery of Notice of Violation, having certified green card. Notice was posted in City Hall. Staff had on-going communication with property owner.

RECOMMENDED MOTION:

Find the property owner, Stevens, Connie May of 1432 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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: CE26-166 / Stevens, Connie May property owner of 1432 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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.

Short Name: CE26-166 / 1432 Pineda St. Cocoa, FL 32922

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Stevens, Connie May of 1432 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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 January 28th, 2026, Property was inspected after a complaint was received from John Davis Jr. who lives at 1113 Westview Dr. and phone number is 321-407-9948. This complaint was received via e-mail. This complaint was received approximately a week after a complaint was received from this property referencing Davis's property which also has an open Code Case. E-mail will be attached to the documents.

On January 28th, 2026, All documents and photos pertaining to the opening of a Code case were uploaded, along with initial inspection photos taken. No contact with the property owner regarding this issue have spoken with previously due to complaint received. The property has no previous Code enforcement history. A Notice of Violation is not being sent yet as to contact with Public works is on-going regarding the approval of the work that was done and whether a permit was pulled. The e-mail regarding this contact with Public works will also be attached to the document, which was replied to by the Code Manager.

On February 3rd, 2026, Notice of Violation was generated and mailed out as well as posted in City Hall.

On February 10th, 2026, Received an e-mail from the property owner, replied to her, saved e-mail in documents.

On March 3rd, 2026, Inspected property, no improvements to the curb/apron of the driveway.

On May 4th, 2026, Inspected property, remains in violation. The curb/apron has not been repaired to its previous condition.

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 – Building Permits and Applications.

Previous Action:

Staff confirmed delivery of Notice of Violation, having certified green card. Notice was posted in City Hall. Staff had on-going communication with property owner.



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

Notice of Violation

To: Stevens, Connie May
1432 Pineda St.
Cocoa, FL 32922

Date: 2/3/2026

Case: 26-166

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: 1432 Pineda St. Cocoa, FL 32922

Parcel ID: 24-36-20-BV-*-167

Violations:

- (1) *City Code Appendix A – Zoning, Article XV – Administration and Enforcement; Building Permits and Certificates of Occupancy, Sec. 2 – Building Permits and Applications. (A) 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.*

Description of Violations:

- (1) The drain at the curb of the property has been filled with concrete and drainage pipe. There was no permit applied for or pulled regarding the work.*

Corrective Action:

- (1) Please obtain a permit for the work that was previously completed. Alternately you can remove the concrete and drainage pipe that was installed.*

IF THE VIOLATIONS ARE NOT CORRECTED BY March 3, 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 below signed Code Enforcement Officer as soon as possible.

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

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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 26-166 was posted at the following location(s):

(1) Date Posted: 2/3/2026

Location: 65 Stone St. Cocoa, FL 32922

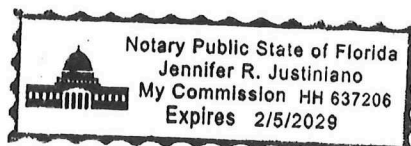


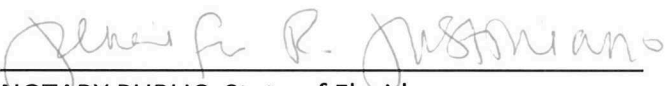
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of February, 2026
by JASON BRIMM. Code officer





NOTARY PUBLIC, State of Florida

Print Name: Jennifer R. Justiniano

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

26-166
Stevens, Connie May
1432 Pineda St.
Cocoa, FL 32922



9590 9402 8439 3156 8638 28

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0762 21

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

Mail

Mail Restricted Delivery

(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

9589 0710 5270 3233 0762 21

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

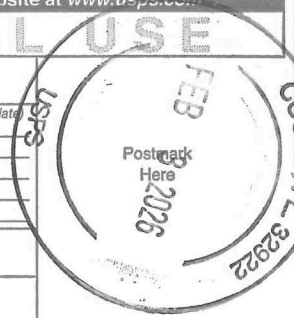
\$

Sent To

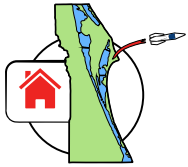
Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

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



Stevens, Connie May
1432 Pineda St.
Cocoa, FL 32922

**REAL PROPERTY DETAILS**
Account 2415877 - Roll Year 2025

Owners	STEVENS, CONNIE MAY
Mailing Address	1432 PINEDA ST COCOA FL 32922
Site Address	1432 PINEDA ST COCOA FL 32922
Parcel ID	24-36-20-BV-*-167
Taxing District	23D0 - COCOA
Exemptions	DICV - DISABILITY - CIVILIAN HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.17
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0038
Subdivision	COCOA HILLS SUBD
Land Description	COCOA HILLS SUBD LOT 167

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$164,640	\$170,070	\$129,610
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$74,670	\$72,570	\$70,460
Assessed Value School	\$74,670	\$72,570	\$70,460
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$24,670	\$22,570	\$20,460
Other Exemptions	\$5,000	\$5,000	\$5,000
Taxable Value Non-School	\$20,000	\$20,000	\$20,000
Taxable Value School	\$44,670	\$42,570	\$40,460

SALES / TRANSFERS

Date	Price	Type	Instrument
11/24/2025	--	FJ	10488/2037
10/15/2025	--	QC	10459/0815
08/18/2021	--	QC	9240/1982
07/30/2019	--	QC	8504/1906
06/13/2019	--	QC	8468/1101
11/09/2017	--	QC	8026/1764
08/31/2017	--	QC	7978/1407
03/25/2016	--	DC	7978/1410
07/15/2008	--	QC	5876/4407
02/25/2008	--	QC	5846/1546
03/15/2006	--	QC	5618/2380
04/28/1989	\$45,000	WD	2993/4346
08/14/1964	\$12,500	WD	0715/0593

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)	1,080	Screen Enclosure	168
Garage	288		
Total Base Area	1,080		
Total Sub Area	1,368		



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

Date: June 4, 2026
Case: 26-166

Stevens, Connie May
1432 Pineda St.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Stevens, Connie May

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on June 18, 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

9589 0710 5270 3700 8157 59

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

JB #26-106

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

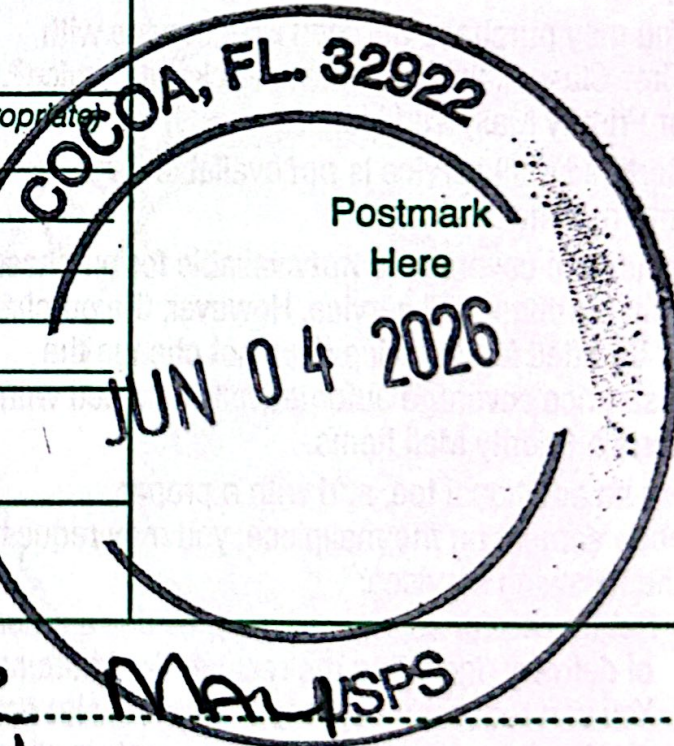
\$

Total Postage and Fees

\$

Sent To

Stevens, Connie Mary SP5
Street and Apt. No. or PO Box No.
1432 Pineda St.
City, State, ZIP+4®
Cocoa, FL 32922





City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

AFFIDAVIT OF HAND DELIVERY/POSTING

Pursuant to Chapter 162, Florida Statutes, I Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement, hereby affirms that a copy of the Notice of Hearing for case 26-166 was posted at the following location(s):

Date Delivered: 06/4/2026

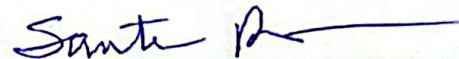
Location: City of Cocoa City Hall lobby
1432 Pineda St. Cocoa, FL 32922


Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2026
by JASON BRIMM Code officer



NOTARY PUBLIC, State of Florida

Print Name: _____



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

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 06/03/2026
Agenda Date: 6/18/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action:

Find the property owner, Qianran Dai of 1424 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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 May 2, 2026, [I observed the property to have had curb/apron work done which I had previously cited other properties on the same street for. Photos were taken and all documents necessary for the creation of a new Code Enforcement case were uploaded. No contact with the property owner and the property appears vacant. A Notice of Violation was generated and e-mailed to the Code Enforcement Coordinator to print and mail out. A copy of the NOV will be posted in City Hall and an affidavit of posting will be](#)

[completed](#) during normal business hours.

On May 7, 2026, [the tenant called me after I had left my business card at the property. I informed them of the issue and requested the property owner contact me regarding the violation. The tenant stated they would call the owner and let them know.](#)

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 – Building Permits and Applications.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

Staff confirmed attempted delivery of Notice of Violation, having receipt. Notice was posted in City Hall. Staff had communication with the renter at the property. Property owner did not attempt to contact staff.

RECOMMENDED MOTION:

Find the property owner, Qianran Dai of 1424 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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: CE26-1291 / Dai, Qianran property owner of 1424 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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.

Short Name: CE26-1291 / 1424 Pineda St. Cocoa, FL 32922

Through: Jennifer Justiniano, Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Qianran Dai of 1424 Pineda St. Cocoa, FL 32922, 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 – Building Permits and Applications. (A) 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 May 2, 2026, While working a weekend I observed the property to have curb/apron work done which I had previously cited other properties on the same street for. Photos were taken and all documents necessary for the creation of a new Code case were uploaded. No contact with the property owner appears vacant. A Notice of Violation was generated and e-mailed to the Code case coordinator to print and mail out. A copy of the Notice will be posted in City Hall, and an affidavit of posting will be completed.

On May 7, 2026, Tenant called me after I had left my business card at the property. Informed them of the issue and requested the property owner give me a call about the violation, stated they would call the owner and let them know.

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 – Building Permits and Applications.

Previous Action:

Staff confirmed attempted delivery of Notice of Violation, having receipt. Notice was posted in City Hall. Staff had communication with the renter at the property. Property owner did not attempt to contact staff.



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

Notice of Violation

To: Dai, Qianran
1424 Pineda St.
Cocoa, FL 32922

Date: 5/4/2026

Case: 26-1291

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: 1424 Pineda St. Cocoa, FL 32922

Parcel ID: 24-36-20-BV-*-163

Violations:

- (1) *City Code Appendix A – Zoning, Article XV – Administration and Enforcement; Building Permits and Certificates of Occupancy, Sec. 2 – Building Permits and Applications. (A) 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.

Description of Violations:

(1) The drain at the curb of the property has been filled with concrete and drainage pipe. There was no permit applied for or pulled regarding the work.

Corrective Action:

(1) Please remove the concrete/pvc pipe at the curb/apron of the property as it cannot be permitted.

IF THE VIOLATIONS ARE NOT CORRECTED BY June 4, 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 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



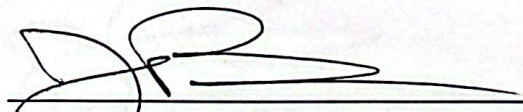
City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

AFFIDAVIT OF HAND DELIVERY/POSTING

Pursuant to Chapter 162, Florida Statutes, I Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement, hereby affirms that a copy of the Notice of Violation for case 26-1291 was posted at the following location(s):

Date Delivered: 05/4/2026

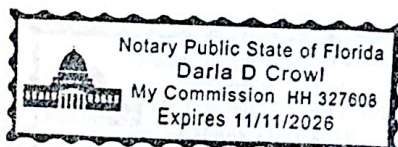
Location: 65 Stone St. Cocoa, FL 32922
City Hall lobby

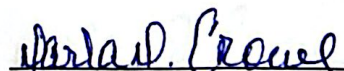

Code Enforcement Officer

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 May, 2026
by JASON BRIMM Code officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3700 7908 03

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

JB 26-1291

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

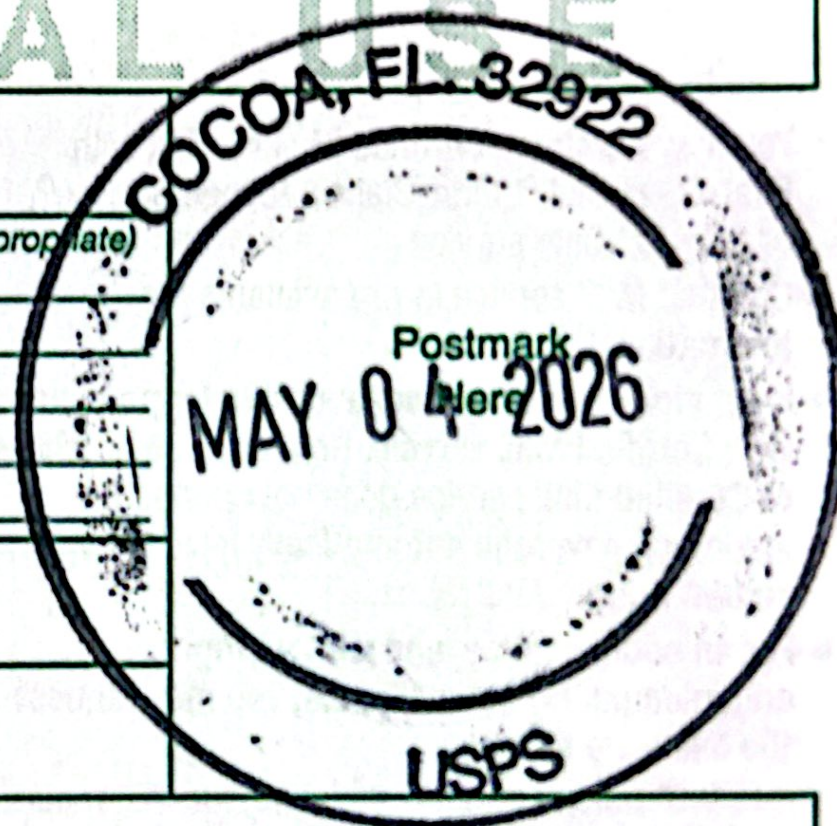
\$

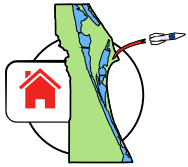
Total Postage and Fees

\$

Sent To

Dianran Dai
Street and Apt. No., or PO Box No.
1424 Pineda St
City, State, ZIP+4®
Cocoa, FL 32902



**REAL PROPERTY DETAILS**

Account 2415873 - Roll Year 2025

Owners	DAI, QIANRAN
Mailing Address	1424 PINEDA ST COCOA FL 32922
Site Address	1424 PINEDA ST COCOA FL 32922
Parcel ID	24-36-20-BV-*-163
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.17
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0038
Subdivision	COCOA HILLS SUBD
Land Description	COCOA HILLS SUBD LOT 163

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$147,830	\$152,350	\$145,260
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$147,830	\$152,350	\$83,900
Assessed Value School	\$147,830	\$152,350	\$145,260
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$147,830	\$152,350	\$83,900
Taxable Value School	\$147,830	\$152,350	\$145,260

SALES / TRANSFERS

Date	Price	Type	Instrument
07/26/2023	\$120,000	WD	9851/2653
05/09/2006	--	DU	--
02/01/1999	\$35,900	02	3973/1168
09/01/1998	--	CT	3904/0104
11/30/1983	\$44,000	WD	2472/0846
11/01/1976	\$25,000	--	1682/0051

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)	1,249	Patio - Concrete	208
Garage	288	Screen Enclosure	256
Utility Room	40		
Total Base Area	1,249		
Total Sub Area	1,577		

This Instrument Prepared by:
Annette Engracio
Zendegui Law Group P.A.
1111 Kane Concourse
Suite 310
Bay Harbor Islands, FL 33154
(305) 579-3333

After Recording Return To:
Zendegui Law Group P.A.
1111 Kane Concourse, Suite 310,
Bay Harbor Islands, FL 33154
(305) 579-3333
File Number: MP1424
Parcel ID: 24-36-20-BV-*-163

Warranty Deed

This Warranty Deed made this 27th day of July, 2023 between Nancy A. Henderson, a unmarried widow whose post office address is 162 North Main Street, Leominster, MA 01453, grantor, and Qianran Dai, a married woman, whose post office address is: 1424 Pineda Street, Cocoa, FL 32922, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

Lot 163, COCOA HILLS, according to the Plat thereof as recorded in Plat Book 11, Page 38, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 24-36-20-BV-*-163

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.

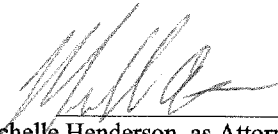
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31st, 2023**.

WARRANTY DEED

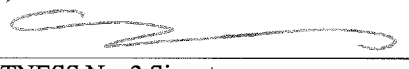
Page 1 of 2

File No.: MP1424

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


Michelle Henderson, as Attorney-In-Fact for
Nancy A. Henderson

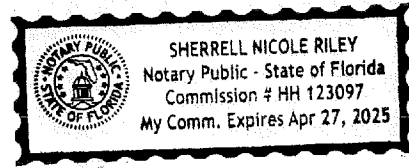

WITNESS No. 1 Signature
Printed Name: Arribel Rivera


WITNESS No. 2 Signature
Printed Name: Sherrell Riley

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 26th day of July, 2023, by Michelle Henderson, as Attorney-In-Fact for Nancy A.
Henderson.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: FL DL

*IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this
certificate first above written.*



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

Date: June 4, 2026
Case: 26-1291

Dai, Qianran
1424 Pineda St.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Dai, Qianran

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on June 18, 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

9589 0710 5270 3700 8157 73

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

JB #26-1291

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

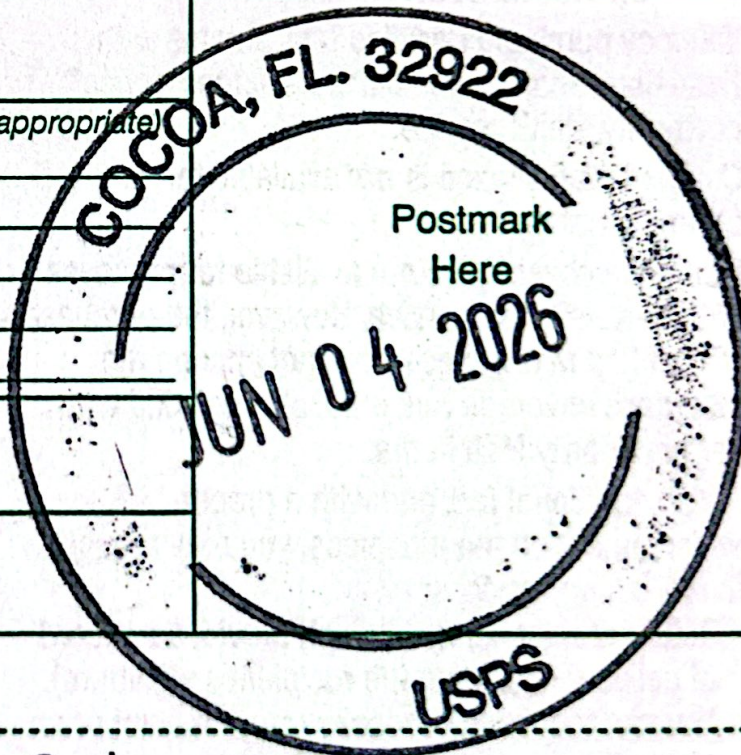
\$

Total Postage and Fees

\$

Sent To

Dai, Qiaran
Street and Apt. No., or PO Box No.
1424 Pineda St.
City, State, ZIP+4®
Cocoa, FL 32922





City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

AFFIDAVIT OF HAND DELIVERY/POSTING

Pursuant to Chapter 162, Florida Statutes, I Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement, hereby affirms that a copy of the Notice of Hearing for case 26-1291 was posted at the following location(s):

Date Delivered: 06/4/2026

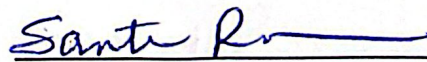
Location: City of Cocoa City Hall lobby
1424 Pineda St. Cocoa, FL 32922


Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2026
by Jason Brimm Code officer


NOTARY PUBLIC, State of Florida

Print Name: _____



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

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 06/03/2026
Agenda Date: 6/18/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action:

Find the property owner, John Owens & Arlene Owens, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation 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 6-902. -Discarding junk, inoperable or abandoned motor vehicles.

BACKGROUND:

On March 20, 2026, I, Code Officer Steel, observed a vehicle on the property without a license plate. After knocking on the front door and being unable to make contact with the resident, I left my business card. A NOV was subsequently generated and mailed.

On April 28, 2026, a follow-up investigation was conducted, and it was observed that the violation still existed. After another unsuccessful attempt to make contact, I left my business card at the property.

On May 15, 2026, I, Code Officer Steel, observed that no progress had been made to cure the violation. A third business card was left at the front door.

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 6-902. -Discarding junk, inoperable or abandoned motor vehicles.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

Staff attempted to contact property owner by knocking on the front door on multiple occasions, but was unsuccessful. Notice of Violation with corrective action on violations was mailed.

RECOMMENDED MOTION:

Find the property owner, John Owens & Arlene Owens, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation 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 6-902. - Discarding junk, inoperable or abandoned motor vehicles.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-000832 / 1053 Alamanda Ln. Cocoa FL, 32922 / John Owens & Arlene Owens, property owners of 1053 Alamanda Ln, 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 6-902. - Discarding junk, inoperable or abandoned motor vehicles. (b). Which States: **Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (Untagged vehicle)***

Short Name: CE26-000832 / 1053 Alamanda Ln Cocoa FL.

Through: Jennifer Justiniano, Code Manager

Prepared by: Derrick Steel

Requested Action:

Find the property owner, John Owens & Arlene Owens property owners of 1053 Alamanda Ln, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation 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 6-902. - Discarding junk, inoperable or abandoned motor vehicles.

Background:

On March 20th, 2026, I, (Code Officer Steel) observed a vehicle on the property without a license plate. I knocked on the door but was unable to contact property owner. I left my business card. An NOV was generated and mailed.

On April 28th, 2026, I, (Code Officer Steel) conducted a follow-up investigation and observed violation still exists. I knocked on the door but was unable to make contact, I left my business card.

On May 15th, 2026, I (Code Officer Steel) observed that no progress or attempt has been made to cure violation. Business card was left at front door.

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 6-902. -
Discarding junk, inoperable or abandoned motor vehicles.*

Previous Action:

Staff attempted contacting property owner by knocking on the front door but was unsuccessful, Notice of Violation with corrective action on violations was mailed.



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

Notice of Violation

To: Owens, John; Owens, Arlene
PO BOX 540814
Merritt Island FL, 32954

Date: 03/25/2026

Case: 26-0832

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: 1053 Alamanda Ln Cocoa FL, 32922

Parcel ID #: 24-36-29-01-11-3

Violation(s):

(1) City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-902. - Discarding junk, inoperable or abandoned motor vehicles. (b).

Description of Violation(s):

(1) City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-902. -Discarding junk, inoperable or abandoned motor vehicles. (b).

Which States: **Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (Untagged vehicle)**

Corrective Action:

(1) Please remove any inoperable motor vehicle or render it operable.

IF THE VIOLATIONS ARE NOT CORRECTED BY April 24, 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.

Derrick Steel
Code Enforcement Officer
321-408-0922
dsteel@cocoafl.org
Monday – Friday: 8AM – 5PM

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

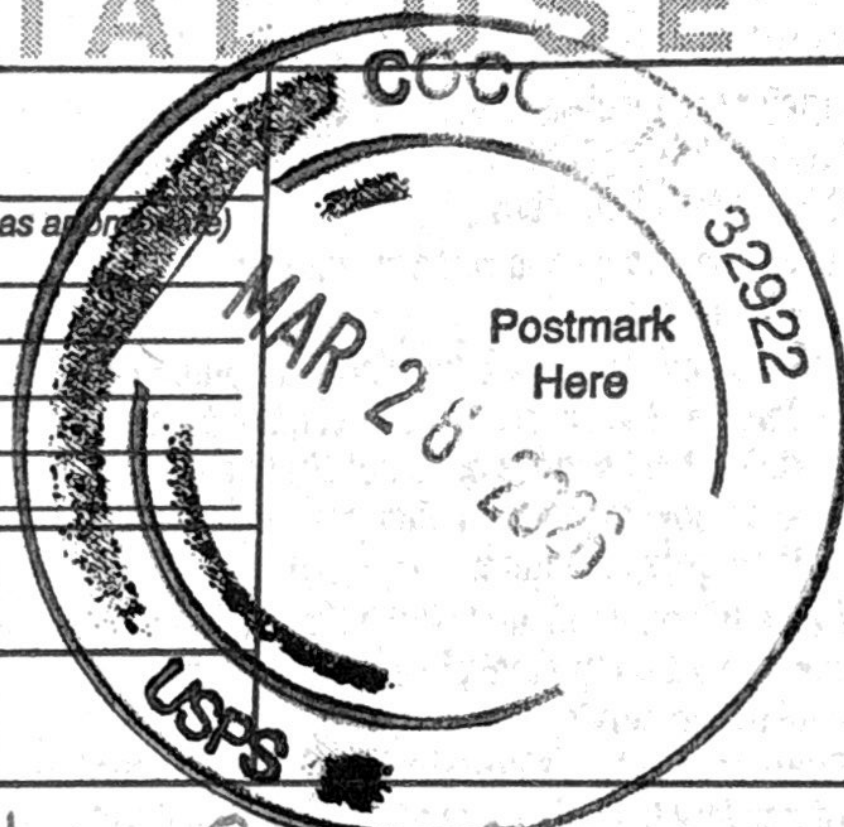
\$

Sent To

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

City, State, ZIP+4®

John Aweng & Arlene Owens
P.O. Box 540814
Merritt Island, FL 32954





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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0832 was posted at the following location(s):

(1) Date Posted: 03/25/2026

Location: 65 Stone St. Cocoa, FL 32922

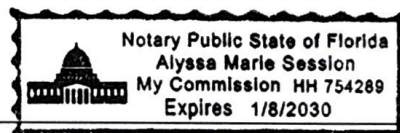
Derrick Steel II

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 25th day of March, 2026
by Derrick Steel II, Code Officer



NOTARY PUBLIC, State of Florida

Print Name:

Alyssa Session

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

 Account: 2421739



Owners:

OWENS, JOHN; OWENS, ARLENE B

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



Mail Address:

PO BOX 540814 MERRITT ISLAND FL 32954



Site Address:

1053 ALAMANDA LN COCOA FL 32922



Parcel ID:

24-36-29-01-11-3



Taxing District:

23D0 - COCOA



2025 Exemptions:

NONE

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



Property Use:

0110 - SINGLE FAMILY RESIDENCE



Total Acres:

0.18



Site Code:

0001 - NO OTHER CODE APPL.



Plat Book/Page:

0011/0100



Subdivision Name:

PINERIDGE SUBD



Land Description:

PINERIDGE SUBD LOT 3 BLK 11

Value

Category	2025	2024	2023
 Market Value:	\$143,970	\$139,450	\$129,130
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$85,470	\$77,700	\$70,640
 Assessed Value School:	\$143,970	\$139,450	\$129,130
 Homestead Exemption:	\$0	\$0	\$0
 Additional Homestead:	\$0	\$0	\$0
 Other Exemptions:	\$0	\$0	\$0
 Taxable Value Non-School:	\$85,470	\$77,700	\$70,640
 Taxable Value School:	\$143,970	\$139,450	\$129,130

Sales/Transfers

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

Date	Price	Type	Instrument
09/21/2007	\$21,000	QC	5829/1859
04/09/2004	\$60,000	WD	5261/924
03/30/1998	\$39,000	WD	3826/2852
09/30/1997	--	WD	3705/4447
01/07/1987	--	WD	2764/453

Buildings

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

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	HIP/GABLE

DETAILS

Description	Value
Bldg. Use:	0110 - SINGLE FAMILY RESIDENCE
Year Built:	1957
Story Height:	8
Floors:	1

DETAILS

Description	Value
Residential Units:	1
Commercial Units:	0

SUB-AREAS

Description	Square-Feet
Base Area 1st	1,100
Open Porch	52
Screen Porch	240
Utility Room	84
Total Base Area	1,100
Total Sub Area	1,476

EXTRA FEATURES

Description	Units
No Data Found	

Return to:

This Instrument Prepared By:

This Quit-Claim Deed, Executed this 21 day of September 20 07, by
HEATHER LYNN CROSSAN
first party, to JOHN R. OWENS + ARLENE B. OWENS

Whose post office address is 913 BRUNSWICK LANE, ROCKLEDGE, FL. 32955
Second Party: P.O. Box 560851, Rockledge, FL, 32956 or 3730 CHARDONNAY DR. Rockledge, FL 3295
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, Legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witneseth, That the said first party, for and in consideration of the sum of \$21,000.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby
remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim
and demand which the said first party has in and to the following described lot, piece or parcel of
land, situate, lying and being in the County of BREVARD, State of Florida, to-wit:
1053 ALAMANDA DR, COCOA, FL.
LOT 3, BIK 11, PINE RIDGE SUBD.
PARCEL ID-24-36-29-01-00011.0 - 0003.00

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

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

Signed, sealed and delivered in the presence of:

Elizabeth W. Foy
Witness Signature (as to first Grantor)
ELIZABETH W. Foy
Printed Name
Donna Linden
Witness Signature (as to first Grantor)
Donna Linden
Printed Name

Witness Signature (as to second Grantor, if any)

Printed Name

Witness Signature (as to second Grantor, if any)

Printed Name

Heather L. Crossan
Grantor Signature
Heather L. Crossan
Printed Name
913 Brunswick Pl.
Post Office Address Rockledge, FL 32955

Grantor Signature

Printed Name

Post Office Address

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 acknowledgement, personally appeared Heather Crossan
To me known to be the person described in and who executed the foregoing Quit-Claim Deed and had
acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of
September, 2007.

SEAL
NOTARY PUBLIC - STATE OF FLORIDA
Richard A. Hill
Commission # DD623993
Expires: FEB. 02, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Richard A. Hill
Notary Signature
Richard A. Hill
Printed Notary Signature

My Commission Expires:
2/2/10/11



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

Date: June 4, 2026
Case: 26-000832

John Owens
PO Box 540814
Merritt Island FL, 32954

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

John Owens
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on June 18th, 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.

Derrick Steel | Code Enforcement Officer
321-408-0922: Dsteel@cocoafl.org

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®

John Owens
PO Box 540814
Meritt Island FL 32954

COCOA, FL 32922

Postmark
Here

JUN 05 2026

USPS



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0832 was posted at the following location(s):

(1) Date Posted: 06/04/2026

Location: 65 Stone St. Cocoa, FL 32922; 1053 Alamanda Dr. Cocoa FL, 32922

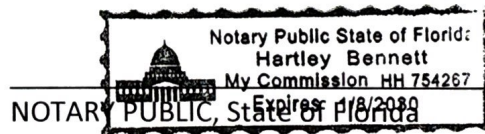
Derrick Steel

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 4th day of June, 2026
by Derrick Steel Code Officer



Print Name: Hartley Bennett

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 06/03/2026

Agenda Date: 6/18/2026

Prepared By: Darla Crowl, Code Enforcement Coordinator

Through: Jennifer Justiniano

Requested Action:

Find the property owners, Robert E. Smith & Theresa A. Smith Life Estate of 4002 Sandgate Ct, Cocoa, FL 32926, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation 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 6-902. -Discarding junk, inoperable or abandoned motor vehicles.

BACKGROUND:

On March 23, 2026, I, Code Officer Steel, observed a vehicle on the property without a license plate. A Notice of Violation was generated and mailed out certified mail.

On April 28, 2026, a follow-up investigation was conducted in which the violation still existed. I met with the property owner who explained the car cover was destroyed in a recent storm and advised that he would contact me later in the week after receiving a replacement.

On May 7, 2026, I observed that no progress or attempt had been made to cure the violation. I spoke with the property owner on site and was advised he would have a new car cover by next week.

On May 26, 2026, a follow-up investigation was conducted. The violation still existed.

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 6-902. -Discarding junk, inoperable or abandoned motor vehicles.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

Staff made contact with property owner multiple times via in person and certified mail explaining how to cure violation.

RECOMMENDED MOTION:

Find the property owners, Robert E. Smith & Theresa A. Smith Life Estate of 4002 Sandgate Ct, Cocoa, FL 32926, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation 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 6-902. - Discarding junk, inoperable or abandoned motor vehicles.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-000833 / 4002 Sandgate Ct. Cocoa FL, 32926 / Robert Smith & Theresa Smith, property owners of 4002 Sandgate Ct, 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 6-902. - Discarding junk, inoperable or abandoned motor vehicles. (b). Which States: **Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (Untagged vehicle)***

Short Name: CE26-000833 / 4002 Sandgate Ct. Cocoa FL.

Through: Jennifer Justiniano, Code Manager

Prepared by: Derrick Steel

Requested Action:

Find the property owners, Robert Smith & Theresa Smith property owners of 4002 Sandgate Ct., in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation 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 6-902. - Discarding junk, inoperable or abandoned motor vehicles.

Background:

On March 23rd, 2026, I, (Code Officer Steel) observed a vehicle on the property without a license plate. I generated an NOV and sent it certified mail.

On April 28th, 2026, I, (Code Officer Steel) conducted a follow-up investigation and observed violation still exists. I contacted the property owner via in person; he explained that his car cover was destroyed in a recent storm and he would contact me later this week once he gets a new one.

On May 7th, 2026, I (Code Officer Steel) observed that no progress or attempt has been made to cure violation. I spoke with property owner in person, and he stated he would have a new car cover by next week.

On May 26, 2026, I (Code Officer Steel) conducted a follow up investigation and observed that violation still exist.

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 6-902. -
Discarding junk, inoperable or abandoned motor vehicles.*

Previous Action:

Staff made contact with property owner multiple times via in person and certified mail explaining how to cure violation.



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

Notice of Violation

To: Smith, Robert; Smith, Theresa
4002 Sandgate Ct
Cocoa FL, 32926

Date: 03/25/2026

Case: 26-0833

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: 4002 Sandgate Ct. Cocoa FL, 32926

Parcel ID #: 24-35-13-01-1-1

Violation(s):

(1) City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-902. - Discarding junk, inoperable or abandoned motor vehicles. (b).

Description of Violation(s):

(1) City Code Chapter 6. -Buildings, Construction and Property Maintenance Standards. Article III. -Property Maintenance Standards. Division 3.- Nuisances. Section 6-902. -Discarding junk, inoperable or abandoned motor vehicles. (b).

Which States: **Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited. (Untagged vehicle)**

Corrective Action:

(1) Please remove any inoperable motor vehicle or render it operable.

IF THE VIOLATIONS ARE NOT CORRECTED BY April 24, 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.

Derrick Steel
Code Enforcement Officer
321-408-0922
dsteel@cocoafl.org
Monday – Friday: 8AM – 5PM

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

Robert Smith & Theresa Smith

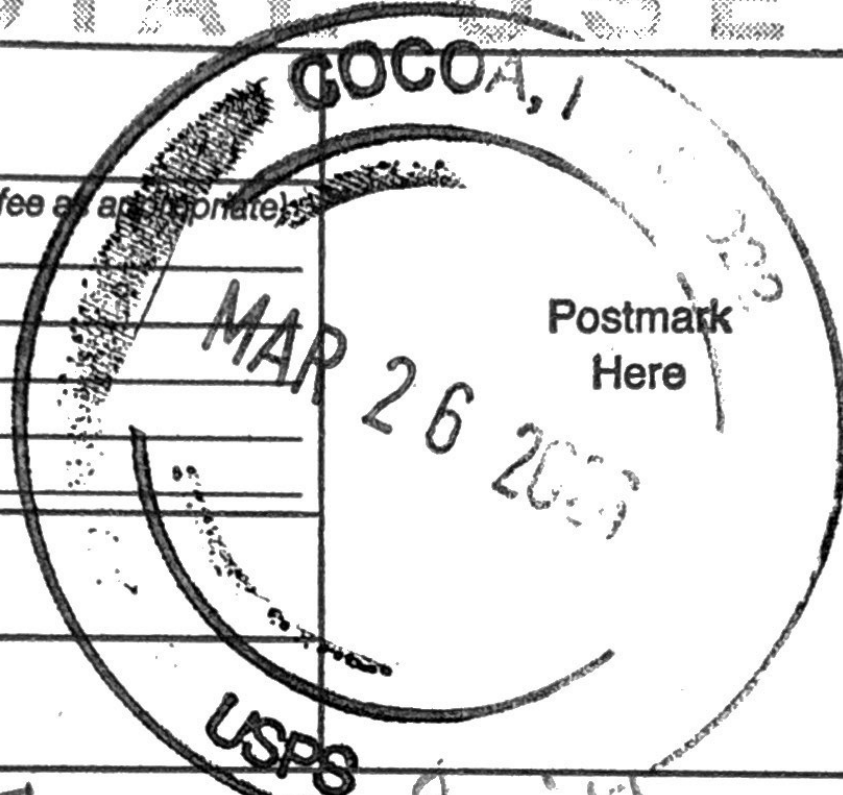
Street and Apt. No., or PO Box No.

4002 Sandgate CT

City, State, ZIP+4[®]

Cocoa, FL 32920

DS 26-833



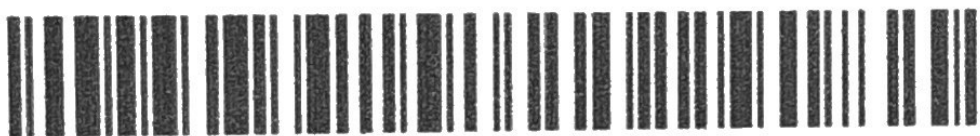
DS 26-833

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:

Robert Smith
Theresa Smith
4002 Sundgate Ct
CCOCG, FL 32926



9590 9402 8440 3156 0195 28

2. Article Number (Transfer from service label)

9589 0710 5270 3233 1066 76

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Robert F. Smith

☐ Agent

☒ Addressee

B. Received by (Printed Name)

ROBERT F. SMITH

C. Date of Delivery

3/27/20

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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0833 was posted at the following location(s):

(1) Date Posted: 03/25/2026

Location: 65 Stone St. Cocoa, FL 32922

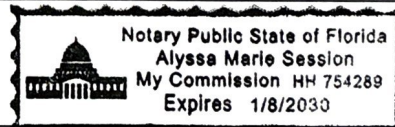
Derrick Steel II

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 25th day of March, 2026
by Derrick Steel II Code Officer



NOTARY PUBLIC, State of Florida

Print Name: Alyssa Session

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

 Account: 2404248



Owners:

SMITH, ROBERT E; SMITH, THERESA A LIFE ESTATE

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



Mail Address:

4002 SANDGATE CT COCOA FL 32926



Site Address:

4002 SANDGATE CT COCOA FL 32926



Parcel ID:

24-35-13-01-1-1



Taxing District:

23D0 - COCOA



2025 Exemptions:

DICV - DISABILITY - CIVILIAN

HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

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



Property Use:

0110 - SINGLE FAMILY RESIDENCE



Total Acres:

0.2



Site Code:

0001 - NO OTHER CODE APPL.



Plat Book/Page:

0021/0003



Subdivision Name:

COCOA NORTH UNIT 1



Land Description:

Value

Category	2025	2024	2023
 Market Value:	\$181,800	\$187,250	\$190,550
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$67,490	\$65,590	\$63,680
 Assessed Value School:	\$67,490	\$65,590	\$63,680
 Homestead Exemption:	\$25,000	\$25,000	\$25,000
 Additional Homestead:	\$17,490	\$15,590	\$13,680
 Other Exemptions:	\$5,000	\$5,000	\$5,000
 Taxable Value Non-School:	\$20,000	\$20,000	\$20,000
 Taxable Value School:	\$37,490	\$35,590	\$33,680

Sales/Transfers

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

Date	Price	Type	Instrument
05/09/2009	--	WD	5955/675
10/06/1987	\$46,800	WD	2852/2445
12/18/1982	\$46,500	WD	2401/2656
10/02/1981	\$51,000	WD	2329/1989

Buildings

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

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	STUCCO
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

DETAILS

Description	Value
Bldg. Use:	0110 - SINGLE FAMILY RESIDENCE
Year Built:	1974
Story Height:	8
Floors:	1

DETAILS

Description	Value
Residential Units:	1
Commercial Units:	0

SUB-AREAS

Description	Square-Feet
Base Area 1st	1,014
Garage	338
Open Porch	252
Total Base Area	1,014
Total Sub Area	1,604

EXTRA FEATURES

Description	Units
Outbuilding	192

Julie Smith
↑ E

THIS WARRANTY DEED, Executed this 9th day of MAY 2009, by ROBERT E. SMITH and THERESA A. SMITH, husband and wife, Grantor(s); to: ROBERT E. SMITH and THERESA ANN SMITH, Trustee(s), therein, to THE ROBERT E. SMITH and THERESA ANN SMITH REVOCABLE LIVING TRUST, U.T.D. 9th day of 9th MAY, 2009, whose post office address is 4002 Sandgate Court, Cocoa, FL 32922, referred to as GRANTEE. The Trustee(s) shall have the power and authority under the Trust to protect, conserve and to sell or convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in the deed. A duly appointed Successor Trustee, shall have the same aforementioned powers.

WITNESSETH, That the said Grantor(s), for and in consideration of the sum of \$10.00 in hand paid by the said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said GRANTEE and GRANTEE's Successors, and assigns forever the following described land situate in Brevard County, State of Florida, to wit:

Lot 1, Block 1, COCOA NORTH UNIT No. 1, according to the plat thereof, as recorded in Plat Book 21, Page 3, Public Records of Brevard County, Florida.

TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN NEITHER EXAMINED NOR APPROVED BY ROBERT A. DOHERTY, ATTORNEY.

Saving, excepting and reserving unto the Grantor(s) a LIFE ESTATE in the above described real property, with the full use, control, income and possession of said real property during the term of Grantor(s) natural lives.

(This is a deed of convenience given for nominal consideration as recited above; only minimum documentary stamps are required.)

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the Grantee(s) herein assume and agree to pay.

In Witness Whereof, The said Grantors have signed and sealed these presents the day and year first above written.

Greg Capsted
Greg Capsted Witness

Robert E. Smith
ROBERT E. SMITH

Greg Capsted
Witness

Theresa A. Smith
THERESA A. SMITH

Rena J. Meier Mack
RENA J. MEIER MACK Witness

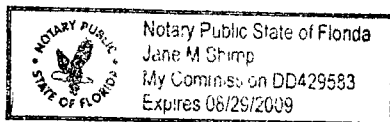
STATE OF FLORIDA]
COUNTY OF ~~ORANGE~~]
BREVARD

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

NAME(S) ROBERT E. SMITH
THERESA A. SMITH

to me known to be the person(s) described in and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of MAY A.D., 2009.



Jane M. Shimp
NOTARY PUBLIC

Return to: GRANTEES whose address appears above.

Prepared by: Robert A. Doherty, Attorney
1900 S. Harbor City Blvd., Suite 328
Melbourne, FL 32901



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

Date: June 4, 2026
Case: 26-000833

Robert Smith
4002 Sandgate Ct.
Cocoa FL, 32926

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Robert Smith
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on June 18th, 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.

Derrick Steel | Code Enforcement Officer
321-408-0922: Dsteel@cocoafl.org

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

Robert Smith

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

4002 Sandgate Ct

City, State, ZIP+4®

Cocoa FL, 32922

COCOA, FL. 32922

Postmark

JUN 05 2026

USPS



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0833 was posted at the following location(s):

(1) Date Posted: 06/04/2026

Location: 65 Stone St. Cocoa, FL 32922; 4002 Sandgate Ct. Cocoa FL, 32922

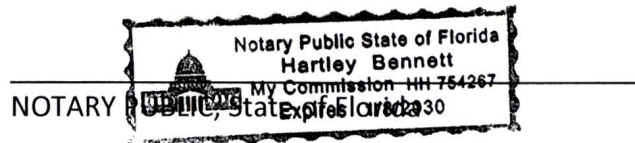
Derrick Steel

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 4th day of June, 2026
by Derrick Steel Code Officer



Print Name: Hartley Bennett

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced: _____

CODE BOARD AGENDA ITEM

Memo Date: 06/03/2026
Agenda Date: 6/18/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action:

Find the property owners, Victor Patterson & Ola Patterson of 703 S. Georgia Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

A. City Code APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section 14(D)- Parking and storage or use of major recreational equipment. Major recreational equipment may be parked or stored in a residential district within required front, side and rear yards, providing that: (D)Such equipment shall not be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or any location not approved for such use.

B. City Code Chapter. 6- [BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS](#) , Article III- Property Maintenance Standards, Sec. 6-901- Accumulation (1). Clearance of lands required. (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.

C. City Code Chapter. 6- [BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS](#) , Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally (b) (12) Permitting an unfinished structure to exist on property after expiration of the applicable building permit, and any extensions thereof. Notwithstanding the provisions of this paragraph, the city council may allow an extension of time prior to which the existence of the unfinished structure constitutes a nuisance for a period, not to exceed five (5) years from the date of issuance of the permit, upon application to the city council, when the city council determines that said extension is required to avoid undue hardship and just cause exists for the extension. Provided, however, that the city council may require conditions to the extension

as the council in its discretion deems necessary to place the structure in a condition so that it does not pose a threat to public health, safety and welfare.

BACKGROUND:

On April 17, 2026, I visited this property with then Code Enforcement Manager Tom Wilkinson. The new construction permit had expired, and the building was not completed. A significant amount of debris was scattered throughout the property. We spoke to an individual who admitted to living in one of the trailers located at the rear of the property. I sent a NOV via certified mail and posted a copy at City Hall and on the property.

On May 18, 2026, the certified mail receipt was returned "Unclaimed."

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

A. City Code APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section 14(D)- Parking and storage or use of major recreational equipment.

B. City Code Chapter. 6- [BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS](#) , Article III- Property Maintenance Standards, Sec. 6-901- Accumulation (1).

C. City Code Chapter. 6- [BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS](#) , Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

PREVIOUS ACTION:

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

RECOMMENDED MOTION:

Find the property owners, Victor Patterson & Ola Patterson of 703 S. Georgia Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

A. City Code APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section

14(D)- Parking and storage or use of major recreational equipment. Major recreational equipment may be parked or stored in a residential district within required front, side and rear yards, providing that: (D)Such equipment shall not be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or any location not approved for such use.

B. *City Code Chapter. 6- [BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS](#) , Article III- Property Maintenance Standards, Sec. 6-901- Accumulation (1). Clearance of lands required. (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.

C. *City Code Chapter. 6- [BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS](#) , Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally (b) (12)* Permitting an unfinished structure to exist on property after expiration of the applicable building permit, and any extensions thereof. Notwithstanding the provisions of this paragraph, the city council may allow an extension of time prior to which the existence of the unfinished structure constitutes a nuisance for a period, not to exceed five (5) years from the date of issuance of the permit, upon application to the city council, when the city council determines that said extension is required to avoid undue hardship and just cause exists for the extension. Provided, however, that the city council may require conditions to the extension as the council in its discretion deems necessary to place the structure in a condition so that it does not pose a threat to public health, safety and welfare.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-001143 / 703 S. Georgia Ave., Cocoa, FL / PATTERSON, VICTOR; PATTERSON, OLA property owners of 703 S. Georgia Ave., Cocoa, FL, in violation of the following City Codes.

- (1) *City Code APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section 14(D)- Parking and storage or use of major recreational equipment.*
- (2) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards, Sec. 6-901- Accumulation (1)*
- (3) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally.*

Short Name: CE26-001143 / 703 S. Georgia Ave., Cocoa, FL

Through: Jennifer Justiniano, Community Services Manager

Prepared by: William Burrows

Requested Action: Find the property owner, PATTERSON, VICTOR; PATTERSON, OLA of 703 S. Georgia Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City of Cocoa Code Appendix A. Article XV. Sec 2

Background:

On 17Apr26 I visited this property with then Code Enforcement Manager Tom Wilkinson. The new construction permit had expired but the building was not completed. A significant amount of debris was scattered everywhere on the property. We spoke to an individual who admitted to living in one of the trailers located at the rear of the property. I sent a NOV via certified mail and posted a copy at City Hall and on the property.

18May26- Certified mail receipt was returned "Unclaimed".

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

(1) City Code APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section 14(D)- Parking and storage or use of major recreational equipment.

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

(3) City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally.

Previous Action:

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



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

Notice of Violation

To: PATTERSON, VICTOR; PATTERSON, OLA
1896 BARRINGTON CIR
ROCKLEDGE FL 32955

Date: 04/17/2026
Case: : 26-001143

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: 703 S GEORGIA AVE COCOA FL 32922
Parcel ID: 24-36-32-75-5-1

Violations:

- (1) *City Code APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section 14(D)- Parking and storage or use of major recreational equipment.*
- (2) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards , Sec. 6-901- Accumulation (1)*
- (3) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards , Div 3. Nuisances- Section 6-900 Generally.*

Description of Violations:

- (1) Major recreational equipment may be parked or stored in a residential district within required front, side and rear yards, providing that: Such equipment shall **not be used for living, sleeping** or housekeeping purposes when parked or stored on a residential lot or any location not approved for such use.
- (2) All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located

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

- (3) Permitting an unfinished structure to exist on property after expiration of the applicable building permit, and any extensions thereof. Notwithstanding the provisions of this paragraph, the city council may allow an extension of time prior to which the existence of the unfinished structure constitutes a nuisance for a period, not to exceed five (5) years from the date of issuance of the permit, upon application to the city council, when the city council determines that said extension is required to avoid undue hardship and just cause exists for the extension. Provided, however, that the city council may require conditions to the extension as the council in its discretion deems necessary to place the structure in a condition so that it does not pose a threat to public health, safety and welfare.

Corrective Action:

- (1) Please remove occupants from the trailer/recreational vehicle.*
- (2) Please remove all litter, appliances, debris and trash from the property.*
- (3) Apply for and receive new permits and complete building.*

IF THE VIOLATIONS ARE NOT CORRECTED BY April 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.

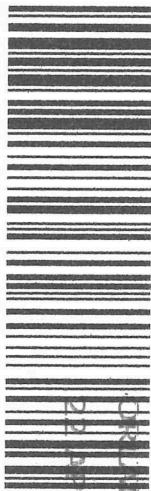
If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

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



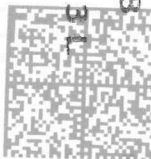
COMMUNITY D
65 STO
COCOA, FLC

9589 0710 5270 3233 1066 07



ORLANDO FL 328
22 APR 2026 PM 3:11

FIRST CLASS



US POSTAGE
PAID BY PATNEY BOWES
ZIP 32922 \$010.44
02 7M
0008034708 APR 22 2026

PATERSON, VICTOR
PATERSON, OLA
1896 BARRINGTON CIR
Rockledge, FL 32955

NIXIE

339 CE 1

0205/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9400922574132250

UNC

BC: 32922798265

*0374-10005-22-40

32922798265



CERTIFIED MAIL
20 9901 EE2E 0225 0120 6856

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
PATERSON, VICTOR-OLA
Street and Apt. No. or PO Box No.
1896 BARRINGTON CIR
City, State, ZIP+4[®]
ROCKLEDGE, FL 32955

Postmark Here
APR 22 2026
USPS 1143

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

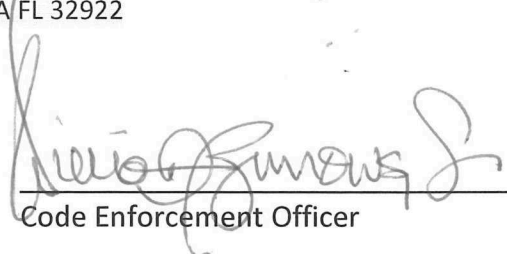
AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of posting for case 26-001143 was posted at the following location(s):

(1) Date Posted: 04/17/2026

Locations: 65 Stone Street Cocoa, FL 32922

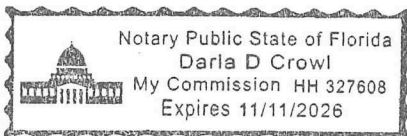
703 S GEORGIA AVE COCOA FL 32922

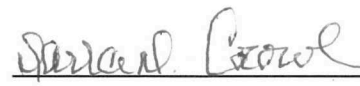

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of April, 2026
by William Burrows. Code Officer.

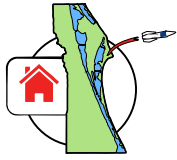



NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ix OR Produced Identification _____

Type of Identification Produced: _____



REAL PROPERTY DETAILS
Account 2424818 - Roll Year 2025

Owners	PATTERSON, VICTOR; PATTERSON, OLA
Mailing Address	1896 BARRINGTON CIR ROCKLEDGE FL 32955
Site Address	703 S GEORGIA AVE COCOA FL 32922
Parcel ID	24-36-32-75-5-1
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres	0.17
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0005/0010
Subdivision	VIRGINIA PARK
Land Description	VIRGINIA PARK LOT 1 & N 11.67 FT OF LOT 2 BLK 5



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$26,250	\$26,250	\$45,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$9,650	\$8,780	\$23,950
Assessed Value School	\$26,250	\$26,250	\$45,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$9,650	\$8,780	\$23,950
Taxable Value School	\$26,250	\$26,250	\$45,000

SALES / TRANSFERS

Date	Price	Type	Instrument
09/30/1990	\$13,700	WD	3083/3400
04/21/1982	--	QC	2759/0196
06/01/1978	--	QC	1901/0039
02/28/1973	\$65,000	--	1323/0501

No Data Found

This Warranty Deed Made the 18 day of September A.D. 19 90 by
Ivory Miles, Jr. and Ronald E. Miles

hereinafter called the grantor, to
Victor Patterson and Ola Patterson, husband and wife

whose post office address is: 130 41 SW 260th St., Priceton, Florida 33032
Located in County, Florida

hereinafter called the grantee:

(Wherever 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 & 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:

Lots 1, 2, 3 and North 35' of Lot 4, Block 5, VIRGINIA PARK,
according to the plat thereof as recorded in Plat Book 5,
Page 10, of the public records of Brevard County, Florida.

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

Said property is not the homestead of the Grantor(s) under the laws
and constitution of the State of Florida in that neither Grantor(s)
nor any members of the household of Grantor(s) reside thereon.

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, 19 89

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:

Andrea K. Bellati
witness

Joseph H. Kelly
witness

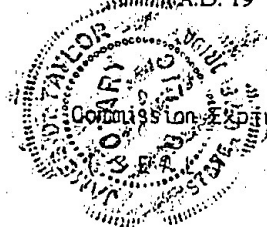
Ivory Miles, Jr. L.S.
Ronald E. Miles L.S.
L.S.
L.S.

STATE OF Florida
COUNTY OF ALACHUA

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
Ivory Miles, Jr. and Ronald E. Miles

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

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of
September A.D. 19 90



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT. 2, 1993.
GONCE THRU ROTARY PUBLIC UNDERWRITER

90-408



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

Date: June 05, 2026
Case: 26-001143

PATTERSON, VICTOR; PATTERSON, OLA
1896 BARRINGTON CIR
ROCKLEDGE FL 32955

Complainant

THE CITY OF COCOA

Respondent(s)

Patterson, Victor
Patterson, Ola

A Florida municipal Corporation

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on **June 18, 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

9589 0710 5270 3700 8158 03

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

PATTERSON, VICTOR OR OLA

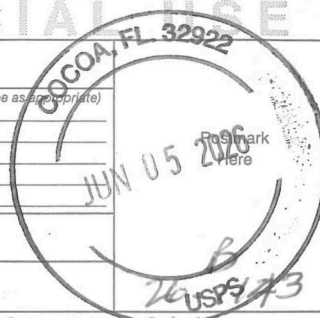
Street and Apt. No., or PO Box No.

1896 BARRINGTON CIR

City, State, ZIP+4®

RUCKLEDGE, FL 32955

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

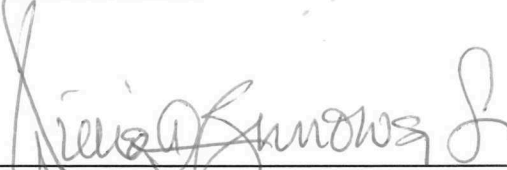
Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of hearing for case 26-001610 was posted at the following location(s):

1143 WAB

(1) Date Posted: 06/05/2026

Locations: 65 Stone Street Cocoa, FL 32922

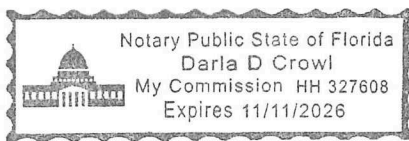
703 S GEORGIA AVE COCOA FL 32922


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 5 day of June, 2026
by William Burrows. Code Officer.




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____