



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

**July 16, 2026
6:00 PM**

**Community Services Department
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 July 16, 2026.
2. Minutes: Regular Meeting of June 18, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE26-1121 / 1044 Alamanda Ln., Cocoa, FL 32922 / Property owner, Mary C. Holmes, 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.*
2. CE26-1246 / 2414 Tulane Dr., Cocoa, FL 32926 / Property owner, Reese's Mary Michelle Dunn, in violation of the following City Codes:
1. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*
 2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Any other condition or use that constitutes a nuisance to the public which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety, and welfare of city residents.*
3. CE26-1291 / 1424 Pineda St., Cocoa, FL 32922 / Property owner, Qianran Dai, in violation of the following City Codes:
1. *City Code Chapter 17 – Streets and Sidewalks. Article II – Utilities (Other than communication services) Sec. 17-53 – Conditions on public way occupancy. (d) The grantee shall use all proper and reasonable care in connection with any work which it may do in, over, under or across any public way, alley, highway, waterway, bridge, easement or other public place of the city in seeking to prevent harm, damage or injury to persons or property therefrom.*
4. CE26-1541 / 434 Satsuma St., Cocoa, FL 32922 / Property owner, Purvis L. Bryant, III., 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. (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 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. CE26-0417 / 900 Friday Rd., Cocoa, FL 32926 / Property owner, Cocoa Loft LLC, in violation of the following City Codes:
 1. *City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 -Prohibited Signs and Features. (q) Signs on vehicles. Which states, **Signs on vehicles. Any vehicle or trailer with a sign or signs attached thereto, placed or painted thereon, visible from any public right-of-way, shall be prohibited, subject to the following exceptions:** (1) Any vehicle or trailer which is actively engaged in making deliveries, pick-ups or otherwise actively in use and such sign face does not protrude in excess of one (1) inch from the vehicle. **Such vehicle or trailer, when not in use, shall be parked so as not to be visible from any public right-of-way;***
6. CE25-001553 / 1103 Myrtle Ln., Cocoa, FL 32922 / Property owner, Jose Luis Castillo Rodas, in violation of the following City Codes:
 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.

2. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Div. 3 – Nuisances. 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.*

IV. Non-Compliance:

1. CE-26-0233 / 1035 W King St., Cocoa, FL 32922 / Registered Agent, Priyangini Patel, of P & P Investments of Florida LLC, property owner.
The Code Enforcement Board held a public hearing on May 21, 2026, at which time the Board found the owner, Priyangini Patel (P & P Investments of Florida LLC), in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of June 18, 2026, to correct the following violation(s):
 1. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 3. -Nuisances. Section 6-900. - Generally. (b)(1)a,b,d. General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (1) Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either: a. Unsightly and interferes with the reasonable enjoyment of property by neighbors; b. Detrimentially affects property values in the surrounding neighborhood; d. Which is otherwise dangerous to the health, safety, comfort, convenience and general welfare. **\$250.00***
 2. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001 –Exterior Property areas. (i) Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore*

- said surface to an approved state of maintenance and repair. **\$250.00***
3. *City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G). Maintenance. All fences and walls shall be maintained in a structurally sound, clean, and aesthetically attractive manner, and in a condition equal to that which was originally approved at the time the building permit was issued. Specifically: (4) Each fence stringer shall be securely fastened to the support posts and face of the fence. (5) Each fence board shall be securely fastened to the support post and fence stringers. (6) All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform and rust-free appearance; however, this is not intended to prohibit the maintenance of fences in which deteriorated sections of the fence are replaced with new materials, which will take time to "age" or "weather" to replicate the appearance of the original fence. **\$250.00***
 4. *City Code 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. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard. **\$250.00***
 5. *City Code Chapter 3 –Advertising and Signs. Article II. -Sign Regulation. Section 3 –21.5. Off-site advertising / billboard regulation. (H) For any off-site advertising/billboard sign which may be permitted under 3-21.5(e)(2) above, the following requirements must be met: (10) All signs shall be maintained to be visually and aesthetically pleasing, i.e. pole and sign mainframe shall be freshly painted and rust free, the sign face shall be free of peeling paint or general disrepair. **\$250.00***

V. Lien Reductions:

VI. New Business:

VII. Other Business:

VIII. Abatement Appeals:

IX. Manager Announcements:

X. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on August 20, 2026.

XI. Adjournment:

NOTICE TO THE PUBLIC:

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

All persons and parties are hereby advised that if they should decide to appeal any decision

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

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

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

CODE BOARD AGENDA ITEM

Memo Date: 06/30/2026
Agenda Date: 7/16/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Approve the agenda of July 16, 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 July 16, 2026, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

July 16, 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: July 16, 2026
2. Approval of Minutes for June 18, 2026
3. Submittal of Document Packet

CASES

1. CE-26-1121 – 1044 Alamanda Ln
2. CE-26-1246 – 2414 Tulane Dr
3. CE-26-1291 – 1424 Pineda St
4. CE-26-1541 – 434 Satsuma St
5. CE-26-417 – 900 Friday Rd
6. CE-25-1553 – 1103 Myrtle Ln

NON-COMPLIANCE

1. CE-26-233 – 1035 W King St.

Manager Announcements

None

Next Meeting Date

August 20, 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 July 16, 2026, or by calling (321)-433-8508.



**Code Enforcement Board
Meeting Minutes
June 18, 2026**

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, June 18, 2026, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Roberts called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jody Hatcher	1st Alternate
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OTHERS PRESENT:

Jason Brimm	Code Enforcement Officer
Nathaniel Propst	Code Enforcement Officer
Derrick Steel	Code Enforcement Officer
William Burrows	Code Enforcement Officer
Kristin Eick	City Attorney-Call in
Darla Crowl	Recording Secretary
Officer Fuller	Police Officer
Charlene Neuterman	Community Services Director
Jennifer Justiniano	Community Services Manager

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: June 18, 2026

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

Motion by Vice Chair Otero, seconded by Mr. Brown, to approve of the agenda of June 18, 2026. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: May 21, 2026.

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

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

CASES:

1. CE-26-1121 – 1044 Alamanda Ln.

Tabled.

2. CE-26-177 – 1407 Pineda St.

Complied.

3. CE-26-166 – 1432 Pineda St.

Complied.

4. CE-26-1291 – 1424 Pineda St.

Tabled.

5. CE-26-000832 – 1053 Alamanda Ln.

Complied.

6. CE- 26-000833 – 4002 Sandgate Ct.

Complied.

7. CE-26-001143 -703 S Georgia Ave.

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 **(A) - APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section 14(D), (B)- Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards, Sec. 6-901- Accumulation (1) and (C) - Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally (b) (12)** of the City Code.

Code Enforcement Officer Burrows requested that the Board find the Property Owner in violation and be given until July 14, 2026 (30 days) to come into compliance or impose a fine of up to two hundred fifty dollars (\$250.00) **(A) - APPENDIX A- ZONING; ARTICLE XIII Supplementary District Regulations, Section 14(D)**, up to two hundred fifty dollars (\$250.00) **(B)- Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards, Sec. 6-901- Accumulation (1)** and up to two hundred fifty dollars (\$250.00) **(C) - Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally (b) (12) per** day until found in compliance.

Property owner was sworn in: Victor Patterson, 1896 Barrington Cir, Rockledge

Mr. Brown asked how long it would take to get a permit? Community Services Manager Jennifer Justiniano explained as it is a new construction a person cannot live on the property until a Certificate of Occupancy has been given. Certificate of Occupancy will not be given until it is in a livable condition. This is new construction not a renovation. A permit was issued in February 2024. There have been inspections and there has been progress, but the last inspection was done in August 2025. Manager Justiniano explained that the permit has expired since no inspections were made within 180 days. Mr. Patterson wanted to explain why the trailer was on the property and why the property was not completed. The gentleman that was living in the trailer was supposed to be a night watchman for the property but was not a spokesperson for Mr. Patterson. Mr. Patterson gave the person living in the trailer 5 days to move his trailer and get off the property. Manager Justiniano wanted to amend the corrective action. The current corrective action is to apply for a permit and receive new permits to complete the building. There are 2 different options for the property owner. The options would be city code 6-900 Sec. B subsection 12. Apply for an extension through the City Council. City Council must approve based on finishing on time. Cause undo hardship or a just cause for the delay prior to it becoming a nuisance and cannot last more than 5 years of the original permit issuance which was February 14, 2024. To reinstate the permit the Building Official would have to receive in writing a just cause why it has been over 180 days since the last inspection. He would either have to approve or if he denied it then a new building permit would have to be applied for and issued. More discussion amongst the Board members, staff and property owner.

Motion by Chairman Roberts, seconded by Vice Chair Otero, to table Staff's recommendation until the August 20, 2026 (60 days) meeting *and* find the Property Owner in violation. Vote on the motion carried unanimously.

NON-COMPLIANCE:

None

Manager Announcements:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on July 16, 2026.

ADJOURNMENT:

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

Approved on this _____ day of _____, 2026.

Lloyd Roberts, Chairman

Darla Crawl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date: 07/02/2026
Agenda Date: 7/16/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Mary C. Holmes, 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 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.*

BACKGROUND:

On April 16, 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 for 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 15, 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 were issues with vegetation and getting the fence repaired, also issues with the neighbor.

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

On June 4, 2026, Posted the property for the Notice of Hearing, photos were taken the day before as well which were uploaded. Property remains in violation. No contact with the owner since May 15th, 2026. A copy of the Notice of Hearing was posted in the City Hall lobby, and one was mailed via Certified Mail. An Affidavit of Posting was completed.

On June 12, 2026, I attempted to call the property owner back, Mary, at 571-300-9306 and left her a voicemail.

On June 17, 2026, Property owner e-mailed me, stated she had a legal matter coming up and had to be in Virginia regarding it. She requested the case be continued so she could attempt the meeting. I spoke with the Community Services Manager who agreed in tabling the case until next month if it wasn't brought into compliance. The property owner stated she would get the numbers put up on the house and would get the 2-3 fence posts removed which have no fence attached.

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*
2. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1003 Exterior Structures. (c)*
3. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property maintenance standards. Sec. 6-1001 - Exterior Property Areas. (g)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted

in City Hall. Staff had ongoing communication with property owner.

RECOMMENDED MOTION:

Find the property owner, Mary C. Holmes, 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 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.*
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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.*

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 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.*

Background:

On April 16, 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 for 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 15, 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 were issues with vegetation and getting the fence repaired, also issues with the neighbor.

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

On June 4, 2026, Posted the property for the Notice of Hearing, photos were taken the day before as well which were uploaded. Property remains in violation. No contact with the owner since May 15th, 2026. A copy of the Notice of Hearing was posted in the City Hall lobby, and one was mailed via Certified Mail. An Affidavit of Posting was completed.

On June 12, 2026, I attempted to call the property owner back, Mary, at 571-300-9306 and left her a voicemail.

On June 17, 2026, Property owner e-mailed me, stated she had a legal matter coming up and had to be in Virginia regarding it. She requested the case be continued so she could attempt the meeting. I spoke with the Community Services Manager who agreed in tabling the case until next month if it wasn't brought into compliance. The property owner stated she would get the numbers put up on the house and would get the 2-3 fence posts removed which have no fence attached.

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

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

Previous Action:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had ongoing 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 contiguous 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

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

9589 0710 5270 3233 1070 17

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

303 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

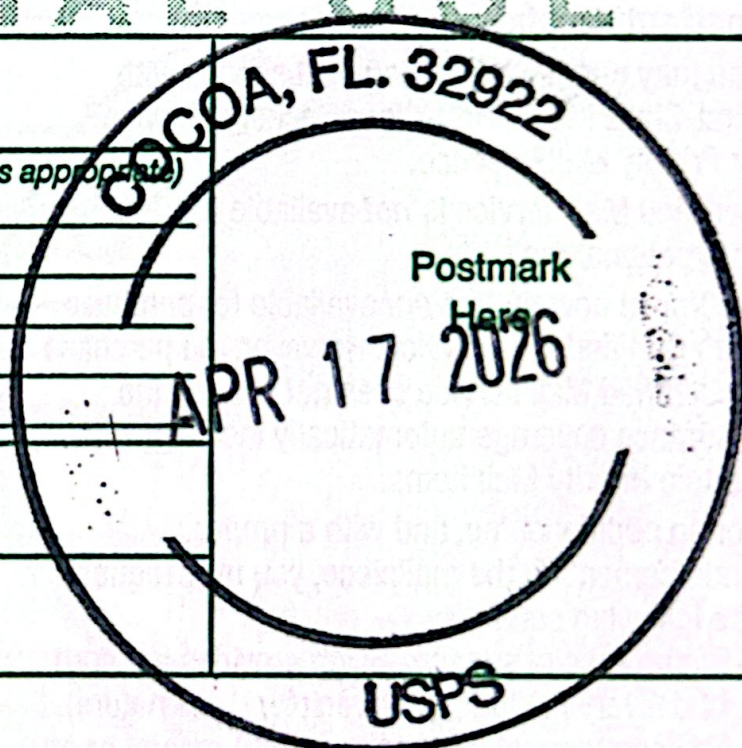
\$

Total Postage and Fees

\$

Sent To

Mary Holmes
Street and Apt. No., or PO Box No.
1244 Alameda Ln.
City, State, ZIP+4®
Cocoa, FL 32922





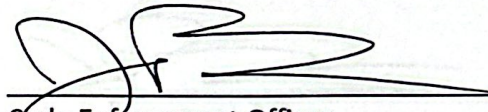
City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

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 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: _____

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.

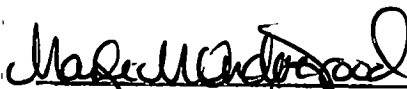
To Have and to Hold, the same in fee simple forever.

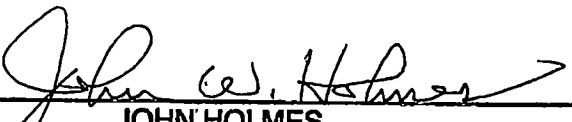
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:

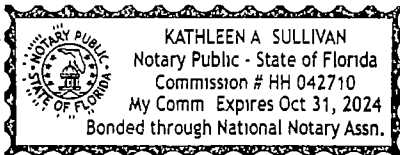
Kathleen A Sullivan
Witness #1 Signature Above
Printed Name KATHLEEN A SULLIVAN

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: July 2, 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 July 16, 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 4196 1620 44

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

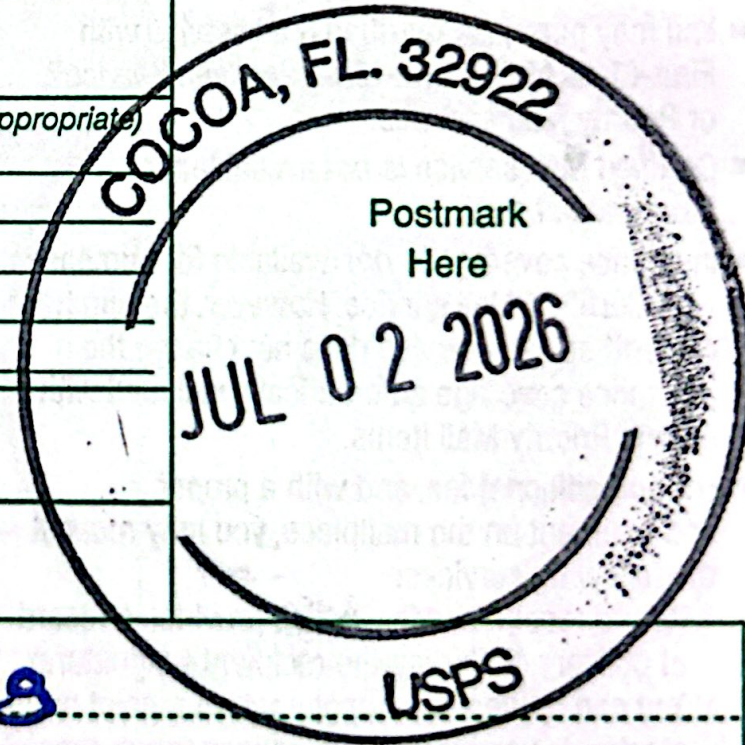
MARY C. HOLMES

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

1044 ALAMANDA LN

City, State, ZIP+4®

COCOA, FL 32922



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

See Reverse for Instructions
See Reverse for Instructions



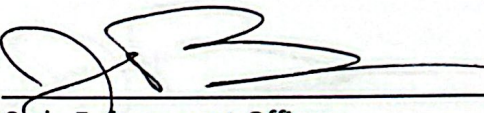
City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

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: 7/2/2026

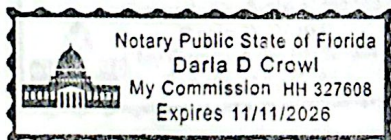
Location: City of Cocoa City Hall lobby
1044 Alamanda Ln. Cocoa, FL 32922

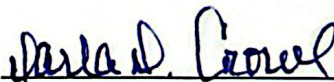

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July, 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: _____

CODE BOARD AGENDA ITEM

Memo Date: 07/06/2026
Agenda Date: 7/16/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Reese's Mary Michelle Dunn, of 2414 Tulane Dr., Cocoa, FL 32926, 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. 6-900 Generally. (b) (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*
2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Any other condition or use that constitutes a nuisance to the public which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety, and welfare of city residents.*

BACKGROUND:

On May 2, 2026, [Inspected property after a complaint was received on or around April 27, 2026. The property was observed in violation. Vehicle was observed parked in the front yard. Lights are not on, but visible and previous photo provided shows them active at night. Notice of Violation will be generated and e-mailed to the Code Enforcement Coordinator to print and mail out on Monday. A copy of the Notice will be posted in City Hall, and an affidavit of posting will be completed.](#)

On June 2, 2026, [Inspected the property and observed the vehicle to still be parked in the front yard. The lights can be visibly seen on the roof still. Photos are supposed to be taken tonight or tomorrow morning of them illuminated to attach to the case file.](#)

On June 16, 2026, [Community Services Director took photos of the lighting around 5am, still showing them on and operational. The vehicles were observed to be in the front yard, parked. This case will be going to the July Code Board.](#)

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. 6-900 Generally. (b) (9)*
2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had no communication with property owner.

RECOMMENDED MOTION:

Find the property owner, Reese's Mary Michelle Dunn, of 2414 Tulane Dr., Cocoa, FL 32926, 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. 6-900 Generally. (b) (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*
2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Any other condition or use that constitutes a nuisance to the public which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety, and welfare of city residents.*

Code Enforcement Agenda

Check one box

☒ **Code Cases**

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

Agenda Item Name: CE26-1246 / Dunn, Reese's Mary Michelle property owner of 2414 Tulane Dr. Cocoa, FL 32926, in violation of the following City Codes.

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

(2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Any other condition or use that constitutes a nuisance to the public which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety, and welfare of city residents.

Short Name: CE26-1246 / 2414 Tulane Dr. Cocoa, FL 32926

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Dunn, Reese's Mary Michelle of 2414 Tulane Dr. Cocoa, FL 32926, in violation of the following City Codes listed and assess a daily fine of 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. 6-900 Generally. (b) (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.

(2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Any other condition or use that constitutes a nuisance to the public which is continually or repeatedly

maintained, the abatement of which would be in the best interest of the health, safety, and welfare of city residents.

Background:

On May 2, 2026, Inspected property after a complaint was received on or around May 27, 2026. The property was observed in violation. Vehicle was observed parked in the front yard. Lights are not on, but visible and previous photo provided shows them active at night. Notice of Violation will be generated and e-mailed to the Code case coordinator to print and mail out on Monday. A copy of the Notice will be posted in City Hall, and an affidavit of posting will be completed.

On June 2, 2026, Inspected the property and observed the vehicle to still be parked in the front yard. The lights can be visibly seen on the roof still. Photos are supposed to be taken tonight or tomorrow morning of them illuminated to attach to the case file.

On June 16, 2026, The Community Services Director took photos of the lighting around 5am, still showing them on and operational. The vehicles were observed to be in the front yard, parked. This case will be going to the July Code Board.

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. 6-900 Generally. (b) (9)*
- (2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)*

Previous Action:

Staff confirmed attempted delivery of Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had no communication with property owner.



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

Notice of Violation

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

Date: 5/4/2026

Case: 26-1246

To Whom It May Concern:

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

Address: 2414 Tulane Dr. Cocoa, FL 32926

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

Violations:

- (1) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways.*
- (2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Any other condition or use that constitutes a nuisance to the public which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety, and welfare of city residents.*

Description of Violations:

- (1) Vehicles are prohibited from being parked on the front or corner side of the yard area.*
- (2) The lighting on the roof is a nuisance to neighboring properties, it shines into and onto their properties.*

Corrective Action:

- (1) Please remove all vehicles parked or stored on the yard of the property.*
- (2) Please remove the lights or place them underneath the soffit of the home to prevent the lighting from shining into adjacent properties.*

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

9589 0710 5270 3700 7907 97

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

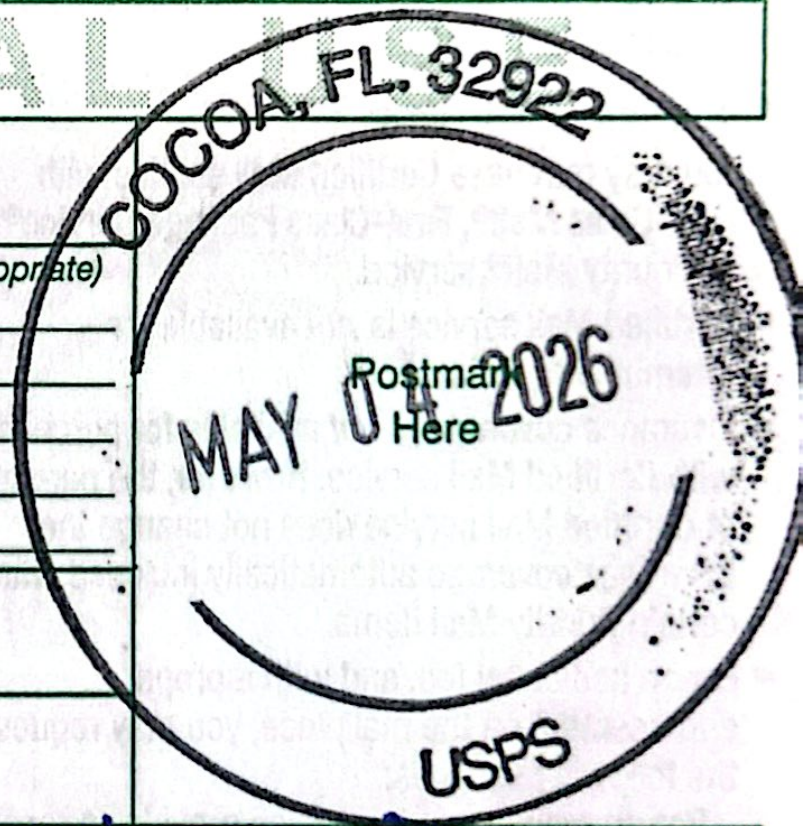
Domestic Mail Only

JB 516 12416

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

OFFICIAL

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



Reese's mpeymichelle Durn
Street and Apt. No., or PO Box No.
2414 Tulane Dr
City, State, ZIP+4®
Cocoa, FL 32926

JB 26-1246

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:

Beese's mpyr Michelle Dunn
2414 Tulane Dr.
Cocoa, FL 32926



9590 9402 8440 3156 0194 05

2. Article Number (Transfer from service label)

9589 0710 5270 3700 7907 97

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Registered Mail Restricted Delivery (500)



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 26-1246 was posted at the following location(s):

Date Delivered: 05/4/2026

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

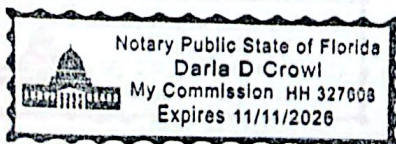


Code Enforcement Officer

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



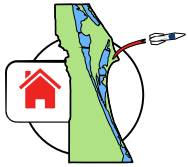


NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

**REAL PROPERTY DETAILS**

Account 2414180 - Roll Year 2025

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

**VALUE SUMMARY**

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

SALES / TRANSFERS

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

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

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1966
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,861	Patio - Concrete	60
Enclosed Por	286	Pool Deck	318
Enclosed Por	252	Pool - Residential	1
Open Porch	347		
Total Base Area	1,861		
Total Sub Area	2,746		

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

QUIT CLAIM DEED

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

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

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

To (second party) Reese's Mary Michelle Dunn

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

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

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

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

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

Signed, sealed, and delivered in the presence of :

Alceyah Hadnot

Witness Signature as to First Party

Alceyah Hadnot

Alceyah Hadnot - Print Name

Quadir Bibbs

Witness Signature as to First Party

Quadir Bibbs

Quadir Bibbs - Printed Name

Nathaniel Holliday

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

Nathaniel Holliday

Nathaniel Holliday - Print Name

Swanetta Denning

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

Swanetta Denning

Swanetta Denning - Print Name

[Signature]

Signature of First Party

Reese's Mary Michelle Dunn

Printed Name

2414 Tulane Dr.

Post Office Address

Cocoa, FL 32926

[Signature]

Signature of Co-First Party (if any)

Jeffrey Waddell

Printed Name

2829 W. Harold St.

Post Office Address

Phila, PA 19132

STATE OF FLORIDA-COUNTY OF BREVARD

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



[Signature]

Signature of Notary/Deputy Clerk

Eric Sperrazza

Printed Name



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

Date: July 2, 2026
Case: 26-1246

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

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Dunn, Reese's Mary Michelle

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on July 16, 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 4196 1620 20

U.S. Postal Service™

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CERTIFIED MAIL® RECEIPT

Domestic Mail Only

JB 26-1246

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

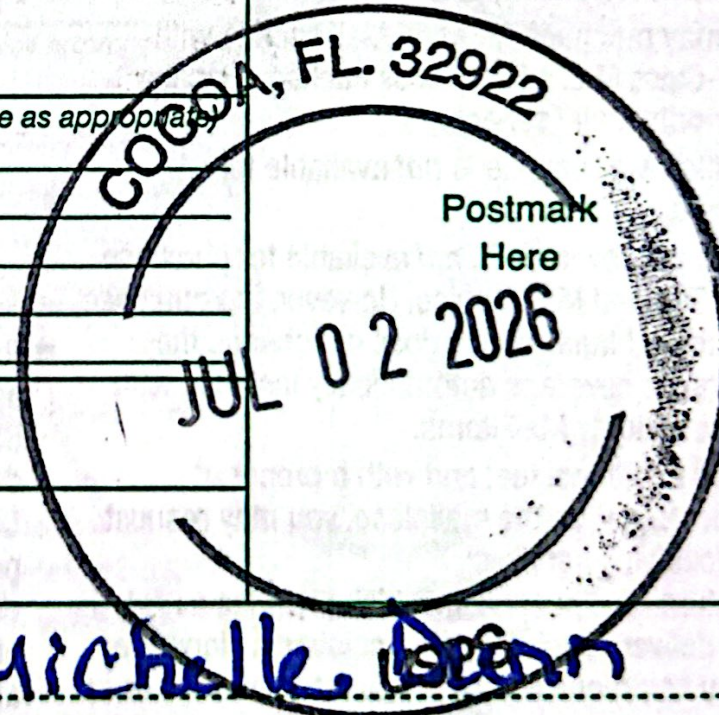
Reese's Mary Michelle Dean

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

2414 Tulane Dr

City, State, ZIP+4®

COCOA, FL 32906



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

See Reverse for Instructions



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 26-1246 was posted at the following location(s):

Date Delivered: 7/2/2026

Location: City of Cocoa City Hall lobby
2414 Tulane Dr. Cocoa, FL 32926

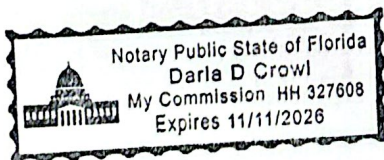


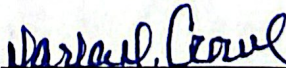
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July, 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: _____

CODE BOARD AGENDA ITEM

Memo Date: 07/06/2026
Agenda Date: 7/16/2026
Prepared By: Darla Crowl, 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.

1. *City Code Chapter 17 – Streets and Sidewalks. Article II – Utilities (Other than communication services) Sec. 17-53 – Conditions on public way occupancy. (d) The grantee shall use all proper and reasonable care in connection with any work which it may do in, over, under or across any public way, alley, highway, waterway, bridge, easement or other public place of the city in seeking to prevent harm, damage or injury to persons or property therefrom.*

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.

On June 2, 2026, Inspected the property, remains in violation. No improvements were noted to the curb/driveway where the violation exists. Photos were taken and uploaded, case will be going to June Code board.

On June 4, 2026, Posted a Notice of Hearing at the property, a photo was taken. Spoke to one of the tenants, gave them my business card and asked the property owner to call me about the issue. Let the tenant know what the issue was as well. A copy of the Notice of Hearing was posted in the City Hall lobby and mailed out via Certified Mail. An Affidavit of Posting was completed.

On June 18, 2026, I inspected the property for Code Board status day photos, property remains in violations. No contact with the owner or tenants. Case is being tabled for now, amended notice of violation will be mailed out, to go to Code Board in July.

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

1. *City Code Chapter 17 – Streets and Sidewalks. Article II – Utilities (Other than communication services). Sec. 17-53 – Conditions on public way occupancy.*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed attempted delivery of Amended Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had communication multiple times with the tenant.

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.

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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.

(1) City Code Chapter 17 – Streets and Sidewalks. Article II – Utilities (Other than communication services) Sec. 17-53 – Conditions on public way occupancy. (d) The grantee shall use all proper and reasonable care in connection with any work which it may do in, over, under or across any public way, alley, highway, waterway, bridge, easement or other public place of the city in seeking to prevent harm, damage or injury to persons or property therefrom.

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, Dai, Qianran 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.

(1) City Code Chapter 17 – Streets and Sidewalks. Article II – Utilities (Other than communication services) Sec. 17-53 – Conditions on public way occupancy. (d) The grantee shall use all proper and reasonable care in connection with any work which it may do in, over, under or across any public way, alley, highway, waterway, bridge, easement or other public place of the city in seeking to prevent harm, damage or injury to persons or property therefrom.

Background:

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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.

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

(1) City Code Chapter 17 – Streets and Sidewalks. Article II – Utilities (Other than communication services). Sec. 17-53 – Conditions on public way occupancy.

Previous Action:

Staff confirmed attempted delivery of Amended Notice of Violation, having certified receipt. Notice was posted in City Hall. Staff had communication multiple times with the tenant.



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

Amended Notice of Violation

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

Date: 6/18/2026

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 Chapter 17 – Streets and Sidewalks. Article II – Utilities (Other than communication services) Sec. 17-53 – Conditions on public way occupancy. (d) The grantee shall use all proper and reasonable care in connection with any work which it may do in, over, under or across any public way, alley, highway, waterway, bridge, easement or other public place of the city in seeking to prevent harm, damage or injury to persons or property therefrom.*

Description of Violations:

- (1) *The concrete and irrigation lines ran across the curb and apron of the driveway are not allowed or permittable.*

Corrective Action:

- (1) *Please remove the concrete and irrigation lines from the curb and apron of the driveway and restore it to its original state.*

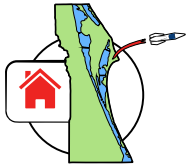
IF THE VIOLATIONS ARE NOT CORRECTED BY July 2, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board;

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

**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.

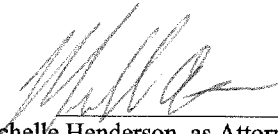
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

WARRANTY DEED

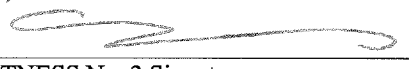
Page 1 of 2

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

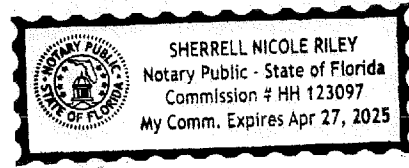

WITNESS No. 1 Signature
Printed Name: Arribel Rivera


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.

9589 0710 5270 3700 8168 86

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

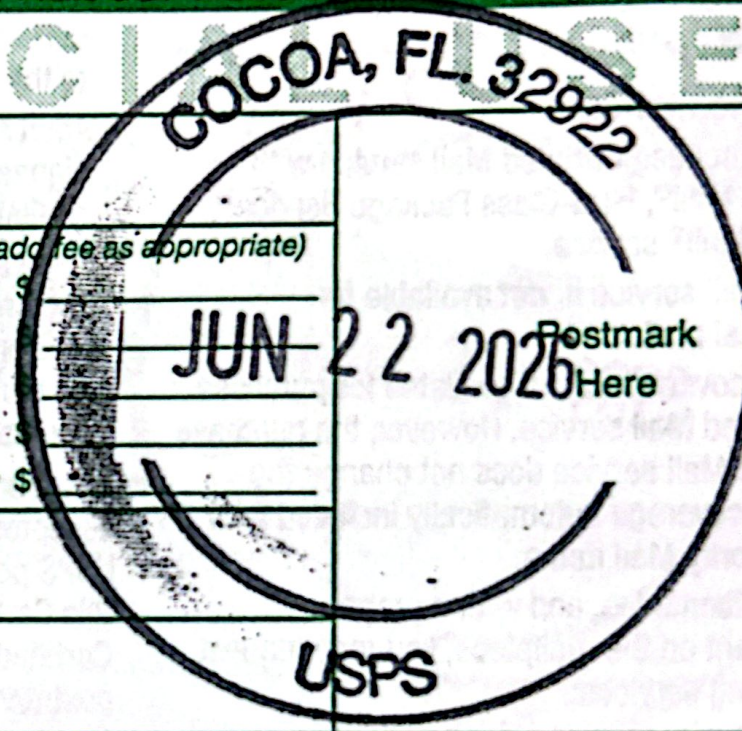
QIANRAN DAI

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

1424 Pineda St

City, State, ZIP+4®

Cocoa, FL 32922



JB #26-1291

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:

DAI, QIARAN
1424 Pineda St.
Cocoa, FL 32922



9590 9402 8440 3156 0165 72

2. Article Number (Transfer from service label)

9589 0710 5270 3700 8157 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail Restricted Delivery
00)



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 Amended Notice of Violation for case 26-1291 was posted at the following location(s):

Date Delivered: 06/18/2026

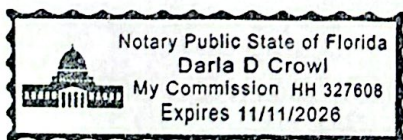
Location: City of Cocoa City Hall lobby

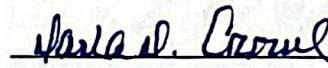

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of June, 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: _____



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

Date: July 2, 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 July 16, 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@cocoafll.org

9589 0710 5270 4196 1620 37

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

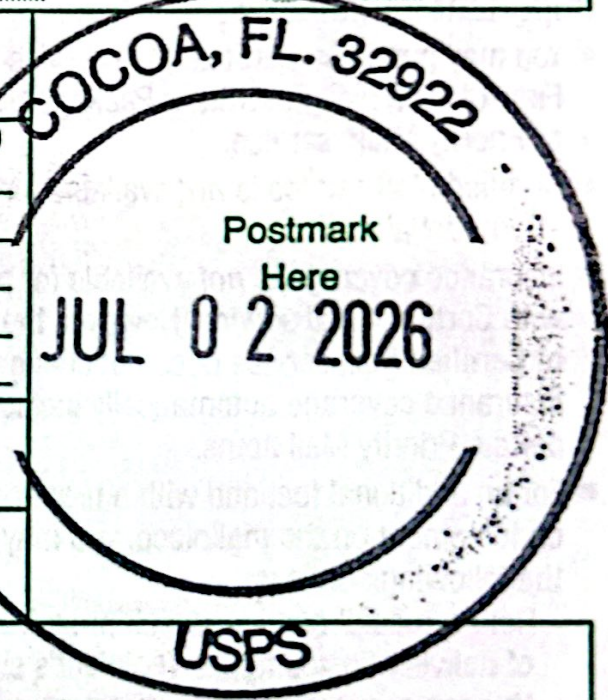
\$

Total Postage and Fees

\$

Sent To

Qianran Dai
1424 Pineda St
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: 7/2/2026

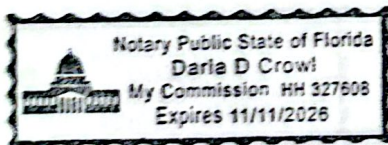
Location: City of Cocoa City Hall lobby
1424 Pineda St. Cocoa, FL 32922

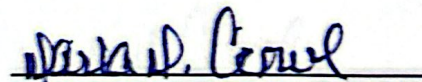

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of JULY, 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: _____

CODE BOARD AGENDA ITEM

Memo Date: 07/06/2026
Agenda Date: 7/16/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Purvis L. Bryant, III., of 434 Satsuma 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.

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 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 27, 2026, [I received the complaint via the Community Services Director after a complaint was made by a citizen who at a City Council meeting. Multiple violations were noted on the property which has an extensive Code enforcement history. The grass is overgrown throughout the property, junk, debris and workout equipment is all about the property. Photos show a fence installed on the property which has been there for multiple years, but no permit was ever applied for and approved and pulled. Vines/weeds have also grown up the entire side of the home which are seen from earlier photos where it did not exist. Several photos were taken and all other necessary documents were uploaded that are necessary for the creation of a new Code case. A Notice of Violation was generated and will be e-mailed to the Code coordinator to print and mail out. A copy will be posted in City Hall, and an affidavit of posting will be completed.](#)

On June 26, 2026, [I inspected the property, it remains in violation. There is still a heavy amount of debris on the property, multiple photos were taken. Case is going to July Code Board.](#)

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 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:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed delivery of Notice of Violation, having certified green card. Notice was posted in City Hall.

RECOMMENDED MOTION:

Find the property owner, Purvis L. Bryant, III., of 434 Satsuma 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.

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 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: CE26-1541 / Bryant, Purvis L, III. property owner of 434 Satsuma St. 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 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 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: CE26-1541 / 434 Satsuma St. Cocoa, FL 32922

Through: Jennifer Justiniano / Community Services Manager

Prepared by: Jason Brimm

Requested Action: Find the property owner, Bryant, Purvis L, III. of 434 Satsuma 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.

- (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.*
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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 27, 2026, I Received complaint via citizen who complained at City Council meeting, asked by Director to inspect the property. Multiple violations were noted on the property which has an extensive Code enforcement history. The grass is overgrown throughout the property, junk, debris and workout equipment is all about the property. Photos show a fence installed on the property which has been there for multiple years, but no permit was ever applied for and approved and pulled. Vines/weeds have also grown up the entire side of the home which are seen from earlier photos where it did not exist. Several photos were taken and all other necessary documents were uploaded that are necessary for the creation of a new Code case. A Notice of Violation was generated and will be e-mailed to the Code coordinator to print and mail out. A copy will be posted in City Hall, and an affidavit of posting will be completed.

On June 26, 2026, I inspected the property, it remains in violation. There is still a heavy amount of debris on the property, multiple photos were taken. Case is going to July Code Board.

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 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.



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

Notice of Violation

To: Bryant, Purvis L. III
434 Satsuma St.
Cocoa, FL 32922

Date: 5/27/2026

Case: 26-1541

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: 434 Satsuma St. Cocoa, FL 32922

Parcel ID: 24-36-33-CC-12-6

Violations:

- (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 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 grass/weeds are overgrown on the property, including having grown up the side of the property. There is also trash/debris/junk on and about the property.*
- (2) The fence on the side of the property was installed without a permit being applied for, approved, and issued.*

Corrective Action:

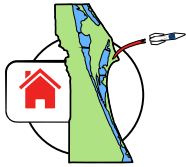
- (1) Please remove all trash, debris, and junk from the property (Tires, extensive amount of workout equipment, appliances, tools). The grass/weeds also needs reduced/cut to an acceptable level according to the City Code. Please remove the vines/weeds from the side of the home.*
- (2) Please apply for and obtain an issued permit for the fence that has been installed on the property. Alternately the fence can be removed, this will also resolve the violation.*

IF THE VIOLATIONS ARE NOT CORRECTED BY June 27, 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

**REAL PROPERTY DETAILS**
Account 2425293 - Roll Year 2025

Owners	BRYANT, PURVIS L,III
Mailing Address	434 SATSUMA ST COCOA FL 32922
Site Address	434 SATSUMA ST COCOA FL 32922
Parcel ID	24-36-33-CC-12-6
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.14
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0005/0072
Subdivision	COLLEGE PARK AMENDED MAP
Land Description	COLLEGE PARK AMENDED MAP LOT 6 BLK 12

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$159,560	\$157,770	\$148,180
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$106,570	\$103,570	\$100,560
Assessed Value School	\$106,570	\$103,570	\$100,560
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$55,848	\$53,570	\$50,560
Taxable Value School	\$81,570	\$78,570	\$75,560

SALES / TRANSFERS

Date	Price	Type	Instrument
10/11/2018	\$126,000	WD	8288/1986
03/20/2018	\$76,000	WD	8120/2033
08/29/2017	\$51,100	CT	7973/0724
04/29/2016	--	DC	7748/2114
05/13/2003	--	QC	4939/3539
11/01/1997	\$5,000	07	3738/0716
01/01/1993	--	PT	3274/3938
10/01/1992	--	PT	3234/4836
01/01/1992	--	PT	3172/3995
12/01/1991	\$1,000	XD	3166/2264
06/01/1966	--	QC	0876/0290

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

Materials		Details	
Exterior Wall:	STUCCO	Year Built	2003
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)	1,254	No Data Found	
Screen Porch	66		
Total Base Area	1,254		
Total Sub Area	1,320		

Corporate Warranty Deed

This Indenture, made , October 11, 2018 A.D.

Between

JJD Contract Services, LLC., a/k/a JJD Contract Serviers, LLC., A Florida Limited Liability Company whose post office address is: 597 Fellenz St SW, Palm Bay, Florida 32908 a corporation existing under the laws of the State of Florida, Grantor and Purvis L Bryant, III a single man whose post office address is: * Grantee, * 434 SATSUMA ST., COCOA, FL 32922

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Brevard, State of Florida, to wit:

Lot 6, Block 12, Amended Map of College Park, according to the plat thereof, recorded in Plat Book 5, Page(s) 72, of the Public Records of Brevard County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 24-36-33-CC-12-6

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

JJD Contract Services, LLC., A Florida Limited Liability Company

Signed and Sealed in Our Presence:

Witness Print Name: Nancy A. Lenski

Witness Print Name: Justin Parsons

State of Florida
County of Brevard

By: John J Dickinson
Its: President

The foregoing instrument was acknowledged before me this 11th day of October, 2018, by John J Dickinson, the President of JJD Contract Services, LLC., A Florida Limited Liability Company A corporation existing under the laws of the State of Florida, on behalf of the corporation.
He/She is personally known to me or has produced J. J. Dickinson as identification.

Notary Public
Notary Printed Name: Nancy A. Lenski
My Commission Expires: 8/10/22



Prepared by:
, an employee of
Bella Title & Escrow, Inc.,
7025 N. Wickham Road, Suite 112
Melbourne, Florida 32940

File Number: 18-446

TB 210-154

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:

Aurevis Bryant III
434 Satsuma St.
Cocoa, FL 32922



9590 9402 8440 3156 0164 35

2. Article Number (Transfer from service label)

9589 0710 5270 3700 8156 67

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

JB 26-1541

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

OFFICIAL

COCOA, FL. 32922

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

MURVIS L. BRYANT III

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

434 Sittsuma St

City, State, ZIP+4®

Cocoa, FL 32922

MAY 28 2026
Postmark
Here

USPS

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

See Reverse for Instructions

9589 0710 5270 3700 8156 67



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 26-1541 was posted at the following location(s):

Date Delivered: 05/28/2026

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

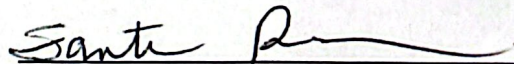


Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2026
by Jason Brimm Code officer



NOTARY PUBLIC, State of Florida

NOTARY PUBLIC, State of Florida

Print Name: _____



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

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____



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

Date: July 2, 2026
Case: 26-1541

Bryant, Purvis L, III
434 Satsuma St.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Bryant, Purvis L, III

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on July 16, 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 4196 1620 13

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

JD 26-1541

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

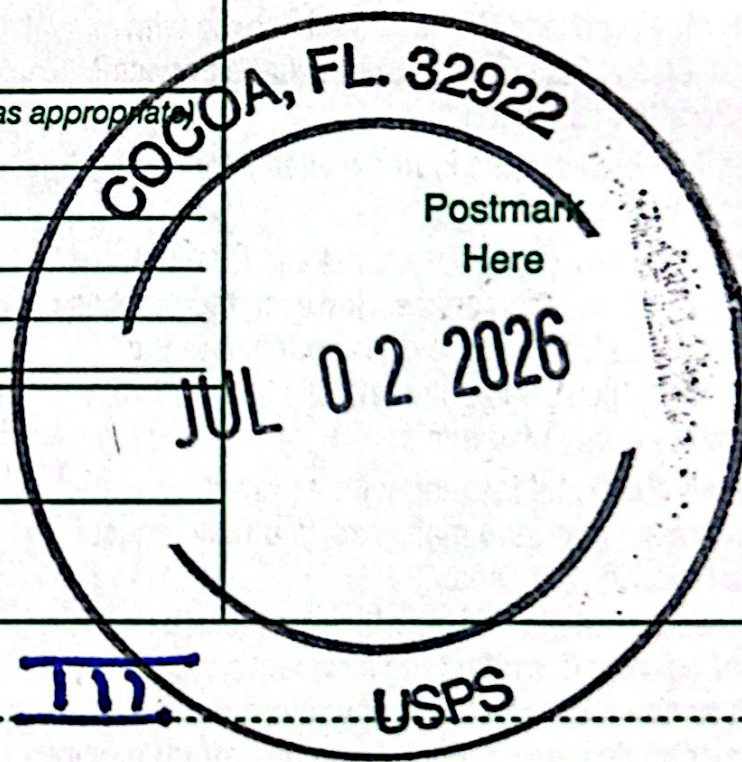
MURVIS L BRYANT III

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

434 SATSUMA SE

City, State, ZIP+4®

COCOA, FL 32922





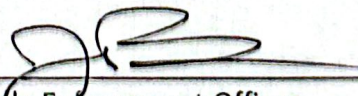
City of Cocoa Code Enforcement
65 Stone Street
Cocoa, FL 32922
321-433-8509

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 26-1541 was posted at the following location(s):

Date Delivered: 7/2/2026

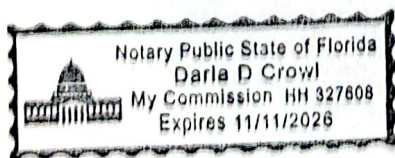
Location: City of Cocoa City Hall lobby
434 Satsuma St. Cocoa, FL 32922

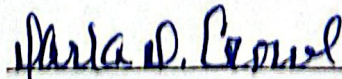

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July, 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: _____

CODE BOARD AGENDA ITEM

Memo Date: 07/06/2026
Agenda Date: 7/16/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Cocoa Loft LLC, of 900 Friday Rd., Cocoa, FL 32926, 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 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 -Prohibited Signs and Features. (q) Signs on vehicles. Which states, **Signs on vehicles. Any vehicle or trailer with a sign or signs attached thereto, placed or painted thereon, visible from any public right-of-way, shall be prohibited, subject to the following exceptions: (1) Any vehicle or trailer which is actively engaged in making deliveries, pick-ups or otherwise actively in use and such sign face does not protrude in excess of one (1) inch from the vehicle. Such vehicle or trailer, when not in use, shall be parked so as not to be visible from any public right-of-way;***

BACKGROUND:

On February 17, 2026, I received an email from Tom Wilkinson regarding a complaint about the pool in the common area of the property being in disrepair.

On February 18, 2026, I conducted an inspection of the pool on the property. While no violations existed regarding the pool, I observed a sign that was a possible violation on a trailer.

On February 25, 2026, after further research, I determined the trailer and the signage to be a violation. I went to photograph the trailer with the signs. There were technical issues in City Hall preventing the issuance of a NOV.

On March 18, 2026, I observed the trailer with the signage flipped around the same area. I was able to send an NOV to the registered agent. The corrective action to remove the trailer and signage was due April 18, 2026.

Return receipts signed by the registered agent and L.T.S.C. LLC were received.

On June 26, 2026, I attempted to contact the property via phone call and left a voicemail requesting a call back to discuss the sign. Due to the extended timeline during my absence, I resent the NOV to the property owner and registered agent. The corrective action to remove the trailer and signage was due July 4, 2026.

On July 5, 2026, the violation still exists. The property was posted with NOH and NOH was mailed to property owner and registered agent.

The property is still in violation of the following City Codes:

1. *City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 -*

Prohibited Signs and Features. (q) Signs on vehicles.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff contacted the registered agent through the issuance of a Notice of Violation with corrective action on violations. First NOV Mail return receipt was signed by registered agent which shows that the NOV was received. Staff attempted to contact them through phone and sent an additional NOV due to extended timeline.

RECOMMENDED MOTION:

Find the property owner, Cocoa Loft LLC, of 900 Friday Rd., Cocoa, FL 32926, 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 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 - Prohibited Signs and Features. (q) Signs on vehicles. Which states, **Signs on vehicles. Any vehicle or trailer with a sign or signs attached thereto, placed or painted thereon, visible from any public right-of-way, shall be prohibited, subject to the following exceptions: (1) Any vehicle or trailer which is actively engaged in making deliveries, pick-ups or otherwise actively in use and such sign face does not protrude in excess of one (1) inch from the vehicle. Such vehicle or trailer, when not in use, shall be parked so as not to be visible from any public right-of-way;***

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26-0417 / 900 Friday Rd., Cocoa, FL / Cocoa Loft LLC property owner of 900 Friday Rd., Cocoa, FL, in violation of the following City Codes.

City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 - Prohibited Signs and Features. (q) Signs on vehicles. Which states, **Signs on vehicles. Any vehicle or trailer with a sign or signs attached thereto, placed or painted thereon, visible from any public right-of-way, shall be prohibited, subject to the following exceptions:**

(1) Any vehicle or trailer which is actively engaged in making deliveries, pick-ups or otherwise actively in use and such sign face does not protrude in excess of one (1) inch from the vehicle. Such vehicle or trailer, when not in use, shall be parked so as not to be visible from any public right-of-way;

Short Name: CE26-0417 / 900 Friday Rd., Cocoa, FL

Through: Jennifer Justiniano, Community Services Manager

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Cocoa Lofts LLC of 900 Friday Rd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 - Prohibited Signs and Features. (q) Signs on vehicles.

Background:

On February 17th, 2026, I received an email from Tom Wilkinson regarding a complaint about the pool in the common area of the property regarding it being in disrepair.

On February 18th, 2026, I inspected the pool on the property and I did not find any violations regarding the pool, but I did notice a sign that was a possible violation on a trailer.

On February 25th, 2026, after further research I determined the trailer and the signage to be a violation. I went to photograph the trailer with the signs. There were technical issues in city hall.

On March 18th, 2026, I observed the trailer with the signage flipped around the same area. I was able to send an NOV to the registered agent.

I received return receipts signed by the registered agent and L.T.S.C. LLC.

Corrective action of removing the trailer and signage was due April 18th, 2026.

June 26th, 2026, I attempted to contact the property via phone call and left a voicemail requesting a call back to discuss the sign.

June 26th, 2026, Due to the extended timeline during my absence I resent the NOV to the property owner and registered agent. Corrective action to remove the trailer by July 4th, 2026.

On July 5th, 2026, the violation still exists. The property was posted with NOH and NOH was mailed to property owner and registered agent as well.

On July 16th, 2026, the violation still exists.

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

City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 - Prohibited Signs and Features. (q) Signs on vehicles.

Previous Action:

Staff contacted the registered agent through the issuance of a Notice of Violation with corrective action on violations. First NOV Mail return receipt was signed by registered agent which shows that the NOV was received. Staff attempted to contact them through phone and sent an additional NOV due to extended timeline.



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

Notice of Violation

To: Cocoa Lofts LLC
313 Acadia Lane.
Celebration, FL 32804

Date: 06/26/2026

Case: 26-0417

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: 900 Friday Rd. Cocoa, FL. 32926

Parcel ID #: 24-35-26-00-253

Violation(s):

(1) City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 -Prohibited Signs and Features. (q) Signs on vehicles.

Description of Violations:

*(1) City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 -Prohibited Signs and Features. (q) Signs on vehicles. Which states, **Signs on vehicles. Any vehicle or trailer with a sign or signs attached thereto, placed or painted thereon, visible from any public right-of-way, shall be prohibited, subject to the following exceptions:***

(1) Any vehicle or trailer which is actively engaged in making deliveries, pick-ups or otherwise actively in use and such sign face does not protrude in excess of one (1) inch from the vehicle. Such vehicle or trailer, when not in use, shall be parked so as not to be visible from any public right-of-way;

Corrective Action:

(1) Please remove the trailer with the signs to comply with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 4th, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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



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

Notice of Violation

To: L.T.S.C., LLC
1901 W. COLONIAL DRIVE
ORLANDO, FL 32804

Date: 06/26/2026

Case: 26-0417

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: 900 Friday Rd. Cocoa, Fl. 32926
Parcel ID #: 24-35-26-00-253

Violation(s):

(1) City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 -Prohibited Signs and Features. (q) Signs on vehicles.

Description of Violations:

*(1) City Code Chapter 3. – Advertising and Signs. Article II. – Sign Regulations. Section. 3-21 -Prohibited Signs and Features. (q) Signs on vehicles. Which states, **Signs on vehicles. Any vehicle or trailer with a sign or signs attached thereto, placed or painted thereon, visible from any public right-of-way, shall be prohibited, subject to the following exceptions:***

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Corrective Action:

(1) Please remove the trailer with the signs to comply with city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY July, 4th 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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



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

Detail by Entity Name

Florida Limited Liability Company
COCOA LOFTS, LLC

Filing Information

Document Number	L24000214433
FEI/EIN Number	99-3233040
Date Filed	05/08/2024
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	06/04/2024
Event Effective Date	NONE

Principal Address

313 ACADIA LANE
CELEBRATION, FL 34747

Mailing Address

313 ACADIA LANE
CELEBRATION, FL 34747

Registered Agent Name & Address

L.T.S.C., LLC
1901 W. COLONIAL DRIVE
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

D'ALESSANDRO, LISA
313 ACADIA LANE
CELEBRATION, FL 34747

Title MGR

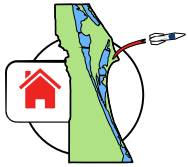
D'ALESSANDRO, JOSEPH
313 ACADIA LANE
CELEBRATION, FL 34747

Annual Reports

Report Year	Filed Date
2025	04/30/2025
2026	01/12/2026

Document Images

01/12/2026 -- ANNUAL REPORT	View image in PDF format
04/30/2025 -- ANNUAL REPORT	View image in PDF format
06/04/2024 -- LC Amendment and Name Change	View image in PDF format
05/08/2024 -- Florida Limited Liability	View image in PDF format

**REAL PROPERTY DETAILS**
Account 2407980 - Roll Year 2025

Owners	COCOA LOFT LLC
Mailing Address	313 ACADIA LN KISSIMMEE FL 34747
Site Address	900 FRIDAY RD COCOA FL 32926
Parcel ID	24-35-26-00-253
Taxing District	13D0 - COCOA
Exemptions	NONE
Property Use	3910 - LIMITED SERVICE HOTEL
Total Acres	8.50
Site Code	0895 - BACKS UP TO I-95
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF W 1/4 SW'LY OF I-95 R/W AS DESC IN ORB 5341 PG 4990

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$4,655,390	\$2,085,100	\$2,028,330
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$4,655,390	\$2,085,100	\$2,028,330
Assessed Value School	\$4,655,390	\$2,085,100	\$2,028,330
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$4,655,390	\$2,085,100	\$2,028,330
Taxable Value School	\$4,655,390	\$2,085,100	\$2,028,330

SALES / TRANSFERS

Date	Price	Type	Instrument
07/01/2024	\$5,900,000	WD	10102/0827
12/16/2010	\$1,500,000	WD	6301/2909
10/19/2010	\$2,500,000	CT	6265/1138
07/30/2004	\$4,000,000	WD	5341/4990
12/30/1986	\$2,400,000	WD	2761/2307
04/26/1984	\$2,350,000	WD	2507/2413
08/01/1977	\$900,000	--	1783/0611

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 3910 - LIMITED SERVICE HOTEL

Materials		Details	
Exterior Wall:	THERMAL GLASS , WALLCOVL	Year Built	1974
Frame:	MASNRYCONC	Story Height	10
Roof:	BU-TG/MMBRN	Floors	2
Roof Structure:	PRE-STRS. CONC.	Residential Units	154
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	34,321	Wall - Concrete - Block	820
Base Area (2nd)	25,510	Pool - Commercial	1,456
Carport	1,778	Light Poles	9
Open Porch	15,838	Dock	227
Open Porch	896	Fence - Wood 6'	150
Total Base Area	59,831	Pool Deck	3,416
Total Sub Area	78,343	Paving - Asphalt	87,189
		Paving - Concrete	4,800
		Light Poles	7
		Wall - Concrete - Stucco	640
		Garage Detached	800

Prepared by:
Matthew R. Plummer, Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 46018.004

Documentary Stamps in the amount
of \$41,300.00 are affixed hereto.

GENERAL WARRANTY DEED

Made this July 1, 2024 A.D. by **Shreeji Hotel Group, LLC**, a Florida limited liability company, whose address is 380 Commerce Parkway, Rockledge, Florida 32955, hereinafter called the grantor, to **Cocoa Loft LLC**, a Florida limited liability company, whose post office address is 313 Acadia Lane, Celebration, Florida 34747, 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, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Brevard County, Florida, viz:

A parcel of land lying in Section 26, Township 24 South, Range 35 East, Brevard County, Florida, said subject parcel being more fully described as follows:

Commence at the SW corner of the NW 1/4 of said Section 26 as marked by an unstamped bridge spike as shown on the Department of Environmental Protection Certified Corner Record ("C.C.R.") Document No. 0025108; thence N 00°21'37" E, along the West line of said NW 1/4 whose Northerly terminus (a.k.a. the NW corner of said NW 1/4) is marked by a 4" x 4" concrete monument as shown on C.C.R. Document No. 0020338, a distance of 600.71 feet; thence N 89°50'31" E, a distance of 50.00 feet to the East line of the 50.00 foot wide Friday Road right-of-way in said NW 1/4 per Official Records Book 545, Page 1063, of the Public Records of Brevard County, Florida, also being the SW corner of the lands per Official Records Book 2761, Page 2307, of said Public Records and the Point of Beginning of the lands herein described; thence N 00°21'37" E, along said East right-of-way line and the West line of said lands, a distance of 656.86 feet to the South line of the lands per Official Records Book 1293, Page 0230, of said Public Records; thence departing said right-of-way line and said East line, S 89°53'54" E, along the said South line, a distance of 20.00 feet to the East line of said lands per Official Records Book 1293, Page 0230; thence N 00°21'37" E, along said East line, a distance of 30.00 feet to the NE corner of said lands per Official Records Book 1293, Page 230, also being the South line of the lands as described in Official Records Book 3448, Page 3643, of said Public Records; thence S 89°53'54" E, along said South line, a distance of 438.86 feet; thence departing said South line, N 58°53'20" E, a distance of 62.96 feet; thence S 30°19'38" E, a distance of 217.57 feet; thence N 89°38'23" W, a distance of 157.64 feet; thence S 00°21'37" W, a distance of 300.47 feet to a point 230.00 feet North, by right angle measure, of the South line of said lands per Official Records Book 2761, Page 2307; thence N 89°50'31" E, parallel with said South line, a distance of 142.87 feet; thence S 00°21'37" W, a distance of 230.00 feet to said South line of the lands per Official Records Book 2761, Page 2307; thence S 89°50'31" W, along the South line of said lands, a distance of 608.84 feet to the Point of Beginning.

Parcel ID Number: 24-35-26-00-253; Acct 2407980

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

Subject To valid reservations, restrictions and easements of record.

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

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

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: [Signature]
 Witness #1 Printed Name: Mitchell S. Goldman
 Address: 96 Willard St., #302
Cocoa, FL 32922

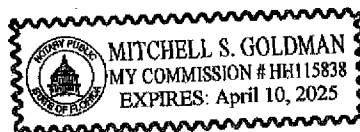
Shreeji Hotel Group, LLC,
 a Florida limited liability company

By: [Signature]
 Nilesch Shah, Member

Witness #2 Signature: [Signature]
 Witness #2 Printed Name: Kasey L. Perdock
 Address: 96 Willard St., #302
Cocoa, FL 32922

State of Florida
 County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 1 day of June, 2024, by Nilesch Shah, Member of Shreeji Hotel Group, LLC, a Florida limited liability company, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.



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



[Search](#) > Account Summary

Real Estate Account #2407980

Owner:

Cocoa Loft LLC

Situs:

900 FRIDAY RD
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#) 

[Property Appraiser](#) 

 [Installments](#)



[Get Bills By Email](#)

[Sign up](#)

Amount Due

Account History

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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Nathaniel Propst, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0417 was posted at the following location(s):

(1) Date Posted: 06/26/2026

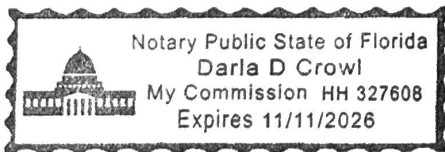
Location: 65 Stone St. Cocoa, FL 32922

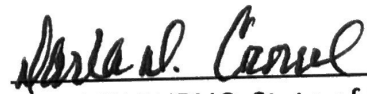

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this Twenty sixth day of June, 2026
by Nathaniel Propst Code Officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____



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

Date: July 5, 2026
Case: 26-0417

Cocoa Lofts LLC
313 Acadia Lane.
Celebration, FL 32804

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

COCOA LOFTS LLC

Current Property Owners

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on July 16, 2026, at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

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

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

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

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

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



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

Date: July 5, 2026
Case: 26-0417

L.T.S.C., LLC
1901 W. COLONIAL DRIVE
ORLANDO, FL 32804

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

L.T.S.C., LLC

Current Property Owners

**VS.
NOTICE OF HEARING**

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

CODE BOARD AGENDA ITEM

Memo Date: 07/06/2026
Agenda Date: 7/16/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Jose Luis Castillo Rodas, of 1103 Myrtle Ln., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine up to \$250/day per violation be imposed immediately until the property is brought into compliance.

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.*
2. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Div. 3 – Nuisances. 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.

BACKGROUND:

On August 5, 2025, Code Officer Brimm initiated a Code Enforcement case after personally observing trash and debris by the side of the property. Original Naviline case number CE#25-541. While gathering documents, it was observed that the property now has an enclosed garage that was not displayed on the Brevard County Property Appraiser website. There were no permits located, and this property has a history of Code Enforcement. It is privately owned, not homesteaded, the property taxes are not paid up-to-date, and there is a fixed lien for unrelated violations. A Notice of Violation was generated and mailed. No contact with the owner.

On August 12, 2025, the owner, Jose Castillo, called from 321-458-5511, requesting a Spanish speaker. Coworker Marcia assisted and advised that a permit was needed. The owner advised he would be in the office in 30 minutes to begin the permit process.

On September 8, 2025, Code Officer Brimm inspected the property. There were no changes or permit applications pending.

On October 10, 2025, Marcia spoke with Jose, who advised he needed to figure out whether he was going to apply for a permit or address the unpermitted work. Jose spoke with Marcia later in the day in the office where Marcia explained in detail what needed to be done.

On October 13, 2025, the owner was assisted by Marcia and Building staff to register and apply for a building permit. Jose was advised of what was needed to complete the application. Permit BR25-000858 was submitted.

On November 10, 2025, the case was transferred from Naviline to Citizenserve, changing the case number from CE#25-541 to CE25-001553.

On December 9, 2025, permit BR25-000858 was denied and closed due to no response for requested documents after receiving a notice on November 19, 2025, to provide the requested documents within 10 business days.

On April 30, 2026, Code Officer Whittington issued an amended Notice of Violation for the junk/debris and enclosing the garage without a permit.

On June 17, 2026, the case was reassigned to Code Officer Burrows.

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

1. *City Code Appendix A – Zoning. Article XV – Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2 – Building permits and applications. (A)*
2. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Div. 3 – Nuisances. Sec. 6-901 – Accumulation. Clearance of lands required. (1)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff issued multiple Notices of Violation with corrective actions. Received certified green card. Notice was posted in City Hall.

RECOMMENDED MOTION:

Find the property owner, Jose Luis Castillo Rodas, of 1103 Myrtle Ln., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine up to \$250/day per violation be imposed immediately until the property is brought into compliance.

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.*
2. *City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Div. 3 – Nuisances. 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.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-001553 / 1103 Myrtle Ln., Cocoa, FL 32922 / Jose Luis Castillo Rodas property owner of 1103 Myrtle Ln., Cocoa, FL, in violation of the following City Codes.

- (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.*
- (2) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Div. 3 – Nuisances. 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.

Short Name: CE25-001553 / 1103 Myrtle Ln., Cocoa, FL 32922

Through: Jennifer Justiniano, Community Services Manager

Prepared by: William Burrows

Requested Action: Find the property owner, Jose Luis Castillo Rodas, of 1103 Myrtle Ln., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation to imposed immediately until the property is brought into compliance.

- (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.*
- (2) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Div. 3 – Nuisances. 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.*

Background:

On August 5, 2025, Code Officer Brimm initiated a Code Enforcement case after personally observing trash and debris by the side of the property. Original Naviline case number CE#25-541. While gathering documents, it was observed that the property now has an enclosed garage that was not displayed on the Brevard County Property Appraiser website. There were no permits located, and this property has a history of Code Enforcement. It is privately owned, not homesteaded, the property taxes are not paid up-to-date, and there is a fixed lien for unrelated violations. A Notice of Violation was generated and mailed. No contact with the owner.

On August 12, 2025, the owner, Jose Castillo, called from 321-458-5511, requesting a Spanish speaker. Coworker Marcia assisted and advised that a permit was needed. The owner advised he would be in the office in 30 minutes to begin the permit process.

On September 8, 2025, Code Officer Brimm inspected the property. There were no changes or permit applications pending.

On October 10, 2025, Marcia spoke with Jose, who advised he needed to figure out whether he was going to apply for a permit or address the unpermitted work. Jose spoke with Marcia later in the day in the office where Marcia explained in detail what needed to be done.

On October 13, 2025, the owner was assisted by Marcia and Building staff to register and apply for a building permit. Jose was advised of what was needed to complete the application. Permit BR25-000858 was submitted.

On November 10, 2025, the case was transferred from Naviline to Citizenserve, changing the case number from CE#25-541 to CE25-001553.

On December 9, 2025, permit BR25-000858 was denied and closed due to no response for requested documents after receiving a notice on November 19, 2025, to provide the requested documents within 10 business days.

On April 30, 2026, Code Officer Whittington issued an amended Notice of Violation for the junk/debris and enclosing the garage without a permit.

On June 17, 2026, the case was reassigned to Code Officer Burrows.

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

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

(2) City Code Chapter 6 - Buildings, Construction and property regulations. Article III - Property Maintenance Standards. Div. 3 – Nuisances. Sec. 6-901 – Accumulation. Clearance of lands required.

Previous Action:

Staff issued multiple Notices of Violation with corrective actions. Received certified green card. Notice was posted in City Hall.



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

Notice of Violation

To: Jose Luis Castillo Rodas
1103 Myrtle Ln.
Cocoa, FL 32922

Date: 8/5/2025
Case: 25-541

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: 1103 Myrtle Ln. Cocoa, FL 32922

Parcel ID: 24-36-29-01-6-6

Violations:

- (1) *City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)*
- (2) *City of Cocoa Code Chapter 6. Art. III. Sec 6-901(a)*

Description of Violations:

- (1) *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.*
- (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.

Corrective Action:

- (1) Please obtain the appropriate permit(s) for the enclosed garage.*
- (2) Please remove all trash/debris/appliance from the property.*

IF THE VIOLATIONS ARE NOT CORRECTED BY September 6, 2025, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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



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

Amended Notice of Violation

To: Jose Luis Castillo Rodas
1103 Myrtle Ln.
Cocoa, FL 32922

Date: 03/27/2026
Case: 25-1553

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: 1103 Myrtle Ln. Cocoa, FL 32922

Parcel ID: 24-36-29-01-6-6

Violations:

- (1) *City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)*
- (2) *City of Cocoa Code Chapter 6. Art. III. Sec 6-901(a)*

Description of Violations:

- (1) *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.*
- (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.

Corrective Action:

- (1) Please obtain the appropriate permit(s) for the enclosed garage.*
- (2) Please remove all trash/debris/appliance from the property.*

IF THE VIOLATIONS ARE NOT CORRECTED BY May 01, 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.

Terra Whittington
Code Enforcement Officer
321-408-0198
Twhittington@cocoafl.org
Monday – Friday: 8AM – 5PM



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

Amended Notice of Violation

To: Jose Luis Castillo Rodas
1103 Myrtle Ln.
Cocoa, FL 32922

Date: 04/30/2026
Case: 25-1553

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: 1103 Myrtle Ln. Cocoa, FL 32922

Parcel ID: 24-36-29-01-6-6

Violations:

- (1) *City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)*
- (2) *City of Cocoa Code Chapter 6. Art. III. Sec 6-901(a)*

Description of Violations:

- (1) *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.*
- (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.

Corrective Action:

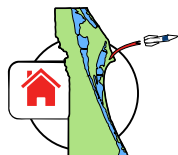
- (1) Please obtain the appropriate permit(s) for the enclosed garage.*
- (2) Please remove all trash/debris/appliance from the property.*

IF THE VIOLATIONS ARE NOT CORRECTED BY June 29, 2025, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

Terra Whittington
Code Enforcement Officer
321-408-0198
twhittington@cocoafl.org
Monday – Friday: 8AM – 5PM

**REAL PROPERTY DETAILS**
Account 2421677 - Roll Year 2025

Owners	RODAS, JOSE LUIS CASTILLO
Mailing Address	1103 MYRTLE LN COCOA FL 32922
Site Address	1103 MYRTLE LN COCOA FL 32922
Parcel ID	24-36-29-01-6-6
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.19
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0100
Subdivision	PINERIDGE SUBD
Land Description	PINERIDGE SUBD LOT 6 BLK 6

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$172,140	\$167,620	\$138,450
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$92,150	\$83,780	\$76,170
Assessed Value School	\$172,140	\$167,620	\$138,450
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$92,150	\$83,780	\$76,170
Taxable Value School	\$172,140	\$167,620	\$138,450

SALES / TRANSFERS

Date	Price	Type	Instrument
12/21/2018	\$62,800	WD	8341/2108
09/26/2018	\$34,100	CT	8271/0586
12/29/2005	\$134,900	WD	5588/4662
04/13/2004	\$65,000	WD	5280/3763
04/01/1970	\$12,900	--	1121/0496

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

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1957
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)	1,153	No Data Found	
Garage	330		
Open Porch	35		
Total Base Area	1,153		
Total Sub Area	1,518		

Prepared by and return to:

Quaker Title & Escrow
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Consideration \$0.00

File Number: **QT-18105**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 21st day of December, 2018, between SWIFT REAL ESTATE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 3828 NW 53RD STREET, BOCA RATON, FL 33496, grantor, and JOSE LUIS CASTILLO RODAS, A SINGLE MAN, whose post office address is 1661 OWOSSO ST, 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 the **Brevard County, Florida**, to-wit:

Lot 6, Block 6, Pineridge, according to the map or plat thereof as recorded in Plat Book 11, Page 100, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 24-36-29-01-6-6

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, 2017.

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

Signed, sealed and delivered in our presence:

Marc Roman
Witness Name: Marc Roman

SWIFT REAL ESTATE GROUP LLC,
A FLORIDA LIMITED LIABILITY COMPANY

By: [Signature]
STEVEN M BETTINGER, MANAGER

[Signature]
Witness Name: Dale P Smith

State of FLORIDA
County of PALM BEACH

The foregoing instrument was acknowledged before me this 21ST day of DECEMBER, 2018, by **STEVEN M BETTINGER, MANAGER** of **SWIFT REAL ESTATE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY**, he () is personally known to me or () has produced _____ as identification.



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

9589 0710 5270 2263 6685 67

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

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

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

AUG 06 2025

Postmark
Here

USPS



Jose Luis Castillo Rodas
1103 Myrtle Ln.
Cocoa, FL 32922



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Jason Brimm, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-541 was posted at the following location(s):

(1) Date Posted: 8/5/2025

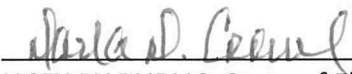
Location: 65 Stone St. Cocoa, FL 32922


Code Enforcement Officer

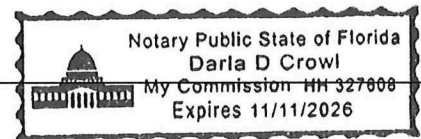
STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of August, 2025
by Jason Brimm CODE OFFICER


NOTARY PUBLIC, State of Florida

Print Name: _____



Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

9589 0710 5270 3233 1069 42

U.S. Postal Service

CERTIFIED MAIL RECEIPT

Domestic Mail Only

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

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

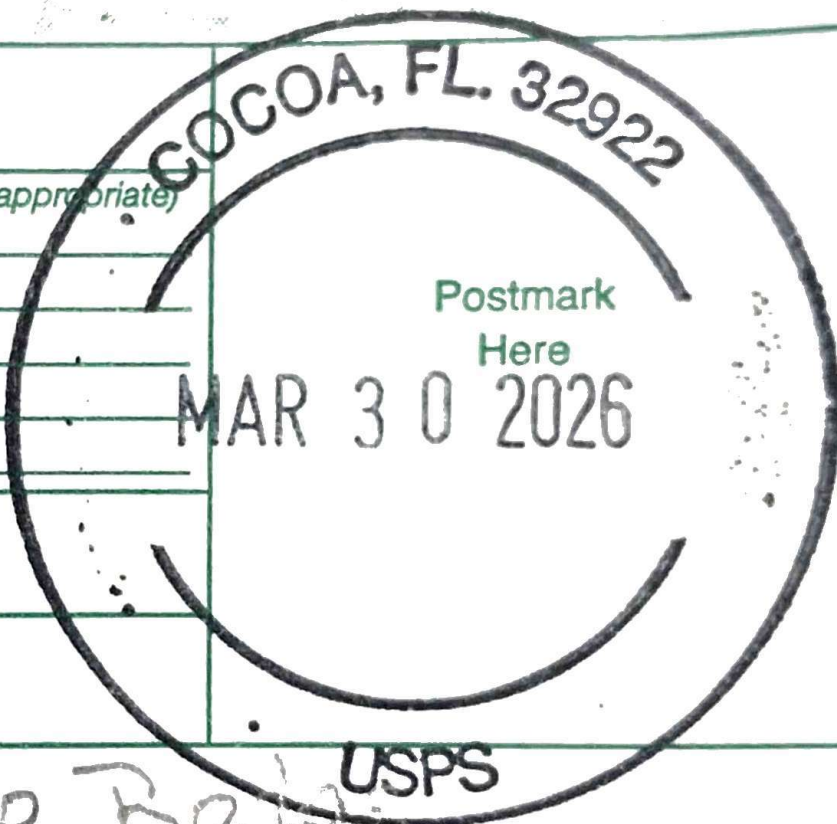
Jose Luis Castillo Roda

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

1103 Myrtle Ln

City, State, ZIP+4®

Cocoa, FL 32922



9589 0710 5270 3700 7902 23

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

25-1553

TW 25-1553

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

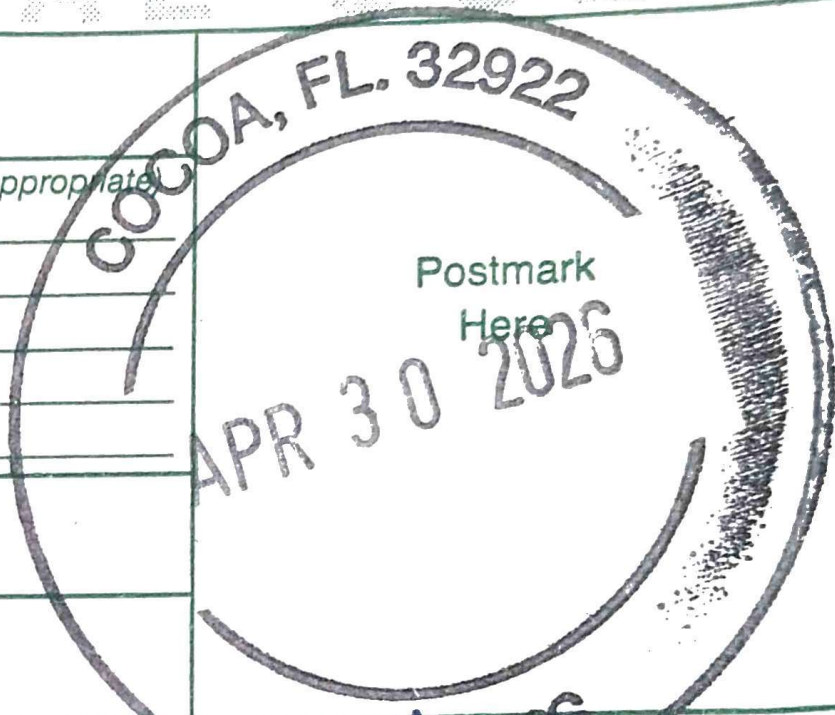
Jose Luis Castillo Rodas

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

1103 Murtle Ln

City, State, ZIP+4®

Cocoa, FL 32922





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

AMENDED AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Terra Whittington, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 25-1553 was posted at the following location(s):

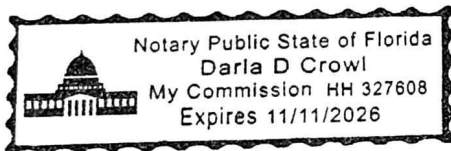
(1) Date Posted: 04/30/2026
Location: 65 Stone St. Cocoa, FL 32922

Terra Whittington
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April, 2026
by Terra Whittington Code Officer



Darla D. Crowl
NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



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

Date: July 2, 2026
Case: 25-001553

Jose Luis Castillo Rodas
1103 Myrtle Ln.
Cocoa, FL 32922

Complainant

THE CITY OF COCOA

A Florida municipal Corporation

Respondent(s)

Jose Luis Castillo Rodas

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on **July 16, 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

CODE BOARD AGENDA ITEM

Memo Date: 07/06/2026
Agenda Date: 7/16/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Enact the \$250/day fine per violation starting from June 18, 2026, as defined in the Code Board Order on May 21, 2026 for the following violations of City Codes:

1. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 3. -Nuisances. Section 6-900. -Generally. (b)(1)a,b,d. General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (1) Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either: a. Unsightly and interferes with the reasonable enjoyment of property by neighbors; b. Detrimentially affects property values in the surrounding neighborhood; d. Which is otherwise dangerous to the health, safety, comfort, convenience and general welfare.*
2. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001 –Exterior Property areas. (i) Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.*
3. *City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G). Maintenance. All fences and walls shall be maintained in a structurally sound, clean, and aesthetically attractive manner, and in a condition equal to that which was originally approved at the time the building permit was issued. Specifically: (4) Each fence stringer shall be securely fastened to the support posts and face of the fence. (5) Each fence board shall be securely fastened to the support post and fence stringers. (6) All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform and rust-free appearance; however, this is not intended to prohibit the maintenance of fences in which deteriorated sections of the fence are replaced with new materials, which will take time to "age" or "weather" to replicate the appearance of the original fence.*
4. *City Code 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. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.

5. *City Code Chapter 3 –Advertising and Signs. Article II. -Sign Regulation. Section 3 –21.5. Off-site advertising / billboard regulation. (H) For any off-site advertising/billboard sign which may be permitted under 3-21.5(e)(2) above, the following requirements must be met: (10) All signs shall be maintained to be visually and aesthetically pleasing, i.e. pole and sign mainframe shall be freshly painted and rust free, the sign face shall be free of peeling paint or general disrepair.*

BACKGROUND:

On February 2, 2026, while conducting an initial inspection, I, Code Officer Steel, observed violations at 1035 W King St. Cocoa FL. Accumulation of junk / debris and graffiti defacing the exterior structure. Pictures were taken and a NOV was generated and mailed certified mail.

On April 4, 2026, a follow-up inspection was conducted with former Code Enforcement Manager (Tom Wilkinson) where we observed multiple other violations. I posted an amended NOV on site and mailed NOV via certified mail.

On April 9, 2026, I spoke with the property owner, Mitch Patel, via phone and discussed all the violations that exist. Along with having certified mail receipts, Mr. Patel confirmed he has received my Notices of Violations. Case file was updated.

On April 28, 2026, another follow-up inspection was conducted. No progress had been made to resolve the violations.

On May 21, 2026, The Code Enforcement Board held a public hearing, at which time the Board found the owner, Priyangini Patel (P & P Investments of Florida LLC), in violation of city code(s) and provided the owners sufficient time until June 18, 2025, to correct the following violation(s):

1. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 3. -Nuisances. Section 6-900. -Generally. (b)(1)a,b,d.*
2. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001 –Exterior Property areas.*
3. *City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G).*
4. *City Code Chapter 6 –Buildings, Construction, and Property Regulations. Article III. -Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements. Section 6-1303. -Electrical Facilities. (C)*

5. *City Code Chapter 3 –Advertising and Signs. Article II. -Sign Regulation. Section 3 –21.5. Off-site advertising / billboard regulation. (H)*

On June 30, 2026, the property remains in violation.

It was discovered that the first violation listed, *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. -Accumulation (B)*, contained a typographical error. The nature of the violation remains the same. The City Code violation has been corrected to the appropriate *Section 6-900 -Generally. (b)(1)a,b,d*.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

The Code Enforcement Board held a public hearing on May 21, 2026, at which time the Board found the owner, Priyangini Patel (P & P Investments of Florida LLC), in violation of City Codes. The Code Enforcement Board provided the owners with sufficient time until June 18, 2026, to correct the violation(s).

RECOMMENDED MOTION:

Enact the \$250/day fine per violation starting from June 18, 2026, as defined in the Code Board Order on May 21, 2026 for the following violations of City Codes:

1. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 3. -Nuisances. Section 6-900. -Generally. (b)(1)a,b,d. General conditions of property which constitute nuisance. It shall constitute a nuisance for any person, to whom this article is applicable, to permit one (1) or more of the following conditions to exist on real property within the city: (1) Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either: a. Unsightly and interferes with the reasonable enjoyment of property by neighbors; b. Detrimentially affects property values in the surrounding neighborhood; d. Which is otherwise dangerous to the health, safety, comfort, convenience and general welfare.*
2. *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001 –Exterior Property areas. (i) Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.*
3. *City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G). Maintenance. All fences and walls shall be maintained in a structurally sound, clean, and aesthetically attractive manner, and in a condition equal to that which was originally approved at the time the building permit was*

issued. Specifically: (4) Each fence stringer shall be securely fastened to the support posts and face of the fence. (5) Each fence board shall be securely fastened to the support post and fence stringers. (6) All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform and rust-free appearance; however, this is not intended to prohibit the maintenance of fences in which deteriorated sections of the fence are replaced with new materials, which will take time to "age" or "weather" to replicate the appearance of the original fence.

- 4. City Code 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. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.*
- 5. City Code Chapter 3 –Advertising and Signs. Article II. -Sign Regulation. Section 3 –21.5. Off-site advertising / billboard regulation. (H) For any off-site advertising/billboard sign which may be permitted under 3-21.5(e)(2) above, the following requirements must be met:
(10) All signs shall be maintained to be visually and aesthetically pleasing, i.e. pole and sign mainframe shall be freshly painted and rust free, the sign face shall be free of peeling paint or general disrepair.*

Code Enforcement Agenda (Non-compliance Case)

Check one box

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

Agenda Item Name: CE-26-000233 / 1035 W King St. Cocoa FL / Priyangini Patel

The Code Enforcement Board held a public hearing on May 21, 2026, at which time the Board found the owner, Priyangini Patel, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of June 18, 2026, to correct the following violation(s).

- (1) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III Property Maintenance Standards. Division 3. -Nuisances. Section 6-901. - Accumulation (B). **\$250.00**
- (2) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. - Property Maintenance Standards. Division 4. -General Requirements. Section 6-1001 –Exterior Property areas. **\$250.00**
- (3) City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G). **\$250.00**
- (4) City Code 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. **\$250.00**
- (5) City Code Chapter 3 –Advertising and Signs. Article II. -Sign Regulation. Section 3 – 21.5. Off-site advertising / billboard regulation. (H) **\$250.00**

Short Name: CE-26-000233 / 1035 W King St. Cocoa FL / Priyanini Patel.

Through: Jennifer Justiniano, Code Manager

Prepared by: Derrick Steel

Requested Action: Enact the \$250/day fine per violation starting from June 18, 2026, as defined in the Code Board Order on May 21, 2026.

Background:

On February 2nd, 2026, while conducting an initial investigation, I (Code Officer Steel) observed violations at 1035 W King St. Cocoa FL. Accumulation of junk / debris and graffiti defacing the exterior structure. Pictures were taken and a NOV was generated and mailed certified mail.

On April 4th, 2026, I, (Code Officer Steel) conducted a follow-up investigation with former code enforcement manager (Tom Wilkinson) where we observed multiple other violations. I posted an amended NOV on site and mailed notice of violation via certified mail.

On April 9th, 2026, I, (Code Officer Steel) spoke with the property owner (Mitch Patel) via phone and discussed all the violations that exist. Along with having certified mail receipts, Mr. Patel confirmed he has received my Notices of Violations. Case file has been updated.

On April 28th, 2026, I (Code Officer Steel) conducted another follow-up investigation and observed no progress has been made to comply with city code.

May 21, 2026, The Code Enforcement Board held a public hearing, at which time the Board found the owner, Priyangini Patel, in violation of city code(s) and provided the owners sufficient time of June 18, 2025, to correct the following violation(s).

City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. -Accumulation (B) \$250.00

City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas. \$250.00

City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G) Maintenance. \$250.00

City Code 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. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard. \$250.00

City Code Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off-site advertising / billboard regulation. (H) All signs shall be maintained to be visually and aesthetically pleasing, i.e. pole and sign mainframe shall be freshly painted and rust free, the sign face shall be free of peeling paint or general disrepair. \$250.00

On June 30, 2026, the property remains in violation.

Previous Action:

The Code Enforcement Board held a public hearing on May 21, 2026, at which time the Board found the owner, Priyangini Patel, in violation of city code(s). The Code Enforcement Board provided the owners sufficient time of June 18, 2026, to correct the violation(s).



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

Notice of Violation

To: P & P INVESTMENTS OF FLORIDA LLC
1775 N Wickham Rd.
Melbourne FL, 32935

Date: 02/02/26

Case: 26-0233

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: 1035 W King St. Cocoa, FL 32922

Parcel ID #: 24-36-32-04-*4.03

Violations:

- (1) *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B)*
- (2) *City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas.*
- (3) *Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. - District and Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures. **By allowing homeless to camp or stay on the property is prohibited and not in keeping with the commercial character of the district.***

Description of Violations:

- (1) *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B). Which states: **Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or***

underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:

- a. Unsightly and interferes with the reasonable enjoyment of property by neighbors;**
- b. Detrimently affects property values in the surrounding neighborhood;**
- c. An interference with potential fire suppression on the real property or adjoining property; or**
- d. Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.**

An accumulation of dirt, litter, or debris in vestibules, doorways, or adjoining sidewalks or parking lots of all buildings or structures used for commercial or industrial purposes.

(2) City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements.

Section 6-1001.- Exterior property areas. Which states: **Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.**

(3) Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. - District and Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures. Which states: **All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.**

Corrective Action:

- (1) Please ensure any trash and debris is removed from the property to comply with city ordinances.
- (2) Please ensure the exterior of the building is free from any graffiti or other defacing to comply with city ordinances.
- (3) Please remove or trespass the homeless from this property.

IF THE VIOLATIONS ARE NOT CORRECTED BY March 2, 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



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 26-0233 was posted at the following location(s):

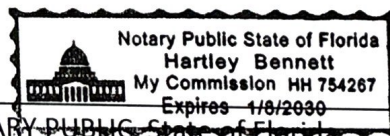
(1) Date Posted: 02/02/2026
Location: 65 Stone St. Cocoa, FL 32922

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 2nd day of February, 2026
by Derrick C. Steel Code Officer



NOTARY PUBLIC, State of Florida

Print Name: Hartley Bennett

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____



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

Notice of Violation (Amended)

To: P&P Investments of Florida
1775 N Wickham rd.
Melbourne FL, 32935

Date: 03/03/26

Case: 26-0233

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: 1035 W King St. Cocoa, FL 32922

Parcel ID #: 24-36-32-04-*4.03

Violations:

- (1) *City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B)*
- (2) *City Code Chapter 6. -Buildings, Construction, and Property Regulations. Article III.- Property Maintenance Standards. Division 4.- General Requirements. Section 6-1001.- Exterior property areas.*
- (3) *Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. - District and Intent-C-G. General Commercial District. (D) Prohibited Uses and Structures. **By allowing homeless to camp or stay on the property is prohibited and not in keeping with the commercial character of the district.***
- (4) *Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. - Visual screens (fences, walls, hedges) (G) Maintenance.*

- (5) City Code Chapter 6 -Buildings, Construction, and Property Regulations. Article III. - Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements. Section 6-1303. -Electrical Facilities. (c)
- (6) City Code Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off-site advertising / billboard regulation.

Description of Violations:

(1) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Division 3.- Nuisances. Section 6-901. - Accumulation (B) Which states: **Accumulation of trash, debris, refuse, filth, waste or other noxious matter or the accumulation of weeds, grass or underbrush for a period of time exceeding seven (7) calendar days, which by reason of its location and visibility from adjacent property, is either:**

a. Unsightly and interferes with the reasonable enjoyment of property by neighbors;

b. Detrimently affects property values in the surrounding neighborhood;

c. An interference with potential fire suppression on the real property or adjoining property; or

d. Which is otherwise dangerous to health, safety, comfort, convenience and general welfare.

An accumulation of dirt, litter, or debris in vestibules, doorways, or adjoining sidewalks or parking lots of all buildings or structures used for commercial or industrial purposes.

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(3) City Code Appendix A -Zoning. Article XI. -Schedule of District Regulations. Section 12. -District and Intent-C-G. General Commercial District. (D) Prohibited

Uses and Structures. Which states: **All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.** By allowing homeless to camp or stay on the property, it is prohibited and not in keeping with the commercial character of the district.

- (4) City Code Appendix A – Zoning. Article XIII. -Supplementary District Regulations. Section 5. -Visual screens (fences, walls, hedges) (G) Maintenance. Which States: Maintenance. **All fences and walls shall be maintained in a structurally sound, clean, and aesthetically attractive manner, and in a condition equal to that which was originally approved at the time the building permit was issued.** Specifically:

- (1) A fence or wall shall be maintained in a vertical position, and shall not be permitted to sag or lean from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
- (2) Deteriorated or rotten material shall be replaced.
- (3) Each support post or footer shall be solidly attached to the ground.
- (4) Each fence stringer shall be securely fastened to the support posts and face of the fence.
- (5) Each fence board shall be securely fastened to the support post and fence stringers.
- (6) All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform and rust-free appearance; however, this is not intended to prohibit the maintenance of fences in which deteriorated sections of the fence are replaced with new materials, which will take time to "age" or "weather" to replicate the appearance of the original fence.

- (5) City Code Chapter 6 -Buildings, Construction, and Property Regulations. Article III. -Property Maintenance Standards. Division 7. -Mechanical and Electrical Requirements. Section 6-1303. -Electrical Facilities. (c) Which States: **Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.**

(6) City Code Chapter 3 -Advertising and Signs. Article II. -Sign Regulation. Section 3-21.5. Off-site advertising / billboard regulation. (H) Which States:

All signs shall be maintained to be visually and aesthetically pleasing, i.e. pole and sign mainframe shall be freshly painted and rust free, the sign face shall be free of peeling paint or general disrepair;

Corrective Action:

- (1) Please ensure any trash and debris is removed from the property to comply with city ordinances.
- (2) Please ensure the exterior of the building is free from any graffiti or other defacing to comply with city ordinances.
- (3) Please remove or trespass the homeless from this property.
- (4) Please repair fence boards to be securely fastened to support post.
- (5) Please service and maintain all electrical ports with exposed wiring.
- (6) Please provide maintenance on property advertising sign.

IF THE VIOLATIONS ARE NOT CORRECTED BY April 6, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, Derrick Steel, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of violation for case 26-0233 was posted at the following location(s):

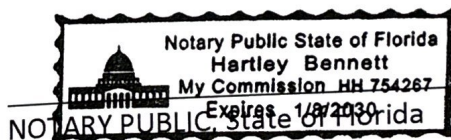
- (1) Date Posted: 03/03/2026
Location: 65 Stone St. Cocoa, FL 32922

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 3rd day of March, 2026 by
Derrick Steel II Code Officer



Print Name: Hartley Bennett

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced: _____

 Account: 2424369



Owners:

P & P INVESTMENTS OF FLORIDA LLC

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



Mail Address:

1775 N WICKHAM RD MELBOURNE FL 32935



Site Address:

1035 W KING ST COCOA FL 32922



Parcel ID:

24-36-32-04-*-4.03



Taxing District:

23D0 - COCOA



2025 Exemptions:

NONE

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



Property Use:

1130 - CONVENIENCE STORE WITH GAS PUMP



Total Acres:

0.6



Site Code:

0310 - STATE ROAD 520



Plat Book/Page:

0008/0043



Subdivision Name:

VIRGINIA PARK RESUBD



Land Description:

VIRGINIA PARK RESUBD E 167.56 FT OF N 175 FT OF TRACT 4 AS DES IN DB 417 PG 371 EX 17 FT R/W

Value

Category	2025	2024	2023
 Market Value:	\$296,390	\$294,840	\$301,990
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$296,390	\$294,840	\$301,990
 Assessed Value School:	\$296,390	\$294,840	\$301,990
 Homestead Exemption:	\$0	\$0	\$0
 Additional Homestead:	\$0	\$0	\$0
 Other Exemptions:	\$0	\$0	\$0
 Taxable Value Non-School:	\$296,390	\$294,840	\$301,990
 Taxable Value School:	\$296,390	\$294,840	\$301,990

Sales/Transfers

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

Date	Price	Type	Instrument
09/25/2023	\$615,000	WD	9900/1388
04/24/2014	--	WD	7164/1563
07/31/2002	--	QC	4673/2097
12/31/1985	\$89,400	WD	2570/264
09/30/1965	--	WD	815/602

Buildings

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

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	STYRFM STUCCO , ARCH BLOCK
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	STEEL TRUSS RIGID

DETAILS

Description	Value
Bldg. Use:	1130 - CONVENIENCE STORE WITH GAS PUMP
Year Built:	2001
Story Height:	12
Floors:	1

DETAILS

Description	Value
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	1,680
Open Porch	180
Total Base Area	1,680
Total Sub Area	1,860

EXTRA FEATURES

Description	Units
Fence - Vinyl 6'	53
Paving - Concrete	2,524
Canopy	2,160
Light Poles	4
Fence - Chain Link 6'	20
Paving - Asphalt	15,543

THIS DOCUMENT PREPARED BY:

Speedway LLC
c/o 7-Eleven, Inc.
Legal Department
3200 Hackberry Road
Irving, Texas 75063

WHEN RECORDED MAIL TO:

Sutton Land of Texas, LLC
2121 Sage Road, Suite 270
Houston, TX 77056
Attn: Donna Moore

SEND FUTURE TAX STATEMENTS TO:

P & P Investments of Florida
1775 N. Wickham Road
Melbourne, FL 32935
Attn: Pinalben Patel

Parcel ID No.: 24-36-32-04-0000.0-0-0004.03

SPECIAL WARRANTY DEED

SPEEDWAY LLC, a Delaware limited liability company, **SUCCESSOR BY MERGER WITH Hess Retail Stores LLC**, a Delaware limited liability company, as evidenced by the Certificate of Merger attached hereto as **Exhibit A**, with a principal address of c/o 7-Eleven, Inc., 3200 Hackberry Road, Irving, Texas 75063 ("**Grantor**"), **GRANTS, BARGAINS, CONVEYS AND SELLS** to **P & P INVESTMENTS OF FLORIDA LLC**, a Florida limited liability company, with a principal address of 1775 N. Wickham Road, Melbourne, FL 32935 ("**Grantee**"), for the sum of **TEN AND NO/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE CONSIDERATION, the real property located in the City of **Cocoa**, County of **Brevard**, State of **Florida** and more fully described on **Exhibit B** attached hereto and made a part hereof (the "**Property**"). For purposes of this Deed, the "**Closing**" shall mean the recordation of this Deed, fully-executed and acknowledged, in the official records of the County, and the "**Closing Date**" shall mean the date this Deed is so recorded.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, belonging or in anywise appertaining, to Grantee, its successors and assigns, forever. GRANTOR, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor is lawfully seized of said land in fee simple; that Grantor has good, right and lawful authority to sell and convey said land; Grantor has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as set forth above, and Grantor hereby **SPECIALLY WARRANTS AND AGREES TO FOREVER DEFEND** the Property against all persons lawfully claiming the same by, through or under it, but not otherwise,

SUBJECT TO (i) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; (ii) all covenants, conditions, restrictions, servitudes, liens, reservations, easements, rights-of-way, declarations, encumbrances and other matters of record or to which

reference is made in the public records; (iii) zoning and other regulatory laws and ordinances affecting the Property; (iv) matters that would be disclosed by an accurate survey; and (v) rights of tenants in possession (if any); and (v) any plat affecting the Property ("Conditions").

The payment of current ad valorem taxes on the Property having been prorated to the date hereof, the payment thereof is assumed by Grantee.

Invalidation of any one provision herein by judgment or court order shall in no way affect any other provision.

The Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

Neither Grantee nor its successors, assigns or legal representatives, lessees, or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall not be used for:

- i. a grocery or convenience store selling at retail any food or food products, dairy products, beer, or wine or other alcoholic beverages for consumption off the premises, which restriction shall not apply to a liquor store selling liquor, beer, wine and mixtures; or
- ii. the sale of motor fuels and petroleum products.

BY ITS ACCEPTANCE OF THIS CONVEYANCE, GRANTEE AGREES AS FOLLOWS: PURSUANT TO SECTION 10 OF THE SALES CONTRACT, DATED JULY 27, 2023, BY AND BETWEEN GRANTOR AND GRANTEE, SUBSECTIONS (A) THROUGH (I) BELOW SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON GRANTEE AND ITS SUBSIDIARIES, LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, FUTURE OWNERS OF ALL (OR ANY PORTION) OF THE PROPERTY, AND SHALL INURE TO THE BENEFIT OF GRANTOR AND ITS SUBSIDIARIES, LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, AS APPLICABLE. THE INTENTION OF GRANTOR AND GRANTEE IS THAT SAID COVENANTS SHALL LAST IN PERPETUITY. IF REQUESTED BY GRANTOR, GRANTEE OR THE THEN OWNER(S) OF THE PROPERTY, BY ITS ACCEPTANCE OF A DEED FOR ALL OR A PORTION OF THE PROPERTY, AGREES TO EXECUTE SUCH DOCUMENTATION OR TAKE SUCH ACTION AS GRANTOR MAY REASONABLY REQUEST TO CONFIRM OR OTHERWISE GIVE EFFECT TO SUCH COVENANTS.

a. Hazardous Substances. Except as set forth below, Buyer hereby assumes liability for, and agrees to take all actions required by law relating to, all environmental obligations or liabilities, including investigation, monitoring and remediation obligations and third party claims, arising from environmental conditions or Hazardous Substances (as defined herein) existing on, beneath or migrating from the Property as of the Closing Date, including, but not limited to: (i) any violation or alleged violation of, or liability or alleged liability under, any local, state or federal law, rule or regulation or common law duty pertaining to human health, natural resources or the environment, including, without limitation, the Comprehensive Environmental Response,

Compensation and Liability Act of 1980 (42 U.S.C. §9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6901 et seq.), the Federal Water Pollution Control Act (33 U.S.C. §1251 et seq.), the Clean Air Act (42 U.S.C. §7401 et seq.), the Emergency Planning and Community-Right-to-Know Act (42 U.S.C. §11001 et seq.), the Endangered Species Act (16 U.S.C. §1531 et seq.), the Toxic Substances Control Act (15 U.S.C. §2601 et seq.), the Occupational Safety and Health Act (29 U.S.C. §651 et seq.) and the Hazardous Substances Transportation Act (49 U.S.C. §1801 et seq.), and those relating to Lead Based Paint (as hereinafter defined) and each of their state counterparts and the regulations promulgated pursuant to said laws, all as amended from time to time (collectively, "Environmental Laws"), relating to or affecting the Property, whether or not caused by or within the control of Seller; (ii) the presence, release or threat of release of or exposure to any hazardous, toxic or harmful substances, wastes, materials, pollutants or contaminants (including, without limitation, asbestos or asbestos-containing materials, polychlorinated biphenyls, petroleum or petroleum products or byproducts, flammable explosives, radioactive materials, paint containing more than .05% lead by dry weight ("Lead Based Paint"), infectious substances or raw materials which include hazardous constituents) or any other substances or materials which are included under or regulated by Environmental Laws (collectively, "Hazardous Substances") or any toxic mold or fungus of a type that may pose a risk to human health or the environment or would negatively impact the value of the Property ("Toxic Mold"), on, in, under, migrating from or affecting all or any portion of the Property or any surrounding areas, regardless of whether or not caused by or within the control of Seller; (iii) any transport, treatment, recycling, storage, disposal or arrangement therefor of Hazardous Substances whether on the Property, originating from the Property, or otherwise associated with the Buyer or any operations conducted on the Property at any time; or (iv) any environmental investigation, assessment, audit or review conducted in connection with the Property or the operations conducted at any time thereon, including, without limitation, the cost of assessment, investigation, containment, removal and/or remediation of any and all Hazardous Substances or Toxic Mold from all or any portion of the Property or any surrounding areas, the cost of any actions taken in response to the presence, release or threat of release of any Hazardous Substances or Toxic Mold on, in, under, migrating from or affecting any portion of the Property or any surrounding areas to prevent or minimize such release or threat of release so that it does not migrate or further migrate or otherwise cause or threaten danger to present or future public health, safety, welfare or the environment, and costs incurred to comply with Environmental Laws in connection with all or any portion of the Property or any surrounding areas.

b. Indemnity. Buyer will protect, defend, hold harmless and indemnify Seller, Seller's respective subsidiaries, parent companies, affiliated companies, and successors-in-interest, Seller's directors, officers, agents and employees from and against any and all expenses, claims, actions, liabilities, attorney's fees, damages, losses, penalties, fines and interest of any kind whatsoever (including without limiting the foregoing, death of or injury to persons and damage to Property), actually or allegedly resulting from or connected with the environmental condition of the Property or from the omission or commission of any act, lawful or unlawful, by Buyer or its agents or employees, whether or not such act is within the scope of the employment of such agents or employees, or from leaks, seepage, spills or other loss of motor fuels or other toxic pollutants at the Property. Buyer hereby agrees that this indemnity shall survive the Closing.

c. Waiver and Release. Subject to the terms of subsection (d) below, (i) Buyer hereby waives, relinquishes and releases Seller from all costs by reason of or arising out of any environmental conditions at the Property and from any contribution action; and (ii) should any clean-up, remediation or removal of Hazardous Substances or other environmental conditions on the Property be required after the Closing Date, it is hereby understood and agreed that such clean-up, removal or

remediation shall be the responsibility of and shall be performed at the sole cost and expense of Buyer. It is understood and agreed that the Purchase Price reflects the allocation of risk set forth in this subsection. Further, notwithstanding anything to the contrary herein, Buyer covenants and agrees that in no event shall it commence any action or make any claim against Seller, its parent corporation, subsidiaries, affiliates and assigns, or any former owner or operator of the Property which in any way relates to the environmental or other condition of the Property, including any claim for property damage or diminution of property value by reason of the presence of Hazardous Substances at, on under or emanating from the Property, and Buyer hereby releases Seller from all such claims. It is acknowledged and agreed that the Purchase Price of the Property reflects the condition of the Property. Buyer's sole remedy after Closing with respect to any such contamination shall be for specific performance of Seller's obligations under this Section.

d. Remedial Measures. Notwithstanding the foregoing, Buyer is hereby advised that the Property has been impacted by subsurface petroleum contamination ("Release"), which has been reported to the Florida Department of Environmental Protection ("Department"). Seller is currently conducting Remedial Measures (as defined below) and shall, at its expense, use commercially reasonable efforts to complete such Remedial Measures after the Closing. As used herein, "Remedial Measures" shall consist of those activities which, in Seller's reasonable opinion, in consultation with the Department, are required to investigate and/or remediate petroleum hydrocarbon conditions or other environmental conditions originating on the Property prior to Closing. The Remedial Measures shall be undertaken in such a commercially reasonable manner, subject to the requirements of the Department, as to minimize disruption to Buyer's business on the Property. The parties agree that Seller's Remedial Measures shall be based upon the least stringent standards acceptable to the Department for non-residential or commercial purposes. Seller will provide to Buyer copies of all reports generated by the environmental consultant for delivery to the Department. Seller will be entitled to all reimbursement available with respect to the performance of the Remedial Measures and Buyer will cooperate with Seller in that regard to the extent reasonably requested. Seller acknowledges that the indemnity set forth in subsection (a) above shall not be applicable to the Release.

e. Access Agreement. At Closing, Seller and Buyer will execute an access agreement (the "Access Agreement"), pursuant to which Buyer will provide Seller with access to the Property for the purpose of performing the Remedial Measures. Buyer agrees that the Access Agreement will not be filed of record at the Closing.

f. Completion of Remedial Measures. Remedial Measures for the Property shall be deemed completed when either (i) Buyer receives a written determination from the appropriate governmental authority having jurisdiction over the Property that no further remedial activities are required to meet applicable industrial/commercial clean-up standards (excluding periodic monitoring) under applicable environmental laws, including without limitation a "No Further Action" letter or order; or (ii) if the applicable environmental laws do not provide for such a written determination, then when all necessary remedial activities have been completed to meet applicable industrial/commercial clean-up standards pursuant to a work plan approved by the Department or any appropriate governmental authority having jurisdiction over the Property (the "Satisfaction of Environmental Remediation"). Seller will deliver the Satisfaction of Environmental Remediation to Buyer and upon Buyer's receipt of the Satisfaction of Environmental Remediation, Seller shall thereafter be released from any liability associated with any Hazardous Substances on the Property prior to Closing.

g. Post-Closing Release. If, at any time after Closing, during the performance of the Remedial Measures at the Property, either party has reason to believe that a post-closing release

has occurred, such party shall notify the other immediately and take those steps reasonably required by law or by the Department, to determine and abate the source of the release. If, upon subsequent investigation by Seller and Buyer, hydrocarbon contamination is determined to have occurred subsequent to the Closing, Seller and Buyer shall agree on an allocation of responsibility for tests undertaken by Buyer and for the remediation expenses from that date forward based on the degree to which the post-closing release increased the estimated overall remediation costs, with Buyer and Seller to be responsible for their respective share of the remediation costs and entitled to receive the reimbursement applicable to their respective share. If the subsequent release is larger than the condition being remediated, Buyer shall become the "responsible party" and shall conclude any required remediation, and Seller shall reimburse Buyer its pro-rata share of such remediation costs based on the allocation of responsibility described above.

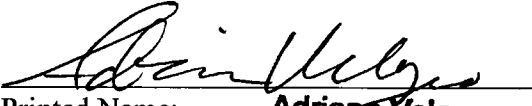
h. Memorandum of Agreement. At Closing, Seller and Buyer will execute and record a memorandum of agreement (the "Memorandum of Agreement") pursuant to which Buyer shall agree on behalf of itself and its successors, assigns, lessees, or other persons with any interest or control of the Property ("Buyer Controlled Entities") to assume a duty of cooperation with Seller. Such cooperation may include, without limitation (a) ongoing compliance with the Access Agreement, and agreement to modify the Access Agreement as may be reasonably necessary in Seller's sole discretion, to provide Seller the ongoing access to the Property necessary for the purpose of conducting the Remedial Measures; (b) executing or causing to be executed documents that are necessary for Seller to perform or complete the Remedial Measures, including any restrictive covenants that prohibit the use of the Property for non-residential purposes and/or the use of groundwater; (c) complying with the requirements and/or conditions of any institutional controls; (d) agreeing to not destroy, alter, remove, relocate or block any investigation, monitoring or remediation equipment, or otherwise interfere with or obstruct Seller's performance or completion of the Remedial Measures; (e) cooperating with Seller as to any ongoing or future investigations, including the installation of borings and monitoring wells at the Property, that are required by the Department or that Seller in its sole discretion determines are reasonably necessary; and cooperating with Seller as to any other reasonable requests necessary for the performance and completion of the Remedial Measures.

i. Survival. The covenants set forth in Section a. through i. shall survive Closing and shall be binding upon and shall inure to the successors and assigns of each of the parties and all subsequent purchasers of the Property. Upon the request of Seller, Buyer agrees to execute and deliver such instruments in recordable form as necessary to effect record notice of the foregoing rights and covenants.

*[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGE TO FOLLOW]*

IN WITNESS WHEREOF, Grantor has duly executed this deed this 29 day of Sept, 2023 (the "Closing Date").

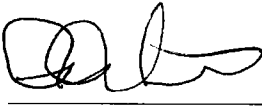
WITNESSES:


Printed Name: Adriana Velazco
Address: 3200 Hackberry Road
Irving, TX 75063


Printed Name: Aaron Torres
Address: 3200 Hackberry Road
Irving, TX 75063

GRANTOR:

SPEEDWAY LLC, a Delaware limited liability company

By: 
Robbie Radant, Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

On this 25th day of September, 2023, before me, the undersigned, a Notary Public in and for the aforesaid County and State, on this day by means of [] physical presence or [] online notarization Robbie Radant, an Authorized Representative of Speedway LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she each executed the same as the act of such company for the purposes therein expressed and in the capacity therein stated.
Witness my hand and official seal.

(seal)

Signature: 
Typed or printed name: Tiffany Lewis
My commission expires: 2/21/26

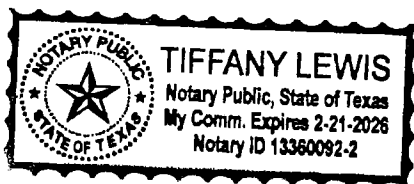


EXHIBIT A

Merger Certificate

Delaware
The First State

Page 1

I, **JEFFREY W. BULLOCK**, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"**HESS RETAIL OPERATIONS LLC**", A DELAWARE LIMITED LIABILITY COMPANY,

"**HESS RETAIL STORES LLC**", A DELAWARE LIMITED LIABILITY COMPANY,

"**HESS REALTY LLC**", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "**SPEEDWAY LLC**" UNDER THE NAME OF "**SPEEDWAY LLC**", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE THIRTIETH DAY OF SEPTEMBER, A.D. 2015, AT 2:29 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE FIRST DAY OF OCTOBER, A.D. 2015 AT 12:01 O'CLOCK A.M.



2775076 8100M
SR# 20150326585

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock, Secretary of State, over a horizontal line.

Jeffrey W. Bullock, Secretary of State

Authentication: 10176780
Date: 10-03-15

State of Delaware
 Secretary of State
 Division of Corporations
 Delivered 02:29 PM 09/30/2015
 FILED 02:29 PM 09/30/2015
 SR 20150326585 - File Number 2775076

**STATE OF DELAWARE
 CERTIFICATE OF MERGER OF
 DOMESTIC LIMITED LIABILITY COMPANIES**

Pursuant to Title 6, Section 18-209 of the Delaware Limited Liability Act, the undersigned limited liability company executed the following Certificate of Merger:

FIRST: The name of the surviving limited liability company is

Speedway LLC

and the name of the limited liability companies being merged into this surviving limited liability company is Hess Retail Operations LLC, Hess Retail Stores LLC, and Hess Realty LLC.

SECOND: The Agreement of Merger has been approved, adopted, certified, executed and acknowledged by each of the constituent limited liability companies.

THIRD: The name of the surviving limited liability company is

Speedway LLC

FOURTH: The merger is to become effective on 10/01/2015 at 12: 01 a.m.

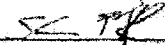
FIFTH: The Agreement of Merger is on file at Speedway LLC

500 Speedway Drive, Enon, OH 45323

the place of business of the surviving limited liability company.

SIXTH: A copy of the Agreement of Merger will be furnished by the surviving limited liability company on request, without cost, to any member of the constituent limited liability companies.

IN WITNESS WHEREOF, said surviving limited liability company has caused this certificate to be signed by an authorized person, the 30th day of September, A.D., 2015.

By: 
 Authorized Person

Name: Shane T. Pfeiderer

Print or Type

Title: Assistant Secretary

EXHIBIT B

Property Description

The land referred to in this Commitment is described as follows:

A tract of land situated in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-two (32), Township Twenty-four (24) South, Range Thirty-six (36) East, in the City of Cocoa, Brevard County, Florida, described as follows: Begin at the point of intersection of the South line of King Street (also known as State Road No. 520) with the Northeast corner of the land conveyed to E. B. Klyce by deed recorded in Deed Book 387, Page 304, Public Records of Brevard County, Florida; and from the said Point of Beginning run East on the South line of King Street aforesaid a distance of one hundred fifty (150) feet to the right-of-way for a road and ditch fifty (50) feet in width, conveyed to the City of Cocoa by deed recorded in Deed Book 363, Page 292, public records aforesaid, (the said street being known as Fiske Boulevard); thence run South on the West line of the right-of-way conveyed to the City of Cocoa by deed aforesaid a distance of one hundred seventy-five (175) feet to the North line of land conveyed to City of Cocoa by deed recorded in Deed Book 371, Page 354; thence run West on the North line of the land conveyed to the City of Cocoa by deed recorded in Deed Book 371, Page 354, aforesaid a distance of one hundred fifty (150) feet to the Southeast corner of the land conveyed to E. B. Klyce aforesaid; thence run North on the East line of the land conveyed to E. B. Klyce aforesaid a distance of one hundred seventy-five (175) feet to the Point of Beginning.

Subject, however, to an easement for canal purposes on the East seventeen (17) feet of the land aforesaid and expressly reserving from the land herein described an easement for alley and public utility purposes twenty (20) feet wide, measured North from the South line of the above-described land and ex-tending from the East line to the West line thereof.

BEING THOSE premises conveyed by Deed made the 30th day of September, 1965 from Billups EasternPetroleum Company to Swift Oil Company, Inc. and recorded among the land records of Brevard County in O.R. 815, Page 602, Public Records of Brevard County, Florida.



[Search](#) > Account Summary

Real Estate Account #2424369

Owner:

P & P Investments of Florida LLC

Situs:

1035 W KING ST
COCOA

[Parcel details](#)

[Form to Change Mailing Address](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account has **no balance due** at this time.

Your most recent payment was made on **11/04/2025** for **\$6,674.13**.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	\$0.00 Print (PDF)
2024 Annual Bill	\$0.00 Print (PDF)
2023 Annual Bill	\$0.00 Print (PDF)
2022 Annual Bill	\$0.00 Print (PDF)
2021 Annual Bill	\$0.00 Print (PDF)

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

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



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

Detail by Entity Name

Florida Limited Liability Company

P & P INVESTMENTS OF FLORIDA LLC

Filing Information

Document Number L21000151651
FEI/EIN Number 86-3262959
Date Filed 04/01/2021
Effective Date 03/31/2021
State FL
Status ACTIVE

Principal Address

868 JUPITER BLVD NW STE-1
 PALM BAY, FL 32907

Mailing Address

868 JUPITER BLVD NW STE-1
 PALM BAY, FL 32907

Registered Agent Name & Address

PATEL, PRIYANGINI
 868 JUPITER BLVD NW
 1
 PALM BAY, FL 32907

Authorized Person(s) Detail

Name & Address

Title MBR

PATEL, PRIYANGINI
 868 JUPITER BLVD NW STE-1
 PALM BAY, FL 32907

Title MBR

PATEL, PINALBEN M
 1775 N WICKHAM RD
 MELBOURNE, FL 32935

Annual Reports

Report Year	Filed Date
2024	01/19/2024
2025	01/13/2025
2026	01/05/2026

Document Images

01/05/2026 -- ANNUAL REPORT	View image in PDF format
01/13/2025 -- ANNUAL REPORT	View image in PDF format
01/19/2024 -- ANNUAL REPORT	View image in PDF format
01/16/2023 -- ANNUAL REPORT	View image in PDF format
01/07/2022 -- ANNUAL REPORT	View image in PDF format
04/01/2021 -- Florida Limited Liability	View image in PDF format



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

Date: May 8, 2026
Case: 26-000233

Priyangini Patel
868 Jupiter Blvd NW Ste-1
Palm Bay, FL 32907

Complainant

THE CITY OF COCOA
A Florida municipal Corporation

Respondent(s)

Priyangini Patel
Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on May 21, 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



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 26-000233 was posted at the following location(s):

(1) Date Posted: 05/08/2026

Location: 65 Stone St. Cocoa, FL 32922, 1035 W King St. Cocoa, FL 32922

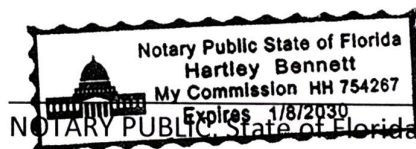
Derrick Steel II

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 8th day of May, 2026
by Derrick Steel II Code Officer



Print Name: Hartley Bennett

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: _____

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

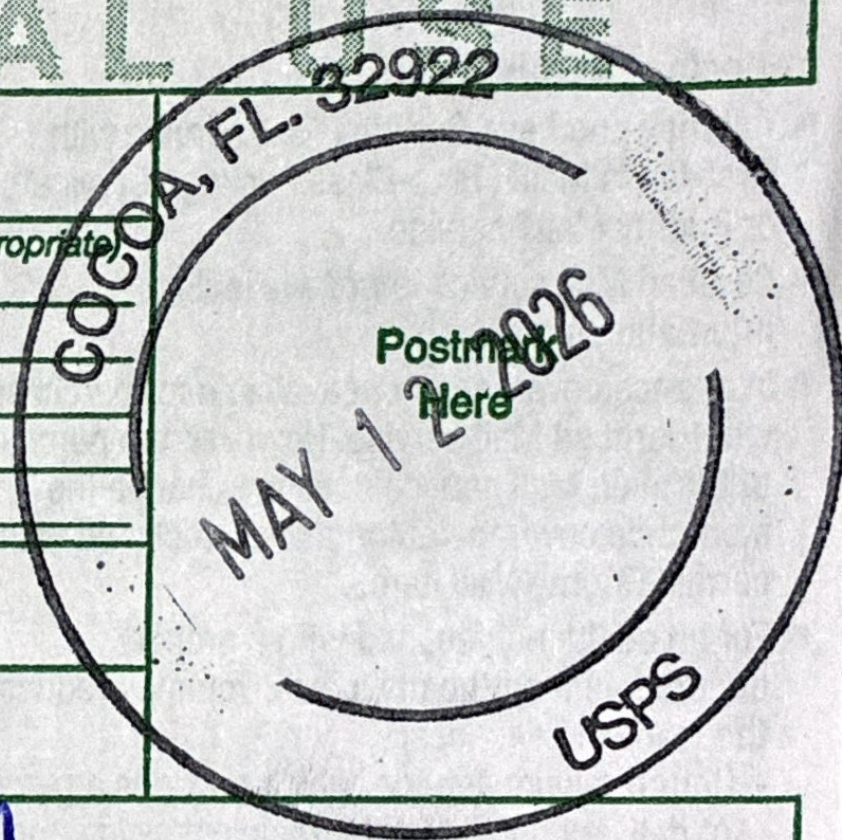
Priyanganvi Patel

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

8608 Jupiter Blvd NW Ste 1

City, State, ZIP+4®

Palm Bay, FL 32907



9589 0710 5270 3233 0762 52

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:

Priyansh Patel
868 Jupiter Blvd. NW St #1
Palm Beach, FL 33407



9590 9402 8440 3156 0170 81

2. Article Number (Transfer from service label)

589 0710 5270 3233 0762 52

COMPLETE THIS SECTION FOR DELIVERY

A. Signature

[Handwritten Signature]

☐ Agent

☐ Other

B. Received by (Printed Name)

Patel

C. Date of Delivery

5/14/26

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

☒ Yes

☐ No

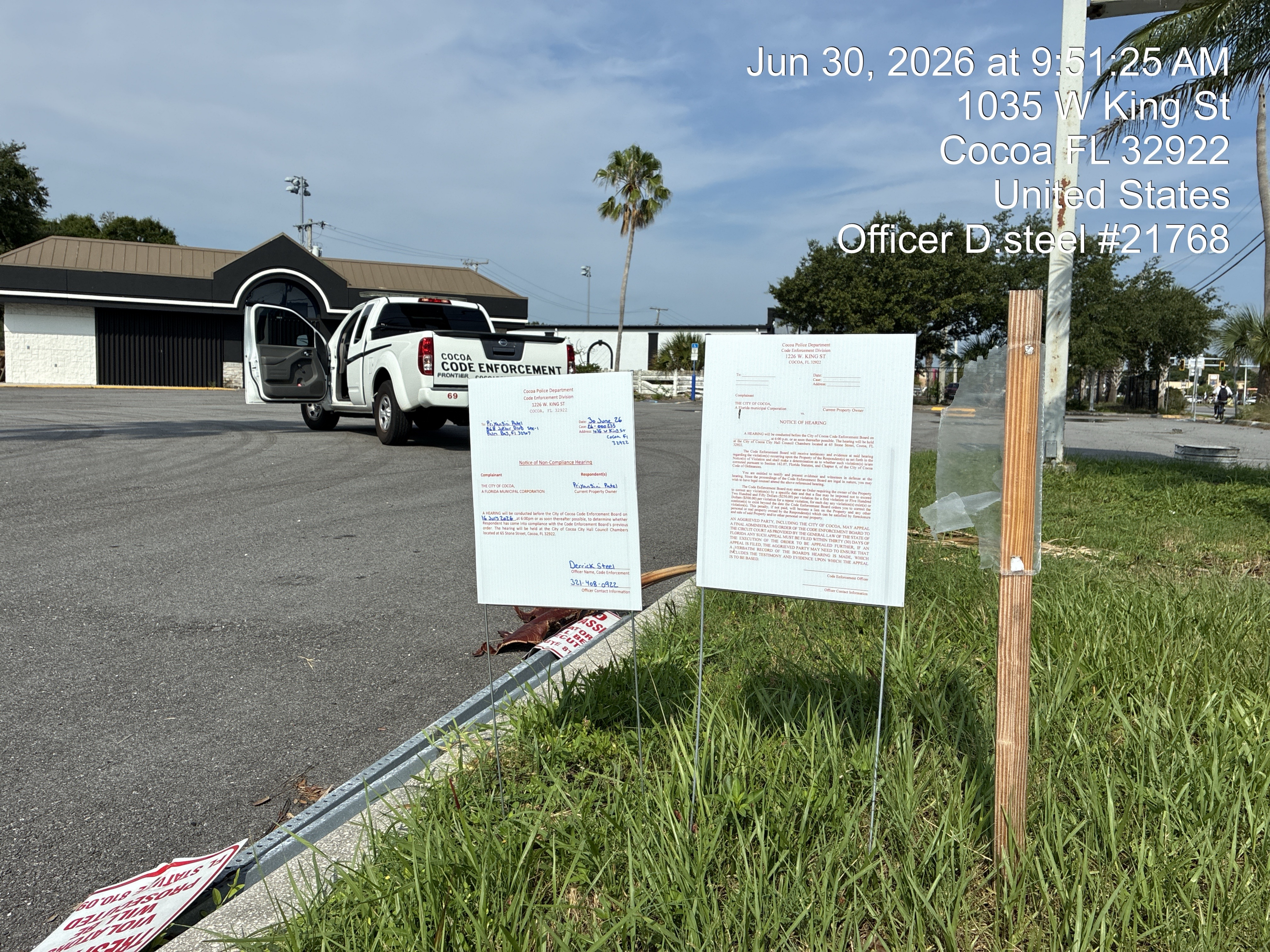
3. Service Type

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

Insured Mail Restricted Delivery
over \$500)

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

Jun 30, 2026 at 9:51:25 AM
1035 W King St
Cocoa FL 32922
United States
Officer D.steel #21768



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

To: Priyanshi Patel
862 West Blvd Ste 1
Palmdale, CA 91367

Date: 30 June 26
Case: 24-090233
Address: 1035 W King St
Cocoa, FL 32922

Notice of Non-Compliance Hearing

Complainant: THE CITY OF COCOA, A FLORIDA MUNICIPAL CORPORATION

Respondent(s): Priyanshi Patel
Current Property Owner

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on 16 July 2026 at 6:00pm or as soon thereafter possible, to determine whether Respondent has come into compliance with the Code Enforcement Board's previous order. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

Derrick Steel
Officer Name, Code Enforcement
321-408-0922
Officer Contact Information

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

To: _____ Date: _____
Case: _____
Address: _____

Complainant: THE CITY OF COCOA, A Florida municipal Corporation

Current Property Owner: _____

NOTICE OF HEARING

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on _____ 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 correct 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). 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 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 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.

Code Enforcement Officer

Officer Contact Information



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 non-compliance hearing for case 26-000233 was posted at the following location(s):

(1) Date Posted: 06/30/2026

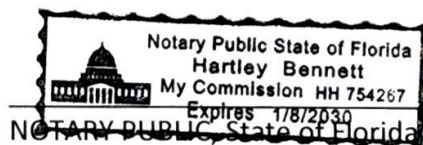
Location: 65 Stone St. Cocoa, FL 32922, 1035 W King St. Cocoa, FL, 32922

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 30th day of June, 2026
by Derrick Steel II Code Officer



Print Name: Hartley Bennett

Personally Known _____ OR Produced Identification _____

Type of Identification Produced: _____

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

DS 26-233

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

OFFICIAL USE

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\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

PeP Investments of Florida LLC

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

1775 N. Wickham Rd.

City, State, ZIP+4®

Melbourne, FL 32935

COCOA, FL. 32922

Postmark
Here

JUL 02 2026

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

OFFICIAL USE

Certified Mail Fee

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

☒ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Priyangini Patel

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

868 Jupiter Blvd Nw Ste -1

City, State, ZIP+4®

PALEMBANK, FL 32907

