



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

**September 17, 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 of Officers

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of September 17, 2026.
2. Minutes: Regular Meeting of August 20, 2026.
3. Submittal of Document Packet

III. Cases:

1. CE 26-000031 / 1204 Vanderbilt Ln., Cocoa, FL / Efren Gonzalez-Fumero, property owner of 1204 Vanderbilt Ln., Cocoa, FL, in violation of the following City Codes:
 1. *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations, Article III. - Property Standards and Maintenance, Sec. 6-901- Accumulation*
 2. *City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2 - Building permits and applications. (A.)*
2. CE 26-001130 / 1720 Cox Rd., Cocoa, FL / Trustee Corporation of the King Street Baptist Church, Inc. property owner of 1720 Cox Rd., Cocoa, FL, in violation of the following City Codes:

1. *Appendix A - Zoning, Article XII, Sec. 3 (g)*
 2. *Appendix A - Zoning, Article XIII, Sec. 19*
 3. *Appendix A - Zoning, Article XII, Sec. 1 (d)(13)*
3. CE 26-001143 / 703 S. Georgia Ave., Cocoa, FL / Victor Patterson, property owner of 703 S Georgia Ave., Cocoa, FL, 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 (12)*
4. CE 26-001278 / 2010 Muskingum Ave., Cocoa, FL / Deborah Collins, property owner of 2010 Muskingum Ave., 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)*
5. CE26-2500 / TAX ID: 2425519, Cocoa, FL / From Europe To You LLC, property owner of TAX ID: 2425519, Cocoa, FL, in violation of the following City Codes.
1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Sec. 6-900. (b) (9)*
 2. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Sec. 6-900. (b) (15)*
 3. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Sec. 6-901. - Accumulation. (1)*
6. CE26-0796 / 1204 Montclair Rd., Cocoa, FL. 32922 / Terrasena Jones, property owner of 1204 Montclair Rd., Cocoa, FL. 32922, in violation of the following City Codes.
1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. - Accumulation. (1).*

7. CE26-2069 / 120 Grimes St., Cocoa, FL. 32922 / Eduardo Calderon, property owner of 120 Grimes St., Cocoa, FL. 32922, in violation of the following City Codes.
 1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b)*
 2. *City Code Appendix A.-Zoning. Article XV.-Administration and Enforcement. Section 2.-Building Permits and Applications. (A)*
8. CE26 - 1399 / 1113 Burnham St., Cocoa, FL 32922 / property owner of 1113 Burnham 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. 6-1003 Exterior Structure. (h)(i)*
9. CE26 - 1958 / 100 Delannoy Ave. / M & R United Inc. property owner of 100 Delannoy Ave., Cocoa, FL 32922, in violation of the following City Codes.
 1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (1)*
 2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f)*
10. CE26 - 1246 / 2414 Tulane Dr., Cocoa, FL 32926 / Dunn, Reese’s Mary Michelle property owner of 2414 Tulane Dr., Cocoa, FL 32926, in violation of the following City Codes.
 1. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)*

IV. Non-Compliance:

1. CE25-001571/ 1116 Bristol Dr., Cocoa, FL 32922, Ramroop, Jagwanti property owner of 1116 Bristol Dr., Cocoa, FL 32922, in violation of the following City Codes.

1. *City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)*

V. Abatement Appeals:

VI. Deputy Director Announcements:

VII. Next Meeting Date: The next regular meeting of the Code Enforcement Board will be held on October 15, 2026.

VIII. 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: 08/19/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Approve the Agenda of September 17, 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 September 17, 2026, Code Board Meeting as presented or with amendments.



Agenda

CODE ENFORCEMENT BOARD

REGULAR MEETING

September 17, 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: September 17, 2026
2. Approval of Minutes for August 20, 2026
3. Submittal of Document Packet

CASES

1. CE-26-31 – 1204 Vanderbilt Ln
2. CE-26-1130 – 1720 Cox Rd
3. CE-26-1143 – 703 S Georgia Ave
4. CE-26-1278 – 2010 Muskingum Ave
5. CE-26-2500 – Tax #2425519
6. CE-26-796 – 1204 Montclair Rd
7. CE-26-2069 – 120 Grimes St
8. CE-26-1399 – 1113 Burnham St

9. CE-26-1958 – 100 Delannoy Ave

10. CE-26-1246 – 2414 Tulane Dr.

NON-COMPLIANCE

1. CE-25-1571 – 1116 Bristol Dr

Abatement Appeals:

None

Manager Announcements

None

Next Meeting Date

October 15, 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 September 17, 2026, or by calling (321)-433-8508.



CODE BOARD AGENDA ITEM

Memo Date: 08/19/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crawl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Approve the Minutes of August 20, 2026, Code Board Meeting as presented or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve the Minutes of August 20, 2026, Code Board Meeting as presented or with amendments.

**Code Enforcement Board
Meeting Minutes
August 20, 2026**

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, August 20, 2026, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

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

MEMBERS PRESENT:

Josue Otero	Vice Chairman
Dik Muller	Board Member
Gloria Weatherspoon	Board Member
JP Pauken	Board Member
Jody Hatcher	1st Alternate
Thomas Zimmerman	2nd Alternate

MEMBERS ABSENT:

Lloyd Roberts	Chairman
Sharri Scott	Board Member
George Brown Jr.	Board Member

OTHERS PRESENT:

Jason Brimm	Senior Code Enforcement Officer
Nathaniel Propst	Code Enforcement Officer
William Burrows	Code Enforcement Officer
Kristin Eick	City Attorney
Darla Crowl	Recording Secretary
Charlene Neuterman	Community Services Director
Jennifer Justiniano	Deputy Community Services Director

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: August 20, 2026

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

Motion by Mr. Muller, seconded by Ms. Weatherspoon, to approve to the agenda of August 20, 2026. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: July 16, 2026.

Motion by Mr. Muller, seconded by Ms. Weatherspoon, to approve to the minutes of July 16, 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-26-802 – 373 Stone St

Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Brimm testified that the Property Owner was in violation of **City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a)** of the City Code.

Code Enforcement Officer Brimm requested that the Board find the Property Owner in violation and be given until September 17, 2026 (30 days) to come into compliance or impose a fine of up **to two hundred fifty dollars (\$250.00) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a)** per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Ms. Weatherspoon, seconded by Mr. Muller, to amend Staff's recommendation to one hundred twenty-five dollars per day (\$125.00) City Code Chapter 6. -Buildings, Construction and Property Regulations. Article III. -Property Maintenance Standards. Division 4. -General Requirements. Section 6-1003. -Exterior structure. (a) *and* find the Property Owner in violation. Vote on the motion carried unanimously.

2. CE-26-1256 – 411 Thomas Ave.

Complied.

3. CE-26-1496 – 401 Churchill Dr.

Complied.

4. CE-26-1516 – 1211 Columbia Way

Complied.

5. CE-26-1689– 425 Pineda St.

Complied.

6. CE- 26-1686 – 927 Dixon Blvd.

Tabled.

7. CE-25-1659 – 713 Thomas Ave.

Complied.

8. CE-26-1246 – 2414 Tulane Dr.

Senior Code Enforcement Officer Jason Brimm provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Brimm testified that the Property Owner was in violation of **Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)** of the City Code.

Senior Code Enforcement Officer Brimm requested that the Board find the Property Owner in violation and be given until September 17, 2026 (30 days) to come into compliance or impose a fine of up to **two hundred fifty dollars (\$250.00) Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)** per day until found in compliance.

Property owner was sworn in: Reese's Mary Michelle Dunn and James Brown, 2414 Tulane Dr.

Senior Code Officer Brimm asked the chair if he could give a brief overview of the last meeting then move forward. Officer Brimm showed the pictures from the morning of the board hearing taken by Director Neuterman. Ms. Dunn discussed what happened at the July Code Board. She was asked to either dim the lights or place under the soffit which she explained made the lights brighter. Code Officer Brimm stated that she was asked to take sections of the lights out to make the lights not as bright. Mr. Otero asked City Attorney Eick about the discussion at the last board meeting and not having a city ordinance for this type of nuisance. Attorney Eick explained there is not a specific code about lighting. But it was brought under the general nuisance section which says any other condition 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 the city residence. Attorney Eick stated that is in the code and is more of a catch all for the ordinance. Ms. Dunn continued her discussion about the lighting and not being a nuisance to her neighbors. Mr. Muller asked Ms. Dunn questions about the food truck which is a commercial vehicle and is on residential property. Ms. Weatherspoon stated that what is being discussed should be about the lighting and not the other items being brought before the board members such as cost to the property owner. Officer Brimm explained that he was in contact with the property owner all the way up to last meeting but hasn't had any contact since. Mr. Muller explained that he is a contractor and had questions for Ms. Dunn about the lighting and the cost. Mr. Brown wanted to discuss other neighbors in the neighborhood that have violations. Attorney Eick explained the ordinance again. Ms. Dunn asked why he was targeting her. Ms. Weatherspoon let Ms. Dunn know that Officer Brimm does not have a dog in the fight he is just doing his job. More discussion amongst the Board members, property owner and staff.

Motion by Mr. Muller, seconded by Mr. Otero, to amend Staff's recommendation and a fine of \$150.00 (one hundred and fifty dollars per day until September 16, 2026, be imposed and find the property in violation. **Motion failed.**

Motion by Ms. Weatherspoon, seconded by Mr. Zimmerman, to amend Staff's recommendation and *table (item #2) Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) to September 17, 2026, meeting and* find the Property Owner in violation. Vote on the motion was 4 Yay (Ms. Weatherspoon, Ms. Hatcher, Mr. Pauken and Mr. Zimmerman) 2 Nay (Mr. Muller and Mr. Otero).

9. CE-26-001400 – 950 N Cocoa Blvd.

Code Enforcement Officer William Burrows provided an overview of the Case history and presented exhibits for the Board's review. Code Enforcement Officer Burrows testified that the Property Owner was in violation of **Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 4 - General Requirements. Sec. 6-1001(g)** of the City Code.

Code Enforcement Officer Burrows requested that the Board find the Property Owner in violation and be given until September 17, 2026 (30 days) to come into compliance or impose a fine of up to **two hundred fifty dollars (\$250.00) per day Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 4 - General Requirements. Sec. 6-1001(g)** per day until found in compliance.

Chairman Otero said the violation is for buildings, construction and property regulations, but nothing to do with the overgrown grass. Officer Burrows stated it was strictly for the fence issue. Deputy Director Justiniano explained that the code that was cited was that the fences and walls shall be maintained structurally sound, so it was cited because of the fences leaning which was not structurally sound. More discussion amongst the Board members and staff.

Motion by Mr. Muller, seconded by Ms. Weatherspoon, to amend the Staff's recommendation and a fine of one hundred fifty dollars (\$150.00) per day per violation and give the property owner until September 16, 2026, and find the Property Owner in violation. Vote on the motion carried unanimously.

NON-COMPLIANCE:

CE-25-000731 – 1116 Bristol Dr.

Code Enforcement Officer William Burrows provided an overview of the Case history and presented exhibits for the Board's review. Officer Burrows testified that the Property Owner is in violation of **Appendix A. - Zoning. Article XV - Administration and Enforcement; Building Permits and Certificates of Occupancy. Sec. 2. - Building Permits and Applications (A) fifty dollars (\$50.00) per day** of the City of Cocoa Code. Officer Burrows stated a Notice of Hearing was sent on **July 31, 2026**, and property owner remains in violation.

Property owner was sworn in: Jagwanti Ramroop, 1116 Bristol Dr., Cocoa

Mrs. Ramroop explained why it took so long to fix the property and pull permits. Chairman Otero asked when she would be able to pull the permit. Deputy Director Justiniano explained that the work was done prior to House Bill 803 exemption passing which started July 1, 2026. Deputy Director Justiniano explained the process of how long the permit process could take if all the documents were turned in. More discussion amongst the Board members, property owner and staff.

Motion by Mr. Muller seconded by Mr. Pauken, to amend Staff's recommendation and give the property owner until September 16, 2026, to be corrected or a fine of fifty dollars (\$50.00) a day and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

2. CE-26-000126 – 1110 Myrtle Ln.

Code Enforcement Officer William Burrows provided an overview of the Case history and presented exhibits for the Board's review. Officer Burrows testified that the Property Owner is in violation of **Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Division 3 - Nuisances. Sec. 6-901 - Accumulation. Clearance of lands required. (1)** of the City of Cocoa Code. Officer Burrows stated a Notice of Hearing was sent on **July 31, 2026**, and property owner remains in violation.

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

Mr. Gossett told the board he was having issues with his lawn equipment, but he is working on it. Mr. Muller asked when he thought the issues would be taken care of. Mr. Gossett has friends coming over to help with the yard over the weekend. Discussion amongst the Board members and staff.

Motion by Mr. Muller seconded by Mr. Pauken, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

Abatement Appeals:

None

Manager Announcements:

None

NEXT MEETING:

The next regular meeting of the Code Enforcement Board will be held on September 17, 2026.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:34 PM.

Approved on this _____ day of _____, 2026.

Lloyd Roberts, Chairman

Darla Crawl, Recording Secretary

CODE BOARD AGENDA ITEM

Memo Date: 08/28/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Efren Gonzalez-Fumero of 1204 Vanderbilt Ln., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III.- Property Standards and Maintenance, Sec. 6-901- Accumulation. 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 of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (A.). No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other*

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

BACKGROUND:

On January 8, 2026, Officer Whittington sent out the original Notice of Violation.

On March 10, 2026, Officer Whittington sent out an additional Notice of Violation.

On April 28, 2026, Officer Whittington sent an Amended Notice of Violation, noting an additional violation.

On May 1, 2026, Officer Whittington sent out a Notice of Hearing.

On May 15, 2026, Officer Whittington tabled the case, after the property owner requested more time.

On June 17, 2026, I was assigned the case and assumed responsibility.

On June 23, 2026, I sent a Notice of Violation after assessing the case.

On August 24, 2026, I sent an Amended Notice of Violation.

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

1. *City of Cocoa Code. Chapter 6 — Buildings, Construction, and Property Regulations. Article III — Property Standards and Maintenance. Sec. 6-901 — Accumulation.*
2. *City of Cocoa Code. Appendix A — Zoning, ARTICLE XV. - ADMINISTRATION AND*

ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2.
- Building permits and applications. (A.)

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Notice of Violation and Amended Notice of Violation were mailed. No further communication with property owners.

RECOMMENDED MOTION:

Find the property owner, Efren Gonzalez-Fumero of 1204 Vanderbilt Ln., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III.- Property Standards and Maintenance, Sec. 6-901- Accumulation. 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 of Cocoa 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: CE 26-000031 / 1204 Vanderbilt Ln., Cocoa, FL / Efren Gonzalez-Fumero, property owner of 1204 Vanderbilt Ln. Cocoa, FL, in violation of the following City Codes:

- (1) City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III.- Property Standards and Maintenance. - Division 3.- Nuisances Section 6-901- Accumulation.*
- (2) City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (A.).*

Short Name: 26-000031 / 1204 Vanderbilt Ln., Cocoa, FL

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: William Burrows

Requested Action: Find the property owner, Efren Gonzalez-Fumero of 1204 Vanderbilt Ln. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

- (1) City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III.- Property Standards and Maintenance. - Division 3.- Nuisances Section 6-901- Accumulation.*
- (2) City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (A.).*

Background:

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On August 24, 2026, I sent an Amended Notice of Violation.

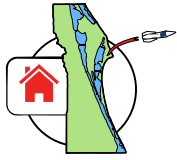
The property is still in violation of the following city codes.

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

(2) City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (A.).

Previous Action:

Notice of Violation and Amended Notice of Violation were mailed. No further communication with property owners.

**REAL PROPERTY DETAILS**
Account 2416588 - Roll Year 2025

Owners	GONZALEZ, EFREN FUMERO
Mailing Address	1155 S BANANA RIVER DR MERRITT ISLAND FL 32952
Site Address	1204 VANDERBILT LN COCOA FL 32922
Parcel ID	24-36-20-50-17-2
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.20
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0013/0023
Subdivision	PINERIDGE UNIT NO 4
Land Description	PINERIDGE UNIT NO 4 LOT 2 BLK 17

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$173,920	\$179,620	\$153,270
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$108,270	\$98,430	\$89,490
Assessed Value School	\$173,920	\$179,620	\$153,270
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$108,270	\$98,430	\$89,490
Taxable Value School	\$173,920	\$179,620	\$153,270

SALES / TRANSFERS

Date	Price	Type	Instrument
05/26/2026	--	QC	10634/0525
10/16/2020	\$80,000	WD	8892/0964
10/15/2007	\$72,000	WD	5820/3885
10/31/2006	--	CT	5722/2817
01/19/2002	--	QC	4514/2044
11/30/2000	--	QC	4259/1901
02/01/1996	--	QC	3547/0979
07/09/1985	\$37,700	QC	2615/0347
02/01/1972	\$14,000	--	1225/0345

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

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1960
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)	1,051	Patio - Concrete	484
Enclosed Por	286	Fireplace	1
Enclosed Por	260		
Screen Porch	96		
Utility Room	112		
Total Base Area	1,051		
Total Sub Area	1,805		

Prepared and Record and Return to:
Efren Gonzalez
1155 S. Banana River Drive
Merritt Island, FL 32952

Interfamily Conveyance
Consideration \$10.00
Parcel ID: 24-36-20-50-17-2

Quit Claim Deed

This indenture Made this 26 day of May, 2026 A.D. by **AT THE ULTIMATE CONSTRUCTIONS, INC, a Florida Profit Corporation**, whose post office address is: **1155 S. Banana River Drive, Merritt Island, FL 32952**, hereinafter called the grantor, to **EFREN FUMERO GONZALEZ, a single man**, whose post office address is **1155 S. Banana River Drive, Merritt Island, FL 32952**, Grantee:

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

Witneseth, that the grantor, for and in consideration of the sum of ten dollars \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in **Brevard County, Florida**, viz:

Lot 2, Block 17 of PINERIDGE, UNIT 4, according to the plat thereof, recorded in Plat Book 13, Page(s) 23, Public Records of Brevard County, Florida.

Interfamily Conveyance
No title search

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

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

Quit Claim Deed
Page No. 2

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

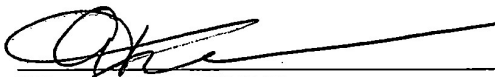
**AT THE ULTIMATE CONSTRUCTIONS INC, a
Florida Profit Corporation**



Witness Name ONLY
Print Name Janet Brito Trenzado
Address: 995 N. Goldenrod
Orlando, FL 32807



EFREN FUMERO GONZALEZ
President and CEO

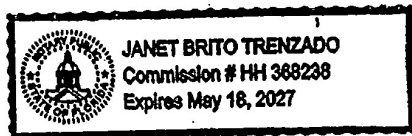


Witness Name ONLY
Print Name Andrew Trenzado
Address: 536 Hibiscus Pl
Orlando, FL 32807.

State of FLORIDA
County of ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of May, 2026 by **EFREN FUMERO GONZALEZ**, President and CEO of **AT THE ULTIMATE CONSTRUCTIONS, INC, a Florida Profit Corporation**, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]





Notary Public
Print Name: _____
My Commission Expires _____





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

Notice of Violation

To: EFREN GONZALEZ- FUMERO
1155 S BANANA RIVER DR
MERRITT ISLAND FL 32952

Date: 06/23/2026

Case: 26-000031

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: 1204 VANDERBILT LN COCOA FL 32922

Parcel ID #: 24-36-20-50-17-2

Violations:

- (1) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III.- Property Standards and Maintenance. - Division 3.- Nuisances Section 6-901- Accumulation.*
- (2) *City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (A.).*
- (3) *City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (B.).*
- (4) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III. DIVISION 4. - GENERAL REQUIREMENTS Sec. 6-1003. - Exterior structure.(g)*
- (5) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III. DIVISION 4. - GENERAL REQUIREMENTS Sec. 6-1003. - Exterior structure.(o) (2)*
- (6) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III. DIVISION 4. - GENERAL REQUIREMENTS Sec. 6-1003. - Exterior structure.(m.) (2)*
- (7) *City of Cocoa Code Chapter 6 - BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, ARTICLE III. - PROPERTY MAINTENANCE STANDARDS, DIVISION 4. - GENERAL REQUIREMENTS, Sec. 6-1001. - Exterior property areas. (g).*

Description of Violations:

- (1) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III.- Property Standards and Maintenance.- Division 3.- Nuisances Section 6-901- Accumulation. Which states: All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.*
- (2) *City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (A.). Which states: (A.)No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city. No person, firm or corporation shall commence, or cause to be commenced, any repair to any existing building, structure, sign or canopy in the City of Cocoa until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein and by all other ordinances of the city. No repair shall be commenced upon any building, structure or sign until a permit therefor has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.*
- (3) *City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications (B.). Which states: (B.)The issuance of a permit upon plans and specifications shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications or preventing the building operations being carried on thereunder when in violation of this ordinance, or any city ordinance.*

(4) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III. DIVISION 4. - GENERAL REQUIREMENTS Sec. 6-1003. - Exterior structure.(g)*

Which states: (g.) **Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.**

(5) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III. DIVISION 4. - GENERAL REQUIREMENTS Sec. 6-1003. - Exterior structure.(o)*

Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with division 8 of this article.

(6) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III. DIVISION 4. - GENERAL REQUIREMENTS Sec. 6-1003. - Exterior structure.(m).*

Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather-tight.(2).(2)
Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

(7) *City of Cocoa Code Chapter 6 - BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, ARTICLE III. - PROPERTY MAINTENANCE STANDARDS, DIVISION 4. - GENERAL REQUIREMENTS, 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.

Corrective Action:

(1) *Please maintain the property and remove all trash and debris from the residence.*

(2) *Please obtain the proper permit(s) and repair the roof as needed.*

(3) *Please obtain proper permits and fix all exterior doors and entrances of home.*

(4) *All windows should be fixed and held in position in good condition and openable. Permits required if replaced.*

(5) *Please repair fences as needed. Permit required if replacement is necessary.*

IF THE VIOLATIONS ARE NOT CORRECTED BY June 30, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the

violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to E. Perez Gonzalez - Fumero

Street and Apt. No. or PO Box No. 1133 S BANANA RIVER DR

City, State, Zip+4® MARATH ISLAND, FL 32952

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

COCOA, FL 32922

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CITY OF COCOA
 COMMUNITY DEVELOPMENT
 65 Stone Street
 Cocoa, Florida 32909

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ZIP 32922 **\$010.44⁰**

0008034708 JUN 24 2026

Community Services Department
 Code Enforcement Division

NIXIE 339 DE 1 0007/13/26

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BC: 32922798265 *0274-07583-24-40

32952-37205
 329227982



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Violation for case 26-000031 was posted at the following location(s):

(1) Date Posted: 06/23/2026

Locations: 65 Stone Street Cocoa, FL 32922

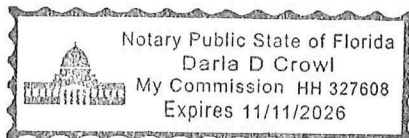
1204 VANDERBILT LN COCOA FL 32922

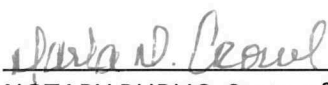

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of June, 2026
by William Burrows. Code Officer.




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



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

Amended Notice of Violation

To: EFREN GONZALEZ- FUMERO
1155 S BANANA RIVER DR
MERRITT ISLAND FL 32952

Date: 08/24/2026

Case: 26-000031

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: 1204 VANDERBILT LN COCOA FL 32922

Parcel ID #: 24-36-20-50-17-2

Violations:

- (1) City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III.- Property Standards and Maintenance. - Division 3.- Nuisances Section 6-901- Accumulation.*
- (2) City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (A.).*
- (3) City of Cocoa Code Chapter 6 - BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, ARTICLE III. - PROPERTY MAINTENANCE STANDARDS, DIVISION 4. - GENERAL REQUIREMENTS, Sec. 6-1001. - Exterior property areas. (g).*

Description of Violations:

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

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

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

(3) *City of Cocoa Code Chapter 6 - BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS, ARTICLE III. - PROPERTY MAINTENANCE STANDARDS, DIVISION 4. - GENERAL REQUIREMENTS, 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.

Corrective Action:

(1) Please maintain the property and remove all trash and debris from the residence.

(2) Please obtain the proper permit(s) for full interior renovation, structural modifications (trusses), roof and concrete work.

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

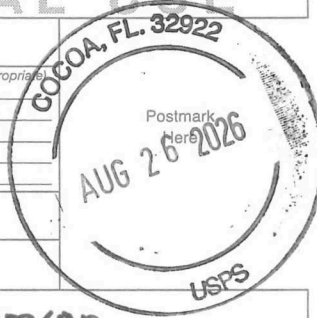
If you have any questions or concerns regarding this Notice of Violation, or the recommendation(s) contained herein, please contact the signed Code Enforcement Officer as soon as possible.

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

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

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EFAREN Gonzalez - Fumero	
Street and Apt. No., or PO Box No.	
1155 S. Banana River Dr.	
City, State, ZIP+4®	
Merritt Island, FL 32952	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	





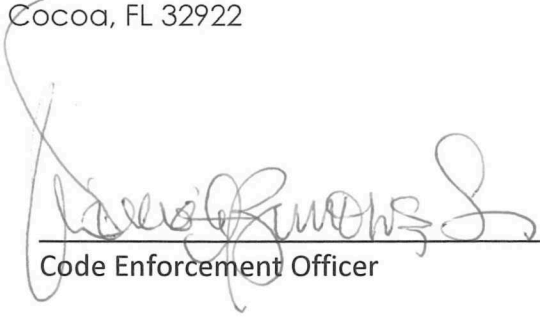
Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirm that a copy of the Notice of Violation for case 26-000031 was posted at the following location(s):

(1) Date Posted: 08/24/2026

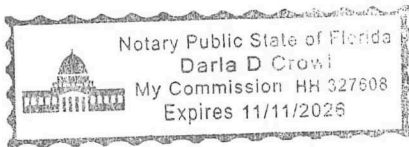
Locations: 1204 Vanderbilt Lane Cocoa, FL 32922

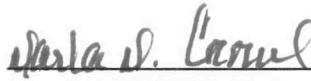

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of August, 2026
by William Burrows. Code Officer.




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 31, 2026
Case Number: 26-000031

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

EFREN GONZALEZ- FUMERO
1155 S BANANA RIVER DR
MERRITT ISLAND, FL 32952

RE: 1204 Vanderbilt Ln., Cocoa, FL 32922
Parcel ID: 24-36-20-50-17-2

Complainant: v.
THE CITY OF COCOA
A Florida Municipal Corporation

Respondent(s):
EFREN GONZALEZ- FUMERO
Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Accumulation of trash and debris on the property.
- (2) Building permits for all work inside and outside of the building. Including any other structures on the property.

Applicable City Code(s):

- (1) *City of Cocoa Code. Chapter 6- Buildings, Construction, and Property Regulations. Article III.- Property Standards and Maintenance. - Division 3.- Nuisances Section 6-901- Accumulation.*
- (2) *City of Cocoa Code. Appendix A- Zoning, ARTICLE XV. - ADMINISTRATION AND ENFORCEMENT; BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY, Sec. 2. - Building permits and applications. (A.).*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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.gov
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date: 08/28/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Trustee Corporation of the King Street Baptist Church, Inc of 1720 Cox Rd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *Appendix A - Zoning, Article XII, Sec. 3 (g) - Minimum standards for the design of off-street parking areas. Paved parking required. All off-street parking, loading areas, maneuvering space and associated driveway aisles shall be paved with an asphalt, concrete or other surfacing approved by the city engineer, afford adequate drainage, and meet reasonably acceptable engineering specifications. All individual spaces shall be marked and designed, maintained and regulated in such a manner that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley, and so that any vehicle may be parked and unparked without moving another. When approved by both the city engineer and community development director, paving may be reduced using the following conditions and determinants:*
2. *Appendix A - Zoning, Article XIII, Sec. 19 - Storm water retention facilities. 1. All structures or areas impervious to water or designed to allow storm water to runoff, which are developed, constructed, repaired or altered within the City of Cocoa shall be provided with facilities to retain the runoff of water resulting from a ten-year storm experience within the limits of the property, provided soil and topographical conditions allow such facilities.*
 2. *The first one (1) inch of rainfall runoff from such areas shall be treated by soil percolation.*
 3. *Facilities shall be provided to transport the overflow from the retainage and percolation areas to the city's*

storm drainage system.

3. *Appendix A - Zoning, Article XII, Sec. 1 - (d)(13) - Off-street parking and loading regulations. Places of worship. One (1) space per four (4) seats or seating places, or one (1) space per each one hundred fifty (150) square feet of floor area in the main assembly hall, whichever is greater. One-half (½) of the total parking area must be paved; the other half may be a hard, stabilized surface with grass.*

BACKGROUND:

On April 16, 2026, a complaint was received for unpermitted work regarding the expansion of the parking lot.

On May 22, 2026, a Notice of Violation was posted on the property and at City Hall, a copy was mailed via certified mail with return receipt requested.

On May 28, 2026, I spoke with the property manager. She feels they addressed all concerns when they did the work. Referred her to Planning & Zoning.

On August 13, 2026, I sent an Amended Notice of Violation via certified mail with return receipt requested. A copy was also posted at City Hall, and the property. No further communication with the property owners.

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

1. *Appendix A- Zoning, Article XII, Sec. 3 (g)*
2. *Appendix A- Zoning, Article XIII, Sec.19*
3. *Appendix A- Zoning, Article XII, Sec. 1 (d)(13)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Notice of Violation and Amended Notice of Violation have been sent.

RECOMMENDED MOTION:

Find the property owner, Trustee Corporation of the King Street Baptist Church, Inc of 1720 Cox Rd., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *Appendix A - Zoning, Article XII, Sec. 3 (g) - Minimum standards for the design of off-street parking areas. Paved parking required. All off-street parking, loading areas, maneuvering space and associated driveway aisles shall be paved with an asphalt, concrete or other surfacing approved by the city engineer, afford adequate drainage, and meet reasonably acceptable engineering specifications. All individual spaces shall be marked and designed, maintained and regulated in such a manner that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley, and so that any vehicle may be parked and unparked without moving another. When approved by both the city engineer and community development director, paving may be reduced using the following conditions and determinants:*
2. *Appendix A - Zoning, Article XIII, Sec. 19 - Storm water retention facilities. 1. All structures or areas impervious to water or designed to allow storm water to runoff, which are developed, constructed, repaired or altered within the City of Cocoa shall be provided with facilities to retain the runoff of water resulting from a ten-year storm experience within the limits of the property, provided soil and topographical conditions allow such facilities.*
 2. *The first one (1) inch of rainfall runoff from such areas shall be treated by soil percolation.*
 3. *Facilities shall be provided to transport the overflow from the retainage and percolation areas to the city's storm drainage system.*
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Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE 26-001130/ 1720 Cox Rd. Cocoa, FL / Trustee Corporation of the King Street Baptist Church, Inc. property owner of 1720 Cox Rd. Cocoa, FL, in violation of the following City Codes:

- (1) Appendix A- Zoning, Article XII, Sec. 3 (g)- Minimum standards for the design of off-street parking areas.*
- (2) Appendix A- Zoning, Article XIII, Sec. 19- Storm water retention facilities.*
- (3) Appendix A- Zoning, Article XII, Sec. 1 (d)(13)- Off-street parking and loading regulations.*

Short Name: CE 26-001130 / 1720 Cox Rd. Cocoa, FL

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: William Burrows

Requested Action: Find the property owner, Trustee Corporation of the King Street Baptist Church, Inc of 1720 Cox Rd. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

- (1) Appendix A- Zoning, Article XII, Sec. 3 (g)- Minimum standards for the design of off-street parking areas.*
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The property is still in violation of the following city codes.

- (1) Appendix A- Zoning, Article XII, Sec. 3 (g)- Minimum standards for the design of off-street parking areas.*
- (2) Appendix A- Zoning, Article XIII, Sec. 19- Storm water retention facilities.*
- (3) Appendix A- Zoning, Article XII, Sec. 1 (d)(13)- Off-street parking and loading regulations.*

Previous Action:

Notice of Violation and Amended Notice of Violation have been sent.

 Account: 2407070



Owners:

TRUSTEE CORPORATION OF THE KING STREET BAPTIST CHURCH INC

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



Mail Address:

1040 W KING ST COCOA FL 32922



Site Address:

1720 COX RD COCOA FL 32926



Parcel ID:

24-35-23-00-7



Taxing District:

13D0 - COCOA



2026 Exemptions:

NONE

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



Property Use:

7100 - CHURCH



Total Acres:

4.88



Site Code:

0001 - NO OTHER CODE APPL.



Plat Book/Page:

--



Subdivision Name:

--



Land Description:

S 1/4 OF S 1/2 OF NE 1/4 OF NE 1/4 EX RD R/W

Value

Category	2026	2025	2024
 Market Value:	\$1,697,110	\$1,110,690	\$1,398,050
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$1,221,750	\$1,110,690	\$1,318,300
 Assessed Value School:	\$1,697,110	\$1,110,690	\$1,398,050
 Homestead Exemption:	\$0	\$0	\$0
 Additional Homestead:	\$0	\$0	\$0
 Other Exemptions:	\$0	\$1,110,690	\$1,318,300
 Taxable Value Non-School:	\$1,221,750	\$0	\$0
 Taxable Value School:	\$1,697,110	\$0	\$0

Sales/Transfers

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

Date	Price	Type	Instrument
01/30/2025	--	FJ	10253/2529
10/16/2017	--	QC	8005/445
10/05/2017	--	QC	7999/2543
05/30/1997	--	WD	3672/4841
10/02/1989	\$112,500	WD	3022/1211
12/06/1984	\$75,000	WD	2563/2770

Buildings

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

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	ENAMEL STEEL
Frame:	STRUCSTEEL
Roof:	ENAMEL METAL
Roof Structure:	STEEL TRUSS RIGID

DETAILS

Description	Value
Bldg. Use:	7100 - CHURCH
Year Built:	1995
Story Height:	11

DETAILS

Description	Value
Floors:	2
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	4,708
Base Area 2nd	2,376
Open Porch	81
Total Base Area	7,084
Total Sub Area	7,165

EXTRA FEATURES

Description	Units
Light Poles	3
Paving - Asphalt	22,250
Fence - Chain Link 6'	352
Fence - Wood 6'	1,482
Covered Patio	80
Paving - Concrete	3,750

Property Data Card #2

MATERIALS

Description	Value
Exterior Wall:	STUCCO
Frame:	WOOD FRAME
Roof:	ENAMEL METAL
Roof Structure:	BAR JOIST RIGID , STEEL TRUSS RIGID

DETAILS

Description	Value
Bldg. Use:	7211 - CHURCH-OWNED EDUCATIONAL BUILDING
Year Built:	2004
Story Height:	10
Floors:	1
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	4,020
Open Porch	1,228
Total Base Area	4,020
Total Sub Area	5,248

EXTRA FEATURES

Description	Units
Covered Patio	81

Filing # 215655444 E-Filed 01/30/2025 08:43:29 AM

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
IN AND FOR BREVARD COUNTY FLORIDA
DIVISION "T"

TRUSTEE CORPORATION OF THE KING
STREET BAPTIST CHURCH, INC.,

CASE NO.: 05-2017-CA-051569

Plaintiff,

vs.

NORTHWEST BAPTIST CHURCH OF COCOA,
INC.; BREVARD BAPTIST ASSOCIATION, INC.,
SURFSIDE COMMUNITY FELLOWSHIP, INC.,
And UNKNOWN TENANT(S),

Defendants.

AMENDED ORDER GRANTING SUMMARY JUDGMENT
IN FAVOR OF PLAINTIFF
(adding verbiage to clarify entry of Final Summary Judgment)

THIS CAUSE came before the Court over multiple days of hearings on all pending motions for summary judgment filed by the parties, and with the Court having reviewed the file, the motions, and oppositions filed to said motions, and after having reviewed the record evidence and applicable legal authorities, having heard argument of counsel, and being otherwise advised in the premises, the Court grants summary judgment in favor of Plaintiff, stating as follows:

1. Plaintiff, TRUSTEE CORPORATION OF THE KING STREET BAPTIST CHURCH, INC., owned the following described real property in Brevard County, Florida: 1720 Cox Road, Cocoa, FL 32926 (the "Property").

2. On or about May 11, 1997, Plaintiff executed a Deed (the "Deed") that transferred the Property to Defendant, NORTHWEST BAPTIST CHURCH OF COCOA, INC. (hereinafter referred to as "NORTHWEST"). The Deed was recorded in OR Book 3672 Page 4841- 4842 in and for Brevard County, Florida and was attached as Plaintiff's Exhibit "B" to their Third Amended Complaint (the operative pleading for Plaintiff).

3. In the Deed, specifically page No. 2, there is labeled a "Reverter Clause" for the determination of title should certain events occur, which reads in pertinent part:

TO HAVE AND TO HOLD, the same in fee simple forever, and further to HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto, belonging to the Trustee Corporation of the King Street Baptist Church, Inc., a Florida corporation not for profit, a nonprofit corporation, its successors and assigns, forever, for the use of a new missionary Baptist Church on Cox Road and benefit of those of the membership, even though they may be a minority, who adhere to, maintain and propagate the doctrines, faith and practices of the missionary Baptist churches which cooperate with the Florida Baptist Convention and the Southern Baptist Convention; and failure or refusal of the membership of said church, even though they be a majority, to adhere to, maintain and propagate the doctrines, faith and practices of missionary Baptist churches and to cooperate with the Florida Baptist Convention and the Southern Baptist Convention, shall constitute such a deviation from the accepted usages, practices and beliefs of Baptists, that said majority shall no longer constitute the true congregation of said church, the title to the property hereinabove described shall vest in, and be held for, the use and benefit of the minority who do adhere to, maintain and propagate the doctrines, faith and practices of the members of missionary Baptist churches which cooperate with the Florida Baptist Convention and the Southern Baptist Convention; and, in the event the entire membership of the Trustee Corporation of the King Street Baptist Church, Inc., a Florida corporation not for profit and/or its new missionary church, should fail or refuse to follow, or should renounce the doctrines, faith and practices of members of Baptist churches which cooperate with said conventions, then the title to the above-described property shall revert to and become vested in Brevard Baptist Association, Inc., if applicable, or its successor, to be used for church and mission purposes....

4. In the Deed, specifically on the face and below the reference to the Reverter Clause, it reads in pertinent part:

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever.

5. The language of the Deed and the Reverter Clause was required by Florida Baptist Convention, per the affidavit of Dr. Craig Culbreth, when money was provided to Plaintiff to purchase the Subject Property from the Carltons. This Reverter Clause is the subject of the various motions for summary judgments filed by the party, but interpretation is not necessary for the

purpose of ruling issuing this Order because of the manner in which the subsequent conveyance of the property was made.

6. To that point, on September 3, 2017, a church service and special meeting of the membership of NORTHWEST BAPTIST CHURCH (“NORTHWEST”) was conducted. Michael Hoffman (“Mr. Hoffman”), the Mission Strategist and former director of BREVARD BAPTIST ASSOCIATION (BBA), conducted the church service, and the special meeting was conducted by Richard Willing (“Mr. Willing”), the Chairman of Deacons and Mr. Hoffman. At that time, NORTHWEST was without a pastor, membership was dwindling, and costs severely exceeded NORTHWEST’s income.

7. For three weeks prior to the service and special meeting, a Church Special Business Meeting Agenda (hereinafter referred to as the “Agenda”) was distributed during church services. According to Mr. Willing’s testimony from his April 26, 2019 deposition, it was not confirmed that “every” member of NORTHWEST was sent notice of the special meeting.

8. Pursuant to the applicable Bylaws, Section 4, notice of the special meeting “must be given in a manner that all resident members have the opportunity to know of the meeting.” This requirement was not met by Mr. Willing or NORTHWEST prior to the special meeting and is supported by the deposition testimony of Mr. Willing who testified that he could not state with certainty that every member received notice of the meeting and that it was possible that members of NORTHWEST failed to receive notification.

9. The Agenda presented three (3) options for the membership to discuss at the special meeting with respect to the future of NORTHWEST. Option One was to continue as being an independent, Option Two was to dissolve NORTHWEST, and Option Three was to seek assistance through the Southern Baptist Revitalization Program.

10. Pursuant to Section 6 of the Bylaws, the parliamentary authority for NORTHWEST was the application of Robert's Rules of Order. The Bylaws of NORTHWEST are silent with respect to dissolution of NORTHWEST.

11. During the meeting, Option Three was removed from consideration without a vote, leaving only two Option One and Two.

12. Although Mr. Hoffman discussed Option Three, the revitalization program, it was moved from consideration and a vote was never called or taken on it. According to Mr. Willing, Option Three was never truly a valid option because, despite it being initially offered, Mr. Willing conveyed during the meeting that "there's no revitalization program . . . [t]hat's not an option." Mr. Hoffman also conveyed that a vote to stay open would require a vote of more than who were present at the special meeting.

13. Despite two options remaining available for consideration, Option One and Option Two, the congregation of NORTHWEST was only given the opportunity to vote in favor of Option Two. Option Three was removed from consideration, and Option One was never offered up for a vote to the congregation in attendance.

14. Mr. Willing, as meeting moderator, oversaw the vote of Option Two to dissolve NORTHWEST. Despite calling for opposition for every other measure voted on during the meeting, the two votes to rename the options and the vote to adjourn the meeting, Mr. Willing never inquired if there was any opposition to Option Two, the church's dissolution. Instead, Mr. Willing only took a vote of all those in favor of dissolving NORTHWEST. Upon declaring those who voted in favor of dissolving NORTHWEST a majority, Mr. Willing deemed the vote closed and announced that NORTHWEST would dissolve, and the Subject Property would vest in BBA pursuant to the Deed.

15. Critically important is that not all the members of Northwest were given notice of the special meeting and were not present for that reason.

16. After the special meeting, Mr. Willing and Ms. Melodie Boorum, on behalf of NORTHWEST, conveyed the Property to BBA on October 5, 2017 via a Quit Claim Deed. Mr. Hoffman, on behalf of BBA, thereafter conveyed the Property to SURFSIDE COMMUNITY FELLOWSHIP, INC. (SURFSIDE) on October 16, 2017.

17. Fourteen (14) affidavits from members of NORTHWEST were filed by Plaintiff, attesting they were members of NORTHWEST as of September 3, 2017, that that they did not want NORTHWEST to close, and that they either did not vote to close NORTHWEST or only voted to close NORTHWEST because they believed they had no other option. These members each assigned their right, title, or interest to Plaintiff, which included the right to bring a lawsuit on their behalf. Plaintiff filed a Notice of Filing Assignments with seventeen assignments on May 6, 2020. The assignments were ratified during a meeting on April 11, 2021. Prior orders issued by the Court have addressed the issue of standing the bring the lawsuit, and the assignments were found to be valid.

18. As it relates to the motions for summary judgment, the Court must preliminarily determine whether the ecclesiastical abstention doctrine prevents the Court from ruling on the motions. The Court finds that it does not because the determining issue at this time is the technical manner in which the special meeting was conducted on September 3, 2017. This involves reviewing the governing documents and actual actions of those running the meeting and does not require the Court to delve into church doctrines or ideologies. Specifically, the Court does not have to determine which church members “adhere to, maintain and propagate the doctrines, faith and practices of the missionary Baptist churches which cooperate with the Florida Baptist Convention and the Southern Baptist Convention,” which is a part of the verbiage in the reverter clause of the underlying deed.

19. As this Court stated to the parties over the course of the multiple-day hearing, the threshold issue before the Court is whether NORTHWEST was properly dissolved. If it was not

properly dissolved, then the church property was not properly conveyed to BBA and would remain with NORTHWEST.

20. The Court begins its analysis with the special meeting held on September 3, 2017. The purpose of special meeting, pursuant to the Agenda, was to determine the fate of not only the church, but also of the corporation, and the membership was provided with three (3) options.¹

21. Option three, the revitalization program, was removed from consideration by Richard Willing during the special meeting without any prior notice to the membership, so there was not a vote of the membership on that option. This was in contravention of the Agenda and the Bylaws. Option Two, to keep NORTHWEST open and to continue as an independent entity, was never offered as an option to the congregation present at the special meeting, although many members in attendance inquired as to the expenses of the church and sought additional information from Mr. Willing and Mr. Hoffman. Option One to dissolve NORTHWEST was the only option presented to the congregation present at the special meeting for a vote.

22. According to the transcript from the special meeting and the deposition testimony of Richard Willing, not every member of the church was present at the special meeting, nor were enough members there to make certain decisions. Despite this, Richard Willing called to a vote in the affirmative to dissolve NORTHWEST and, after counting the raised hands, determined the vote to be a majority and concluded that NORTHWEST would cease as a church and dissolve as a corporation and that the property would revert to BBA.

23. Of note to the Court is not only how the special meeting was carried out, but also the governing documents at play and the manner in which they dictate how the special meeting should have been convened. The Court notes that the only governing document of record instructive to the issue is the Bylaws of NORTHWEST.

¹ It is of note that the Bylaws of Northwest did not provide direction or guidance of how to wind-down the operations of the church nor how to dissolve the corporation.

24. With respect to special business meetings, Section 4 of the Bylaws reads in pertinent part that, “[t]he notice shall include the subject, the date, the time and place; and it must be given in such a manner that all resident members have the opportunity to know of the meeting.”

25. The Court, having reviewed the applicable summary judgment evidence presented by way of a transcript of the special meeting and the deposition of Richard Willing, concludes that not all of the members of NORTHWEST were provided the opportunity to know of the meeting.

26. Next, Section 6 reads that Robert’s Rules of Order “shall be the parliamentary authority for Northwest Baptist Church.” This reflects the matter in which the meetings are conducted. Robert’s Rules of Order require that, when a vote is to be taken, the votes are registered for all those in favor, and the votes are registered for all those that oppose. The Court concludes that the vote conducted by Richard Willing of the congregation to vote on the dissolution of NORTHWEST was not conducted pursuant to Robert’s Rules of Order, as a vote of all those opposed was not taken. This is also in contravention of the Bylaws.

27. The Court finds sufficient summary judgment evidence to conclude that the September 3, 2017 special meeting of NORTHWEST was carried out in such a manner as to be arbitrary and inconsistent with the church’s Bylaws. The Court finds the membership of NORTHWEST was not sufficiently noticed of the special meeting and that Agenda items changed at the special meeting, without prior notice. This presents a notice issue to the membership that were present and this also conflicts with the Bylaws.

28. The Court finds that Mr. Hoffman and Mr. Willing did not conduct the special meeting in accordance with the Bylaws and that not enough members were present to properly conduct the necessary business of NORTHWEST.

29. The Court finds that the failure of Mr. Willing to apply Robert’s Rules of Order, as required by the Bylaws, and the failure to take a proper vote of anyone opposed to the closing of NORTHWEST was fatal.

30. The Court, having found the special meeting to be improper, reaches the conclusion that NORTHWEST was not properly dissolved at the September 3, 2017 special meeting because the meeting was not properly notice and the agenda items were changed without notice.

31. As a matter of law, that the Quit Claim deeds executed on October 5, 2017 and October 16, 2017, respectively, are deemed void, and as such, the church property located at 1720 Cox Road, Cocoa, Florida, which was the subject of the deeds remain the property of NORTHWEST.

32. Given the Court's findings, there is no need to rule on any additional issues argued on the parties' multiple summary judgment motions.

Based on the foregoing, it is hereby

ORDERED AND ADJUDGED as follows:

- (a) Plaintiff's Motion for Summary Judgment as to Count I of the Third Amended Complaint is GRANTED based on the reasons set forth in this Order, and Final Summary Judgment is hereby entered in favor of Plaintiff;
- (b) The Quit Claim Deed executed on October 5, 2017 between NORTHWEST BAPTIST CHURCH OF COCOA, INC. and BREVARD BAPTIST ASSOCIATION, INC. and the Quit Claim Deed executed on October 16, 2017 between BREVARD BAPTIST ASSOCIATION, INC. and SURFSIDE COMMUNITY FELLOWSHIP, INC. conveying the property located at 1720 Cox Road, Cocoa, Florida are VOID;
- (c) The title to the church property located at 1720 Cox Road, Cocoa, Florida, remains in NORTHWEST BAPTIST CHURCH OF COCOA, INC. and is now, by virtue of the fourteen (14) assignments, assigned to Plaintiff;
- (d) The remaining motions for summary judgment filed by the Defendants are DENIED;
- (e) The Clerk shall issue to Plaintiff a Writ of Possession as to the property located at 1720 Cox Road, Cocoa, Florida;
- (f) This Court shall retain jurisdiction of this matter to enter all orders necessary for the full and proper execution of this Final Judgment.

FOR WHICH JUDGMENT LET EXECUTION ISSUE FORTHWITH.

DONE AND ORDERED in Chambers at the Moore Justice Center in Viera, Brevard
County, Florida on this 30th day of January, 2025.


MICHELLE L. NABERHAUS
Circuit Judge

Copies provided to:

Eric L. Hostetler, Esq. at eric@uslegalteam.com
Scott D. Wideman, Esq. at scott@uslegalteam.com
Michael Minot, Esq. at mike@mminotlaw.com
Justin R. Payne, Esq. at jrplaw@cfl.rr.com



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

Detail by Entity Name

Florida Not For Profit Corporation

TRUSTEE CORPORATION OF THE KING STREET BAPTIST CHURCH, INC.

Filing Information

Document Number 702447
FEI/EIN Number 05-0026778
Date Filed 05/19/1961
State FL
Status ACTIVE

Principal Address

KING STREET BAPTIST CHURCH INC
 1040 WEST KING STREET
 COCOA, FL 32922

Changed: 01/20/2010

Mailing Address

KING STREET BAPTIST CHURCH INC
 1040 WEST KING STREET
 COCOA, FL 32922

Changed: 01/20/2010

Registered Agent Name & Address

Mallard, Debra D
 1740 Cox Road
 COCOA, FL 32926-

Name Changed: 03/06/2023

Address Changed: 04/29/2019

Officer/Director Detail

Name & Address

Title PD

MALLARD, Debra D
 1740 Cox Road
 COCOA, FL 32926

Title Secretary, Treasurer, Director

SUTTON, CELESTINE
1546 Ckearlake Road
209
COCOA, FL 32922

Title VP, Director

HURST, DONALD K
2100 Cox Road
Cocoa, FL 32926

Title Director

WIGLEY, GLORIA JUNE
4433 Indian River Drive
Cocoa, FL 32927

Title Director

Cowart, George Allen
2560 Hooper Road
Cocoa, FL 32926

Annual Reports

Report Year	Filed Date
2025	04/08/2025
2025	08/11/2025
2026	02/09/2026

02/09/2026 -- ANNUAL REPORT	View image in PDF format
08/11/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/08/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/10/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
02/21/2018 -- ANNUAL REPORT	View image in PDF format
10/23/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
02/22/2013 -- ANNUAL REPORT	View image in PDF format

01/18/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
01/20/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- ANNUAL REPORT	View image in PDF format
06/18/2008 -- ANNUAL REPORT	View image in PDF format
07/23/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/30/2005 -- ANNUAL REPORT	View image in PDF format
07/08/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
03/28/2002 -- ANNUAL REPORT	View image in PDF format
01/19/2001 -- ANNUAL REPORT	View image in PDF format
01/20/2000 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
05/21/1998 -- ANNUAL REPORT	View image in PDF format
04/08/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format



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

Notice of Violation

To: NORTHWEST BAPTIST CHURCH OF COCOA INC
1720 COX RD
COCOA FL 32926

Date: 05/22/2026
Case: : 26-001130

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: 1720 COX RD COCOA FL 32926

Parcel ID #: 24-35-23-00-7

Violations:

- (1) Appendix A- Zoning, Article XIII, Sec. 3 (g)- Minimum standards for the design of off-street parking areas.
- (2) Appendix A- Zoning, Article XIII, Sec.19- Storm water retention facilities.
- (3) Appendix A- Zoning, Article XII, Sec. 1 (13)- Off-street parking and loading regulations.

Description of Violations:

- (1) Paved parking required. All off-street parking, loading areas, maneuvering space and associated driveway aisles shall be paved with an asphalt, concrete or other surfacing approved by the city engineer, afford adequate drainage, and meet reasonably acceptable engineering specifications. All individual spaces shall be marked and designed, maintained and regulated in such a manner that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley, and so that any vehicle may be parked and unparked without moving another.

When approved by both the city engineer and community development director, paving may be reduced using the following conditions and determinants:

- (2) 1. All structures or areas impervious to water or designed to allow storm water to runoff, which are developed, constructed, repaired or altered within the City of Cocoa shall be provided with facilities to retain the runoff of water resulting from a ten-year storm experience within the limits of the property, provided soil and topographical conditions allow such facilities.
2. The first one (1) inch of rainfall runoff from such areas shall be treated by soil percolation.
3. Facilities shall be provided to transport the overflow from the retainage and percolation areas to the city's storm drainage system.
- (3) *Places of worship.* One (1) space per four (4) seats or seating places, or one (1) space per each one hundred fifty (150) square feet of floor area in the main assembly hall, whichever is greater. One-half (½) of the total parking area must be paved; the other half may be a hard, stabilized surface with grass.

Corrective Action:

- (1-3) *To correct **all three violations** the area must be returned to its original grass/dirt stage or an application must be made for a Minor Site Plan Amendment which must be done through Planning and Zoning.*

IF THE VIOLATIONS ARE NOT CORRECTED BY June 22, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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

9589 0710 5270 3700 8155 51

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

Sent To
Northwest Baptist Church of Cocoa, Inc.
1720 USX RD
Cocoa, FL 32926

Postmark Here
MAY 22 2026
 USPS

PS Form 3860, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3700 8155 75

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

Sent To
Stephen Shelhamer
3342 Echo Ridge PL
Cocoa, FL 32926

Postmark Here
MAY 22 2026
 USPS

PS Form 3860, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Northwest Baptist Church

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)
JARED SCHMIDT

C. Date of Delivery
5-26-26

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

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:
Stephen Shelhamer
3342 Echo Ridge PL
Cocoa, FL 32926

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


 9590 9402 8440 3156 0166 95

2. Article Number (Transfer from service label)

3. Service Type

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



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

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of posting for case 26-001130 was posted at the following location(s):

(1) Date Posted: 05/22/2026

Locations: 65 Stone Street Cocoa, FL 32922

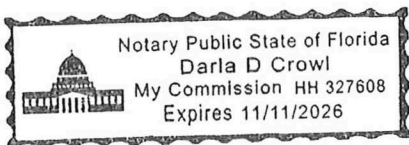
1720 COX RD COCOA FL 32926

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 22 day of May, 2026
by William Burrows. Code Officer.



NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



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

Amended Notice of Violation

To: TRUSTEE CORPORATION OF THE KING STREET BAPTIST
CHURCH INC
1040 W KING ST
Cocoa, FL 32922

Date: 08/13/2026

Case: :26-001130

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: 1720 COX RD COCOA FL 32926

Parcel ID #: 24-35-23-00-7

Violations:

- (1) Appendix A- Zoning, Article XII, Sec. 3 (g)- Minimum standards for the design of off-street parking areas.
- (2) Appendix A- Zoning, Article XIII, Sec.19- Storm water retention facilities.
- (3) Appendix A- Zoning, Article XII, Sec. 1 (d) (13)- Off-street parking and loading regulations.

Description of Violations:

- (1) Paved parking required. All off-street parking, loading areas, maneuvering space and associated driveway aisles shall be paved with an asphalt, concrete or other surfacing approved by the city engineer, afford adequate drainage, and meet reasonably acceptable engineering specifications. All individual spaces shall be marked and designed, maintained and regulated in such a manner that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley, and so that any vehicle may be parked and unparked without moving another.

When approved by both the city engineer and community development director, paving may be reduced using the following conditions and determinants:

- (2) 1. All structures or areas impervious to water or designed to allow storm water to runoff, which are developed, constructed, repaired or altered within the City of Cocoa shall be provided with facilities to retain the runoff of water resulting from a ten-year storm experience within the limits of the property, provided soil and topographical conditions allow such facilities.
2. The first one (1) inch of rainfall runoff from such areas shall be treated by soil percolation.
3. Facilities shall be provided to transport the overflow from the retainage and percolation areas to the city's storm drainage system.
- (3) *Places of worship.* One (1) space per four (4) seats or seating places, or one (1) space per each one hundred fifty (150) square feet of floor area in the main assembly hall, whichever is greater. One-half (½) of the total parking area must be paved; the other half may be a hard, stabilized surface with grass.

Corrective Action:

- (1-3) *To correct **all three violations** the area must be returned to its original grass/dirt stage or an application must be made for a Minor Site Plan Amendment which must be done through Planning and Zoning.*

IF THE VIOLATIONS ARE NOT CORRECTED BY August 31, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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

9589 0710 5270 4196 1279 37

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Certified Mail Fee

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

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

Postage

Total Postage and Fees

Trustee Corporation of
The King Street Baptist Church Inc
1040 W King St
Cocoa, FL 32922

PS Form 3800, January 2023 PSN 7539-02-000-9047

See Reverse for Instructions



9589 0710 5270 4196 1279 44

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

Total Postage and Fees

Sent To
Mallard, Debra D. Registered Agent
1746 Cox Road
Cocoa, FL 32926

PS Form 3800, January 2023 PSN 7539-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Debra D Mallard,

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? ☐ YesIf YES, enter delivery address below: ☐ No

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:

Trustee Corporation of The
King Street Baptist Church
Inc
1040 W King St
Cocoa, FL 32922

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? ☐ YesIf YES, enter delivery address below: ☐ No

9590 9402 8440 3156 0054 91

3. Service Type

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

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



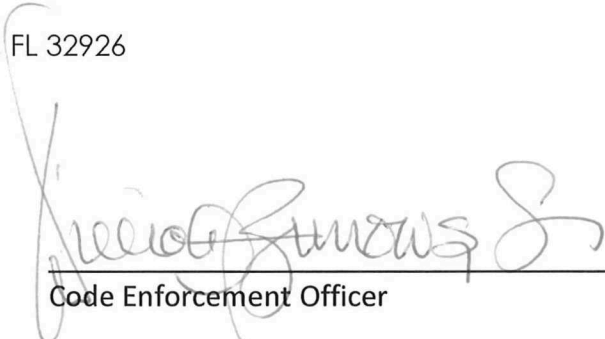
Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirm that a copy of the Amended Notice of Violation for case 26-001130 was posted at the following location(s):

(1) Date Posted: 08/14/2026

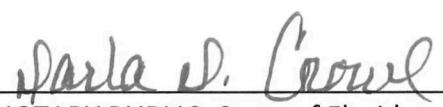
Locations: 1720 Cox Rd Cocoa, FL 32926


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 14 day of August, 2026
by William Burrows. Code Officer.


NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 31, 2026
Case Number: 26-001130

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

TRUSTEE CORPORATION OF THE KING STREET BAPTIST
CHURCH INC
1040 W KING ST
Cocoa, FL 32922

RE: 1720 Cox Rd., Cocoa, FL 32926
Parcel ID: 24-35-23-00-7

Complainant:
THE CITY OF COCOA

v.

Respondent(s):
TRUSTEE CORPORATION OF THE KING
STREET BAPTIST CHURCH INC

A Florida Municipal Corporation

Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Unpermitted expansion of parking.

Applicable City Code(s):

- (1) Appendix A- Zoning, Article XII, Sec. 3 (g)- Minimum standards for the design of off-street parking areas.
- (2) Appendix A- Zoning, Article XIII, Sec.19- Storm water retention facilities.
- (3) Appendix A- Zoning, Article XII, Sec. 1 (d) (13)- Off-street parking and loading regulations.

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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.gov
Monday – Friday: 8AM – 5PM



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 31, 2026
Case Number: 26-001130

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

Mallard, Debra D Registered Agent
1740 Cox Road
Cocoa, FL 32926

RE: 1720 Cox Rd., Cocoa, FL 32926
Parcel ID: 24-35-23-00-7

Complainant:
THE CITY OF COCOA

v.

Respondent(s):
TRUSTEE CORPORATION OF THE KING
STREET BAPTIST CHURCH INC

A Florida Municipal Corporation

Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Unpermitted expansion of parking.

Applicable City Code(s):

- (1) Appendix A- Zoning, Article XII, Sec. 3 (g)- Minimum standards for the design of off-street parking areas.
- (2) Appendix A- Zoning, Article XIII, Sec.19- Storm water retention facilities.
- (3) Appendix A- Zoning, Article XII, Sec. 1 (d) (13)- Off-street parking and loading regulations.

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

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

CODE BOARD AGENDA ITEM

Memo Date: 08/28/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Victor Patterson of 703 S. Georgia Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per 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 (12)*

BACKGROUND:

On April 17, 2026, I visited this property with the Code Enforcement Manager. The new construction permit had expired, but the building was not completed. A significant amount of debris was scattered everywhere on the property. We spoke to an individual who admitted to living in one of the trailers located at the rear of the property. I sent a Notice of Violation via Certified Mail with Return Receipt Requested; a copy was also posted at City Hall as well as on the property.

On May 18, 2026, the Certified Mail Receipt was returned as unclaimed.

On June 18, 2026, the case was presented to the Code Enforcement Board. The Code Board tabled the case until the August Code Board Hearing, but found the property in violation.

On August 21, 2026, after checking CitizenServe, there was no application for a building permit, and the existing permit has not been renewed. No further communication with the property owners since the June Code Board meeting.

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. 6-900 Generally (12)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Notice of Violations have been sent. The case was presented before the Code Enforcement Board on June 18, 2026.

RECOMMENDED MOTION:

Find the property owner, Victor Patterson of 703 S. Georgia Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per 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 (12)*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE 26-001143 / 703 S. Georgia Ave., Cocoa, FL / Victor Patterson, property owner of 703 S Georgia Ave., Cocoa, FL, in violation of the following City Codes:

*City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS
, Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900
Generally (12)*

Short Name: 26-001143 / 703 S. Georgia Ave., Cocoa, FL

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: William Burrows

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

*City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS
, Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900
Generally (12)*

Background:

On April 17, 2026, I visited this property with the then Code Enforcement Manager Tom Wilkinson. The new construction permit had expired but the building was not completed. A significant number of debris was scattered everywhere on the property. We spoke to an individual who admitted to living in one of the trailers located at the rear of the property. I sent a Notice of Violation via Certified Mail with Return Receipt Requested; a copy was also posted at City Hall as well as on the property.

On May 18, 2026, the Certified Mail Receipt was returned as unclaimed.

On June 18, 2026, the case was presented to the Code Enforcement Board. The Code Board tabled the case until August 20, 2026, Code Board meeting, but found the property in violation.

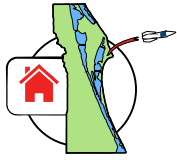
On August 21, 2026, after checking CitizenServe, there is no application for a building permit, and the previous existing permit has not been renewed. No further communication with the property owners since the June Code Board meeting.

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

*City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS
, Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900
Generally (12)*

Previous Action:

Notice of Violations have been sent. The case was presented before the Code Enforcement Board on June 18, 2026.



REAL PROPERTY DETAILS
Account 2424818 - Roll Year 2025

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



VALUE SUMMARY

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

SALES / TRANSFERS

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

No Data Found

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

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

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

hereinafter called the grantee:

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

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

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

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

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 89

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

Signed, sealed and delivered in our presence:

Andrea K. Bellati
witness

Joseph H. Kelly
witness

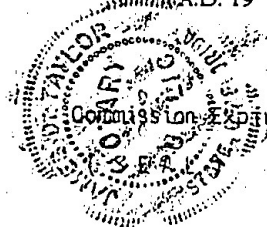
Ivory Miles, Jr. L.S.
Ronald E. Miles L.S.
L.S.
L.S.

STATE OF Florida
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Ivory Miles, Jr. and Ronald E. Miles

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

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



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

90-408



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

Notice of Violation

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

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

To Whom It May Concern:

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

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

Violations:

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

Description of Violations:

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

underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

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

Corrective Action:

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

IF THE VIOLATIONS ARE NOT CORRECTED BY April 30, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s), may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

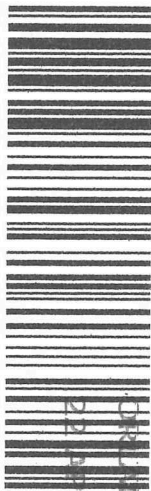
If you feel the violations are inaccurate or wish to dispute the Code Enforcement Officer's findings, you have the right to request due process with the Code Enforcement Board. Please contact the Code Enforcement Division for more information.

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



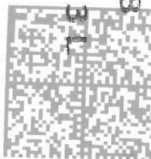
COMMUNITY D
65 STO
COCOA, FLC

9589 0710 5270 3233 1066 07



ORLANDO FL 328
22 APR 2026 PM 3:11

FIRST CLASS



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

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

NIXIE

339 CE 1

0205/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9400922574132250

UNC

BC: 32922798265

*0374-10005-22-40

32922798265



CERTIFIED MAIL
20 9901 EE2E 0225 0120 6856

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

Postage

\$

Total Postage and Fees

\$

Sent To

PATERSON, VICTOR / OLA

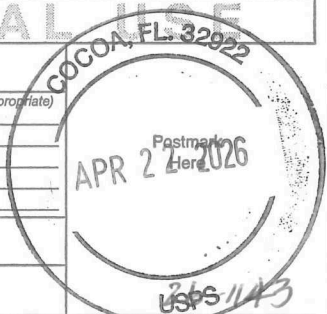
Street and Apt. No. or PO Box No.

1896 BARRINGTON CIR

City, State, ZIP+4[®]

ROCKLEDGE, FL 32955

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





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

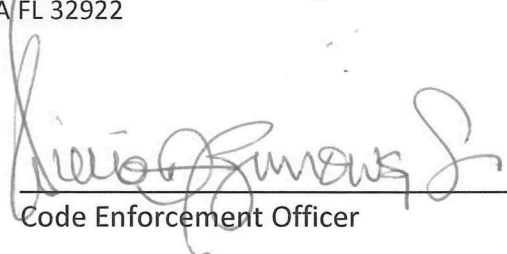
AFFIDAVIT OF POSTING

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

(1) Date Posted: 04/17/2026

Locations: 65 Stone Street Cocoa, FL 32922

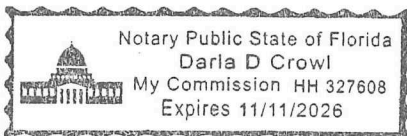
703 S GEORGIA AVE COCOA FL 32922

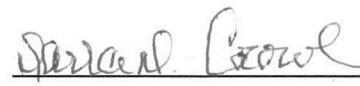

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

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




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known ix OR Produced Identification _____

Type of Identification Produced: _____



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

Date: June 05, 2026
Case: 26-001143

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

Complainant

THE CITY OF COCOA

Respondent(s)

Patterson, Victor
Patterson, Ola

A Florida municipal Corporation

Current Property Owner

**VS.
NOTICE OF HEARING**

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on **June 18, 2026** at 6:00 p.m. or as soon thereafter possible. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

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

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

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

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

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

9589 0710 5270 3700 8158 03

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

PATTERSON, VICTOR OR OLA

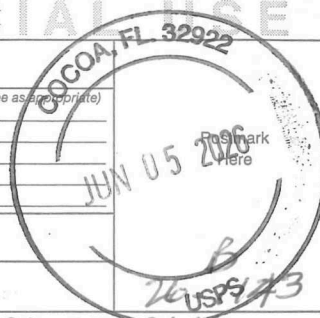
Street and Apt. No., or PO Box No.

1896 BARRINGTON CIR

City, State, ZIP+4®

RUCKLEDGE, FL 32955

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





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

AFFIDAVIT OF POSTING

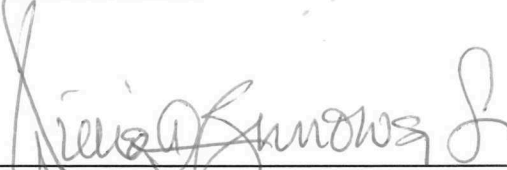
Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of hearing for case 26-001610 was posted at the following location(s):

1143 WAB

(1) Date Posted: 06/05/2026

Locations: 65 Stone Street Cocoa, FL 32922

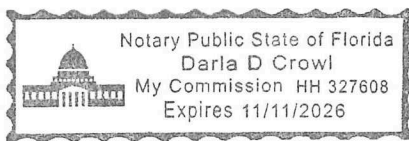
703 S GEORGIA AVE COCOA FL 32922


Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026
by William Burrows. Code Officer.




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 31, 2026
Case Number: 26-001143

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

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

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

Complainant:

THE CITY OF COCOA
PATTERSON, OLA

v.

Respondent(s):

PATTERSON, VICTOR;

A Florida Municipal Corporation

Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Permitting an unfinished structure to exist on property after expiration of applicable building permit.

Applicable City Code(s):

- (1) *City Code Chapter. 6- BUILDINGS, CONSTRUCTION AND PROPERTY REGULATIONS , Article III- Property Maintenance Standards, Div 3. Nuisances- Section 6-900 Generally (12).*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you

choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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.gov
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date: 08/28/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Deborah Collins of 2010 Muskingum Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per 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.*

BACKGROUND:

On May 1, 2026, Officer Whittington sent a Notice of Violation via Certified Mail with a Return Receipt Requested. It was also posted at City Hall.

On June 17, 2026, I was assigned the case and assumed responsibility.

On June 19, 2026, I stopped at the property to make personal contact with the property owner. She stated she was unaware of the Notice of Violation. She also stated she had been told a permit was not required if putting a fence in the same location as the one being removed.

On June 22, 2026, I left a copy of the Notice of Violation at the property.

On July 21, 2026, I sent an Amended Notice of Violation via Certified Mail with Return Receipt Requested. It was also posted on the property.

The property is still in violation of the following city code(s):

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

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff issued a Notice of Violation with corrective action on violations. In addition, personal contact was made with the property owner, making them aware of the Notice. There has been no further communication with the property owner.

RECOMMENDED MOTION:

Find the property owner, Deborah Collins of 2010 Muskingum Ave., Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per 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.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE 26-001278 / Deborah Collins property owner of 2010 Muskingum Ave. Cocoa, FL, in violation of the following City Codes:

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

Short Name: CE26-001278 / 2010 Muskingum Ave., Cocoa, FL

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: William Burrows

Requested Action: Find the property owner, Deborah Collins of 2010 Muskingum Ave. Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Appendix A – Zoning. 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 1, 2026, Officer Whittington sent a Notice of Violation via Certified Mail with a Return Receipt Requested, it was also posted at City Hall.

On June 17, 2026, I was assigned the case and assumed responsibility.

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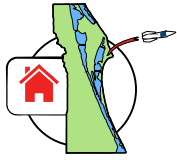
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The property is still in violation of the following city code(s):

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

Previous Action:

Staff issued a Notice of Violation with corrective action on violations. In addition, personal contact was made with the property owner, making them aware of the Notice. There has been no further communication with the property owner.

**REAL PROPERTY DETAILS**
Account 2414812 - Roll Year 2025

Owners	COLLINS, DEBORAH A
Mailing Address	2010 MUSKINGUM AVE COCOA FL 32926
Site Address	2010 MUSKINGUM AVE COCOA FL 32926
Parcel ID	24-36-18-75-16-6
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.25
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0021/0022
Subdivision	COLLEGE GREEN ESTATES UNIT 5
Land Description	COLLEGE GREEN ESTATES UNIT 5 LOT 6 BLK 16

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$183,220	\$208,900	\$177,360
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$78,280	\$76,080	\$73,870
Assessed Value School	\$78,280	\$76,080	\$73,870
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,722	\$25,000	\$23,870
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$27,558	\$26,080	\$25,000
Taxable Value School	\$53,280	\$51,080	\$48,870

SALES / TRANSFERS

Date	Price	Type	Instrument
06/07/2007	--	QC	5795/3278
02/23/2006	\$41,000	QC	5617/2669
05/08/2002	\$80,300	WD	4594/2806
03/30/1997	\$65,000	WD	3660/0049
01/01/1994	\$31,000	QC	3367/4483
05/01/1978	\$29,600	--	1891/0285
11/01/1975	\$200,000	--	1576/0626

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

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1968
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)	1,161	Pool - Residential	1
Carport	312	Fireplace	1
Garage	572	All Screen - 1 Story	1,073
Open Porch	76	Pool Deck	623
Total Base Area	1,161	Covered Patio	276
Total Sub Area	2,121		

E → AMERICAN TITLE & ESIROW
95 E MITCHELL-HAMMOCK RD
DUVEDO, FL 32765

2/2

[Prepared By and Return to]
Deborah A. Collins
2010 Muskingum Ave
Cocoa,
FL 32926

[]

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: June 7, 2007

Reference Number of Any Related Documents: _____

Grantor:

Name Anthony L. Collins, now a single man
Street Address 2465 Vineland Rd.
City/State/Zip Orlando, FL 32819

Grantee:

Deborah A. Collins, now a single woman
Name
Street Address 2010 Muskingum Ave.
City/State/Zip Cocoa, FL 32926

***This transfer is pursuant to Final Dissolution of Marriage Dated 6/7/07, Orange County Case #DR-06-19586 and is exempt from Tax.**
Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Lot 6, Block 16 College Green Unit 5 Plat Book 21, Page 22

Assessor's Property Tax Parcel/Account Number(s): 24-36-18-75-00016.0-0006.00

THIS QUITCLAIM DEED, executed this 7th day of June, 2007, by first party, Grantor, Anthony L. Collins, whose mailing address is Vineland Rd., to second party, Grantee, Deborah A. Collins, whose mailing address is 2010 Muskingum Ave. Cocoa, FL.

WITNESSETH that the said first party, for good consideration and for the sum of Ten and NO/100 Dollars Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Brevard, State of Florida
to wit:

LOT 6, BLOCK 16, COLLEGE GREEN ESTATES- UNIT FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 22 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness

DALE E. SKKA

Signature of Witness

Print Name of Witness

Kimberly Healy

Signature of Grantor

Print Name of Grantor

ANTHONY COLLINS

State of Florida

County of Orange

On June 7th, 2007, before me, Deborah S. Korleski, appeared Anthony L. Collins, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

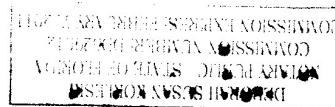
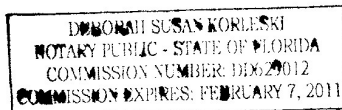
WITNESS my hand and official seal

Signature of Notary

Affiant Known ☒ Produced ID

Type of ID FL ID

(Seal)





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

Notice of Violation

To: DEBORAH COLLINS
2010 MUSKINGUM AVE.
COCOA, FL 32926

Date: 05/01/2026

Case: 26-1278

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: 2010 MUSKINGUM AVE. COCOA, FLORIDA 32926

Parcel ID: 24-36-18-75-16-6

Violations:

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

Description of Violations:

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

No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City of Cocoa, until an application for a permit therefor has been previously filed with the City of Cocoa as provided herein, [and in] the other ordinances of the city, and until a permit therefor has first been issued by the city.

Corrective Action:

(1). Please obtain the appropriate permit(s) for the wooden fence installed on property to be in compliance with the city ordinances.

IF THE VIOLATIONS ARE NOT CORRECTED BY June 02, 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

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 26-1278 was posted at the following location(s):

(1) Date Posted: 05/01/2026

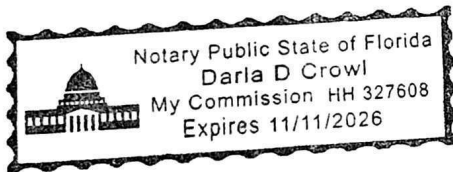
Location: 65 Stone St. Cocoa, FL 32922

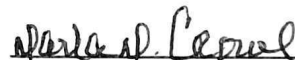

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 01 day of May, 2026
by Terra Whittington 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

Amended Notice of Violation

To: DEBORAH COLLINS
2010 MUSKINGUM AVE.
COCOA, FL 32926

Date: 07/21/2026

Case: 26-001278

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: 2010 MUSKINGUM AVE. COCOA, FLORIDA 32926

Parcel ID: 24-36-18-75-16-6

Violations:

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

Description of Violations:

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

Corrective Action:

(1). Please obtain the appropriate permit(s) for the wooden fence installed on property. Or obtain an exemption and written approval from Planning and Zoning.

IF THE VIOLATIONS ARE NOT CORRECTED BY August 21, 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 Code Enforcement Officer as soon as possible.

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

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

9589 0710 5270 3700 7903 60

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
 Deborah Collins
 Street and Apt. No., or PO Box No.
 2210 Muskogum Ave.
 City, State, ZIP+4®
 COCOA, FL 32926

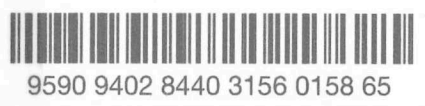
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Deborah Collins
 2210 MUSKOGUM AVE
 COCOA, FL 32926



2. Article Number (Transfer from service label)

9589 0710 5270 3700 7903 60

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☒ Addressee
 X [Signature]
 B. Received by (Printed Name) C. Date of Delivery 7/23/26
 D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ No

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt



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

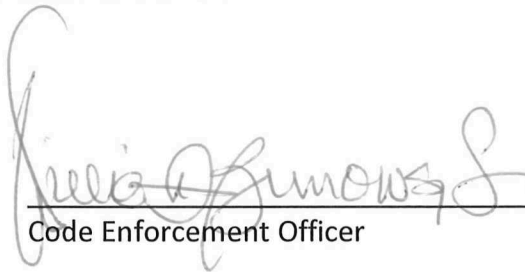
AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirm that a copy of the Notice of Violation for case 26-001278 was posted at the following location(s):

(1) Date Posted: 07/21/2026

Locations: 65 Stone Street Cocoa, FL 32922

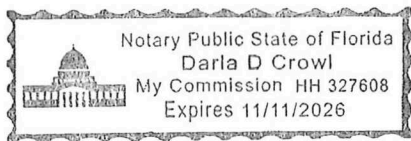
2010 Muskingum Ave Cocoa, FL 32926

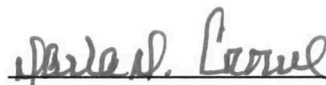

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

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




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: August 31, 2026
Case Number: 26-001278

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

DEBORAH COLLINS
2010 MUSKINGUM AVE.
COCOA, FL 32926

RE: 2010 MUSKINGUM AVE. COCOA, FLORIDA 32926
Parcel ID: 24-36-18-75-16-6

Complainant: v. **Respondent(s):**
THE CITY OF COCOA DEBORAH COLLINS

A Florida Municipal Corporation **Current Property Owner(s)**

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Installing fence without a permit or exemption.

Applicable City Code(s):

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

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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.gov
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date: 08/28/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, From Europe To You LLC of TAX ID: 2425519, Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards, Sec. 6-900. (b). - General conditions of property which constitute nuisance. (9). Which states: Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways. Shall constitute a nuisance.*
2. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards, Sec. 6-900. (b). - General conditions of property which constitute nuisance. (15) Which states: Landscaping and utility trailers parked anywhere within the front or corner side yard area shall constitute a nuisance.*
3. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards, Sec. 6-901. - Accumulation. (1). Which states: All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied*

property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

BACKGROUND:

On July 21, 2026, I was conducting a routine patrol in District 1 and found multiple violations on Smith Lane. At the end of Smith Lane, I noticed an empty lot that had trailers and vehicles parked on it, as well as debris. The ground appears to be torn up due to the movement of the equipment. Notice of Violation was generated and sent to the property owner and registered agent via Certified Mail with Return Receipt Requested, as well as posted at City Hall. I did not receive any return receipts from certified mail to the registered agent or the LLC.

On August 26, 2026, I reinspected the property and found the violations still existed.

On September 2, 2026, I generated and mailed a Notice of Hearing and posted a copy on the property.

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

1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Sec. 6-900. (b) (9)*
2. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Sec. 6-900. (b) (15)*
3. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Sec. 6-901. - Accumulation. (1)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff attempted contact with the property owner through the issuance of a Notice of Violation with corrective action on violations. No return receipts were received from the LLC or the Registered Agent. Due to lack of communication staff moved forward to bringing case before the Code Enforcement Board.

RECOMMENDED MOTION:

Find the property owner, From Europe To You LLC of TAX ID: 2425519, Cocoa, FL, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards, Sec. 6-900. (b). - General conditions of property which constitute nuisance. (9).* Which states: Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways. Shall constitute a nuisance.
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Landscaping and utility trailers parked anywhere within the front or corner side yard area shall constitute a nuisance.
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Code Enforcement Agenda

Check one box

☒ **Code Cases**

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

Agenda Item Name: CE26-2500 / TAX ID: 2425519, Cocoa, FL 32922/ From Europe To You LLC, property owner of TAX ID: 2425519, Cocoa, FL 32922, in violation of the following City Codes.

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9).

(2) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (15).

(3) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. - Accumulation. (1).

Short Name: CE26-2500 / TAX ID: 2425519, Cocoa, FL 32922

Through: Jennifer Justiniano, Deputy Director of Community Services

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, From Europe To You LLC of TAX ID: 2425519, Cocoa, FL, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9). Which states: Motor vehicles parked anywhere within the front or corner side yard area, except on city approved and permitted driveways. Shall constitute a nuisance.

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property

maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (15) Which states:

Landscaping and utility trailers parked anywhere within the front or corner side yard area shall constitute a nuisance.

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

Background:

On July 21st, 2026, I was conducting a routine patrol in District 1 and found multiple violations on Smith Lane. At the end of Smith Lane, I noticed an empty lot that had trailers and vehicles parked on it, as well as debris. The ground appears to be torn up due to the movement of the equipment. Notice of Violation was generated and sent to the property owner and registered agent via Certified Mail with Return Receipt Requested, as well as posted at City Hall.

I did not receive any return receipts from certified mail to the registered agent or the LLC.

On August 26th, 2026, I reinspected the property and found the violations still existed.

On September 2nd, 2026, I generated and mailed a Notice of Hearing and posted a copy on the property.

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

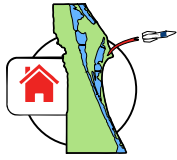
City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9).

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (15)

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. -Accumulation. (1).

Previous Action:

Staff attempted contact with the property owner through the issuance of a Notice of Violation with corrective action on violations. No return receipts were received from the LLC or the Registered Agent. Due to lack of communication staff moved forward to bringing case before the Code Enforcement Board.

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

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us[Disclaimer](#)**REAL PROPERTY DETAILS**
Account 2425519 - Roll Year 2025

Owners	FROM EUROPE TO YOU LLC
Mailing Address	408 17TH ST WEST PALM BEACH FL 33407
Site Address	NONE
Parcel ID	24-36-33-00-512
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1000 - VACANT COMMERCIAL LAND
Total Acres	0.33
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF NE 1/4 OF SW 1/4 AS DESC IN ORB 7838 PG 2527 PAR 512.1

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$70,790	\$70,790	\$0
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$70,790	\$70,790	\$0
Assessed Value School	\$70,790	\$70,790	\$0
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$70,790	\$70,790	\$0
Taxable Value School	\$70,790	\$70,790	\$0

SALES / TRANSFERS

Date	Price	Type	Instrument
03/10/2017	\$30,000	WD	7838/2527
05/14/2012	\$8,000	WD	6606/1428
09/08/2005	--	WD	5533/3099
05/11/2005	\$20,500	WD	5469/1621
12/20/2004	--	QC	5398/7112
06/01/1993	\$2,500	PT	3308/2044
02/01/1993	--	PT	3266/3570
09/01/1992	--	PT	3244/1601
03/01/1992	--	PT	3186/4756
03/01/1991	\$32,000	PT	3118/0548
06/01/1989	\$40,000	WD	3035/1825
03/12/1987	--	QC	2785/1496
03/11/1987	--	QC	2783/2861

No Data Found

PREPARED BY AND RETURN TO

JOSEPH E DELEO, ESQ
Watson, Soileau, Deleo
& Burgett P A
3490 North US Highway 1
Cocoa, Florida 32926
(321) 631-1550
Our File No 17-2838
REC \$18.50
DOC

WARRANTY DEED

GRANTOR **Aaron Reninger**

GRANTEE **EG Doors and Windows, Inc., a Florida corporation**

GRANTEE'S MAILING ADDRESS **234 Rosa L Jones Drive
Cocoa, FL 32922**

DATE **March 10, 2017**

LEGAL DESCRIPTION OF PROPERTY LOCATED IN FLORIDA

SEE ATTACHED EXHIBIT "A"

**THE PROPERTY HEREIN DESCRIBED IS NOT AND HAS NEVER BEEN THE
HOMESTEAD PROPERTY OF THE GRANTOR, NOR IS IT ADJACENT THERETO.**

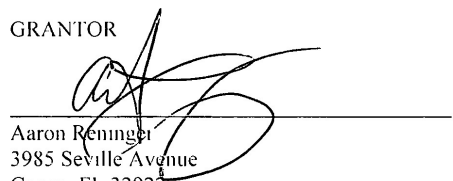
The Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever the land described above. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

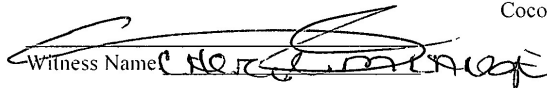
This conveyance is subject to restrictions and matters appearing on the plat or otherwise common to the subdivision, public utility easements of record and taxes for the year 2017 which are not yet due and payable.

Execution of deed witnessed by

GRANTOR


Witness Name Kimberly R. McLeod

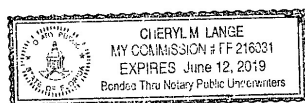

Aaron Reninger
3985 Seville Avenue
Cocoa, FL 32922


Witness Name Cheryl M. Lange

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 10th day of March, 2017, by Aaron Reninger, who is personally known to me or who has produced US PASS as identification and who did not take an oath PORTA



Notary Public
State of Florida at Large
My Commission Expires

(SEAL)

Appraiser's Identification Number 24-36-33-00-512 & 24-36-33-00-512- 1

EXHIBIT "A"

Parcel 1

A parcel of land lying in Section 33, Township 24 South, Range 36 East, Brevard County, Florida and being more particularly described as follows Commence at the Southeast corner of land described in Deed Book 203, Page 115, of the Public Records of Brevard County, Florida, and run South 89 degrees 52' 00" West, a distance of 110 00 feet to the Southwest corner of lands described in Official Records Book 916, Page 489, of said Public Records, said point being the Point of Beginning, thence run North 00 degrees 08' 00" West, along the East line of said lands described in Official Records Book 916, Page 489, a distance of 104 50 feet to the South right of way line of Smith Lane, thence run South 89 degrees 52' 00" West along said South right of way line, a distance of 152 58 feet to an intersection with the East right of way line of U S Highway No 1, thence run South 18 degrees 15' 55" East, along said East right of way, a distance of 109 96 feet, thence run North 89 degrees 52' 00" East, a distance of 118 36 feet to the Point of Beginning

LESS AND EXCEPT A portion of the N E 1/4 of the S W 1/4 of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, more particularly described as follows From the S E corner of that property as described in Deed Book 203, Page 115, of the Public Records of Brevard County, Florida, and run South 89 degrees 52 minutes West along the South line of said property described in Deed Book 203, Page 115, a distance of 178 36 feet to the Point of Beginning of the herein described parcel, thence continue South 89 degrees 52 minutes West a distance of 50 feet to the East right of way line of U S Highway No 1, thence North 18 degrees 16 minutes West along the East right of way line of U S Highway No 1 a distance of 109 96 feet, thence North 89 degrees 52 minutes East, a distance of 84 22 feet, thence South 0 degrees 08 minutes East, a distance of 104 50 feet to the Point of Beginning

Parcel 2

A portion of the N E 1/4 of the S W 1/4 of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, more particularly described as follows From the S E corner of that property as described in Deed Book 203, Page 115, of the Public Records of Brevard County, Florida, and run South 89 degrees 52 minutes West along the South line of said property described in Deed Book 203, Page 115, a distance of 178 36 feet to the Point of Beginning of the herein described parcel, thence continue South 89 degrees 52 minutes West a distance of 50 feet to the East right of way line of U S Highway No 1, thence North 18 degrees 16 minutes West along the East right of way line of U S Highway No 1 a distance of 109 96 feet, thence North 89 degrees 52 minutes East, a distance of 84 22 feet, thence South 0 degrees 08 minutes East, a distance of 104 50 feet to the Point of Beginning



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

Detail by Entity Name

Florida Limited Liability Company
FROM EUROPE TO YOU LLC

Filing Information

Document Number L22000123394
FEI/EIN Number 88-1438360
Date Filed 03/10/2022
Effective Date 03/10/2022
State FL
Status ACTIVE

Principal Address

234 Rosa L Jones Drive
Cocoa, FL 32922

Changed: 02/07/2025

Mailing Address

408 17TH ST.
WEST PALM BEACH, FL 33407

Registered Agent Name & Address

CHRISTY BRADY JANSSEN, P.A.
234 Rosa L Jones Drive
Cocoa, FL 32922

Address Changed: 02/07/2025

Authorized Person(s) Detail

Name & Address

Title MGR

BAILEY, JOSEPH J, JR
234 Rosa L Jones Drive
Cocoa, FL 32922

Title MGR

O'Brien, Jennifer Catherine

169 Wittenberg Rd
Bearsville, NY 12409

Annual Reports

Report Year	Filed Date
2024	02/15/2024
2025	02/07/2025
2026	01/15/2026

01/15/2026 -- ANNUAL REPORT	View image in PDF format
02/07/2025 -- ANNUAL REPORT	View image in PDF format
02/15/2024 -- ANNUAL REPORT	View image in PDF format
02/08/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- Florida Limited Liability	View image in PDF format



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

Notice of Violation

To: From Europe To You LLC
408 17th St.
West Palm Beach, FL. 33407

Date: 07/22/2026

Case: 26-2500

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).

Tax ID#: 2425519. Cocoa, FL. 32922

Parcel ID #: 24-36-33-00-512

Violation(s):

- (1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9).*
- (2) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (15).*
- (3) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. - Accumulation. (1).*

Description of Violation(s):

- (1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9). Which states: **Motor vehicles parked anywhere within the front or corner side yard area, except on city***

approved and permitted driveways. Shall constitute a nuisance.

(2) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (15).* Which states: ***Landscaping and utility trailers parked anywhere within the front or corner side yard area shall constitute a nuisance.***

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

Corrective Action(s):

- (1) Please remove the vehicle on the parcel and park it appropriately.
- (2) Please remove the trailers from the parcel and park them appropriately.
- (3) Please remove any junk, debris or other noxious materials from the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY August 22, 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: Christy Janssen
234 Rosa L Jones Dr.
Cocoa, FL 32922

Date: 07/22/2026

Case: 26-2500

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).

Tax ID#: 2425519. Cocoa, FL 32922

Parcel ID #: 24-36-33-00-512

Violation(s):

- (1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9).*
- (2) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (15).*
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Description of Violation(s):

- (1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9). Which states: **Motor vehicles parked anywhere within the front or corner side yard area, except on city***

approved and permitted driveways. Shall constitute a nuisance.

(2) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (15).* Which states: ***Landscaping and utility trailers parked anywhere within the front or corner side yard area shall constitute a nuisance.***

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Corrective Action(s):

- (1) Please remove the vehicle on the parcel and park it appropriately.
- (2) Please remove the trailers from the parcel and park them appropriately.
- (3) Please remove any junk, debris or other noxious materials from the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY August 22, 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

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

MP 819-2500

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

OFFICIAL RECEIPT

Certified Mail Fee

FL 32922

\$

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

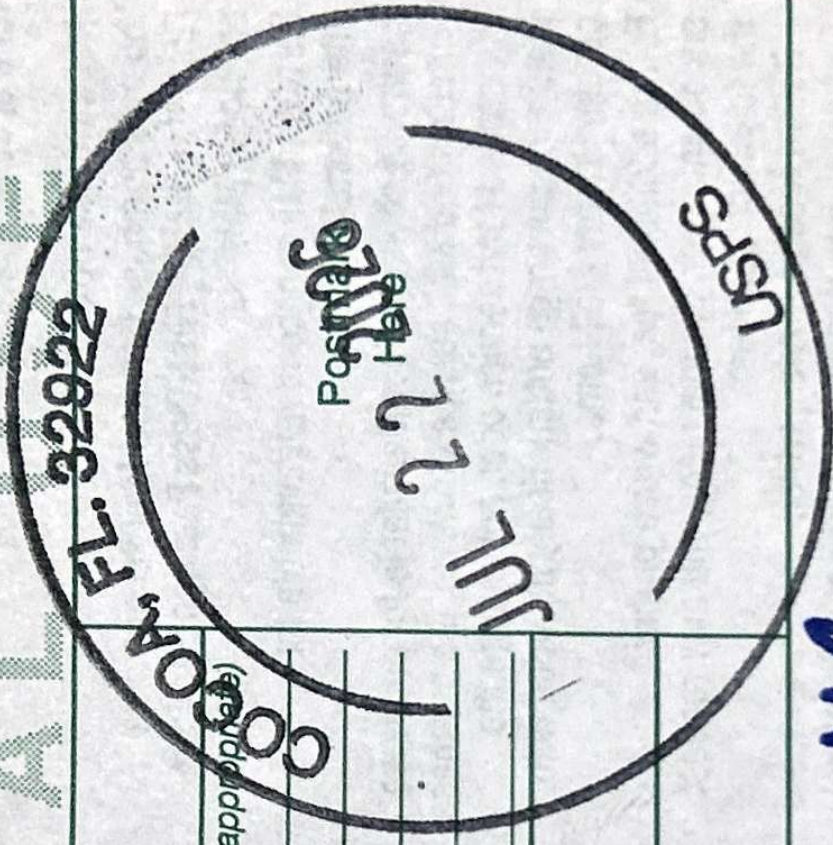
From Europe To 'lou LLC

Street and Apt. No. or PO Box No.

408 17th St.

City, State ZIP+4®

West Palm Beach, FL 33407



76 8062 002E 0225 0720 6856



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 26-2500 was posted at the following location(s):

(1) Date Posted: 07/22/2026

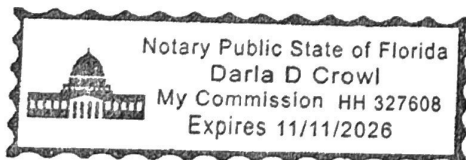
Location: 65 Stone St. Cocoa, FL 32922

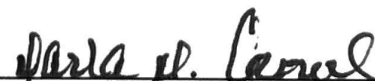

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of July, 2026
by Nathaniel Propst Code Officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: September 2, 2026
Case Number: 26-2500

NOTICE OF HEARING

FROM EUROPE TO YOU LLC
408 17TH ST.
WEST PALM BEACH, FL. 33407

RE: Tax #2425519. Cocoa, Fl. 32922
Parcel ID: 24-36-33-00-512

Complainant:
THE CITY OF COCOA

v.

Respondent(s):
FROM EUROPE TO YOU LLC

A Florida Municipal Corporation

Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Parking of vehicles on the vacant lot.
- (2) Parking of trailers on the vacant lot.
- (3) Debris, junk and other noxious materials are being left on the vacant lot adjacent to the road.

Applicable City Code(s):

- (1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9).*

(2) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (15).

(3) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. - Accumulation. (1).

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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@cocoafll.org
Monday – Friday: 8AM – 5PM



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: September 2, 2026
Case Number: 26-2500

NOTICE OF HEARING

CHRISTY BRADY JANSSEN, P.A.
234 ROSA L JONES DRIVE
COCOA, FL 32922

RE: Tax #2425519. Cocoa, FL. 32922
Parcel ID: 24-36-33-00-512

Complainant:
THE CITY OF COCOA

v.

Respondent(s):
FROM EUROPE TO YOU LLC

A Florida Municipal Corporation

Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

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Alleged Violation(s):

- (1) Parking of vehicles on the vacant lot.
- (2) Parking of trailers on the vacant lot.
- (3) Debris, junk and other noxious materials are being left on the vacant lot adjacent to the road.

Applicable City Code(s):

- (1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-900. (b). - General conditions of property which constitute nuisance. (9).*

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Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

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

CODE BOARD AGENDA ITEM

Memo Date: 08/28/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Terrasena Jones of 1204 Montclair Rd., Cocoa, FL. 32922, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

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

BACKGROUND:

On March 17, 2026, I noticed that the property has a large dumpster with trash and debris around the carport area. I attempted to contact the resident, but no one answered the door. I left my card to see if they would reach out to me.

As of March 27, 2026, there has been no communication established with the property owner and I. I moved forward with generating and issuing a Notice of Violation.

On June 15, 2026, I sent the Notice of Violation again due to my hiatus.

On June 17, 2026, I received the return receipt labeled as unclaimed.

On August 4, 2026, I inspected the property and found the large dumpster had been removed. However, the debris around the carport area still exists.

On September 2, 2026, due to no more corrective actions being taken at the property and no communication, I generated and mailed a Notice of Hearing and posted a copy on the property.

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

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Sec. 6-901. -Accumulation. (1).

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff attempted contact with the property owner through the issuance of a Notice of Violation and personal contact attempts through knocking on the door/leaving contact information. Return receipt was returned to sender unclaimed. Due to lack of communication staff moved forward to bringing the case before the Code Enforcement Board.

RECOMMENDED MOTION:

Find the property owner, Terrasena Jones of 1204 Montclair Rd., Cocoa, FL. 32922, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

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

refuse, filth, junked appliances and other noxious matter on the entire property.

Code Enforcement Agenda

Check one box

☒ **Code Cases**

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

Agenda Item Name: CE26-0796 / 1204 Montclair Rd., Cocoa, FL. 32922 / Terrasena Jones, property owner of 1204 Montclair Rd., Cocoa, FL. 32922, in violation of the following City Codes.

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. - Accumulation. (1).

Short Name: CE26-0796 / 1204 Montclair Rd., Cocoa, FL. 32922

Through: Jason Brimm / Senior Code Enforcement Officer

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Terrasena Jones of 1204 Montclair Rd., Cocoa, FL. 32922, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

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

any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

Background:

On March 17th, 2026, I noticed that the property has a large dumpster with trash and debris around the carport area. I attempted to contact the resident, but no one answered the door. I left my card to see if they would reach out to me.

On March 27th, 2026, there has been no communication established with the property owner and I. I moved forward with generating and issuing an Notice of Violation.

On June 15th, 2026, I sent the Notice of Violation again due to my hiatus.

On June 17th, 2026, I received the return receipt labeled as unclaimed.

On August 4th, 2026, I reinspected the property and found the large dumpster has been removed, however, the debris around the carport area still exists.

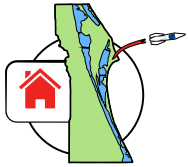
On September 2nd, 2026, due to no more corrective actions being taken at the property and no communication, I generated and mailed a Notice of Hearing and posted a copy on the property.

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

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Division 3. -Nuisances. Section 6-901. -Accumulation. (1).

Previous Action:

Staff attempted contact with the property owner through the issuance of a Notice of Violation and personal contact attempts through knocking on the door/leaving contact information. Return receipt was returned to sender unclaimed. Due to lack of communication staff moved forward to bringing the case before the Code Enforcement Board.

**REAL PROPERTY DETAILS**
Account 2421862 - Roll Year 2025

Owners	JONES, TERRASENA
Mailing Address	1204 MONTCLAIR RD COCOA FL 32922
Site Address	1204 MONTCLAIR RD COCOA FL 32922
Parcel ID	24-36-29-25-1-19
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	0012/0029
Subdivision	PINERIDGE SUBD UNIT 2
Land Description	PINERIDGE SUBD UNIT 2 LOT 19 BLK 1

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$156,690	\$152,250	\$144,240
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$156,690	\$42,270	\$41,040
Assessed Value School	\$156,690	\$42,270	\$41,040
Homestead Exemption	\$0	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$156,690	\$17,270	\$16,040
Taxable Value School	\$156,690	\$17,270	\$16,040

SALES / TRANSFERS

Date	Price	Type	Instrument
12/14/2005	\$119,900	WD	5583/4286
05/31/2002	--	QC	4618/3491
04/10/1981	\$41,500	WD	2295/1654

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:	ENAMEL METAL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,300	No Data Found	
Carport	324		
Utility Room	72		
Total Base Area	1,300		
Total Sub Area	1,696		

Prepared by:
JEANNI BROWN
American Heritage Title Company
846 North Cocoa Boulevard, Suite C
Cocoa, Florida 32922

File Number: 05-1713

CFN 2005452715 12-27-2005 10:38 am
OR Book/Page: 5583 / 4286

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 1 #Names: 6
Trust: 1.00 Rec: 11.00 Serv: 0.00
Dad: 839.30 Excise: 0.00
Mtg: 0.00 nt Tax: 0.00

General Warranty Deed

Made this December 14, 2005 A.D. By **Jesse C. Cook Jr and Donna E. Cook, Individually as husband and wife and as Trustees under the Cook Family Trust dated May 31, 2002**, whose address is: 4290 Tangelo Ave, Cocoa, Fl. 32926, hereinafter called the grantor, to **Terrasena Jones**, whose post office address is: 1204 Montclair Rd., Cocoa, Fl 32922, hereinafter called the grantee:

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

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

Lot 19, Block 1, PINERIDGE UNIT NO. 2, according to the Plat thereof as recorded in Plat book 12, Page 29, of the Public Records of Brevard County, Florida.

Parcel ID Number: 24-36-29-25-00001.0-0019.0

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, 2005.

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:

Marian Cozzi
Witness Printed Name **MARIAN COZZI**

Rhonda Bowling
Witness Printed Name Rhonda Bowling

State of Florida
County of Brevard

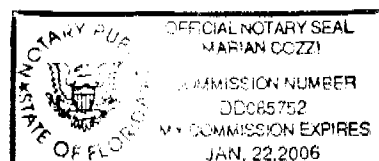
Jesse C. Cook Jr *Individually and as Trustee* (Seal)
Jesse C. Cook Jr, Individually and as Trustee
Address: 4290 Tangelo Ave, Cocoa, Fl. 32926

Donna E. Cook *Individually and as Trustee* (Seal)
Donna E. Cook, Individually and as Trustee
Address:

The foregoing instrument was acknowledged before me this 14th day of December, 2005, by Jesse C. Cook Jr and Donna E. Cook, individually as husband and wife and as Trustees under the Cook Family Trust dated May 31, 2002, who is/are personally known to me or who has produced valid driver license as identification.

Marian Cozzi
Notary Public
Print Name: **MARIAN COZZI**

My Commission Expires: _____





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

Notice of Violation

To: Terrasena Jones
1204 Montclair Rd.
Cocoa, FL. 32922

Date: 06/15/2026

Case: 26-0796

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: 1204 Montclair Rd. Cocoa, FL. 32922
Parcel ID #: 24-36-29-25-1-19

Violation(s):

City Code Chapter 6. – Building, construction and property regulations. Article III. – Property maintenance standards. Division 3. -Nuisances. Section. 6-901. -Accumulation.

Description of Violations:

City Code Chapter 6. – Building, construction and property regulations. Article III. – Property maintenance standards. Division 3. -Nuisances. Section. 6-901. -Accumulation.

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

property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

Corrective Action:

Please remove any trash, debris, junk or other noxious materials from the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 15, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

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

9589 0710 5270 4196 1294 29

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

MP 210-796

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

Terrasera Jones

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

1204 MONTECLAIR RD.

City, State, ZIP+4®

COCOA, FL 32922



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

See Reverse for Instructions

NP 26-796

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:

Terrasena Jones
1204 Montclair Rd.
Cocoa, FL 32922



9590 9402 8440 3156 0037 32

2. Article Number (Transfer from service label)

9589 0710 5270 4196 1294 29

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
(0)



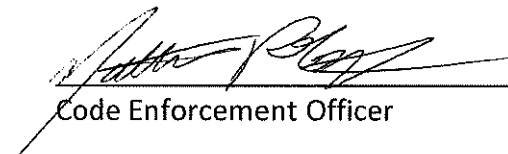
Community Services Department
Code Enforcement Division
65 Stone Street
Cocoa, FL 32922

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 26-0796 was posted at the following location(s):

(1) Date Posted: 06/15/2026

Location: 65 Stone St. Cocoa, FL 32922

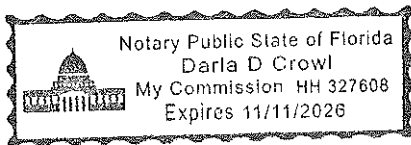


Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

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





NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: September 2, 2026
Case Number: 26-0796

NOTICE OF HEARING

JONES, TERRASENA
1204 MONTCLAIR RD.
COCOA FL 32922

RE: Tax 1204 Montclair Rd. Cocoa, Fl. 32922
Parcel ID: 24-36-29-25-1-19

Complainant:
THE CITY OF COCOA

Respondent(s):
JONES, TERRASENA

A Florida Municipal Corporation

Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Junk, debris and other noxious materials being stored on the property.

Applicable City Code(s):

- (1) City Code Chapter 6. – Building, construction and property regulations. Article III. – Property maintenance standards. Division 3. -Nuisances. Section. 6-901. - Accumulation.*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date: 08/31/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Eduardo Calderon of CE26-2069 / 120 Grimes St., Cocoa, FL. 32922, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b). Which states: Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited.*
2. *City Code Appendix A - Zoning. Article XV.- Administration and Enforcement. 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 June 24, 2026, I noticed that there was an inoperable vehicle on the property. Upon further observation, I also noticed that there was a carport adjacent to the house that had been enclosed. Notice of Violation was generated and mailed.

On July 27, 2026, the vehicle's license plate appeared to be blocked purposefully. The enclosed car port is still there, and no permit has been applied regarding it.

Mail Return Receipt was received and signed by the property owner. No other contact has been made with me from the property owner.

On September 2, 2026, due to no more corrective actions being taken at the property and no communication, I generated and mailed a Notice of Hearing and posted a copy on the property.

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

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b).

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

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff attempted contact with the property owner through the issuance of a Notice of Violation, which was signed for. Due to lack of communication and corrective actions, staff moved forward to bringing the case before the Code Enforcement Board.

RECOMMENDED MOTION:

Find the property owner, Eduardo Calderon of CE26-2069 / 120 Grimes St., Cocoa, FL. 32922, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b). Which states: Storing, parking*

or leaving abandoned property/inoperable motor vehicles on private property prohibited.

2. *City Code Appendix A - Zoning. Article XV. - Administration and Enforcement. 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: CE26-2069 / 120 Grimes St., Cocoa, FL. 32922 / Eduardo Calderon, property owner of 120 Grimes St., Cocoa, FL. 32922, in violation of the following City Codes.

(1) City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b).

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

Short Name: CE26-2069 / 120 Grimes St., Cocoa, FL. 32922

Through: Jason Brimm / Senior Code Enforcement Officer

Prepared by: Nathaniel Propst

Requested Action:

Find the property owner, Eduardo Calderon of CE26-2069 / 120 Grimes St., Cocoa, FL. 32922, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b). Which states: Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited.

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

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

Background:

On June 24th, 2026, I noticed that there was an inoperable vehicle on the property, upon further observation I also noticed that there was a carport adjacent to the house that has been enclosed. Notice of Violation was generated and mailed.

On July 27th, 2026, the vehicle's license plate appeared to be blocked purposefully. The enclosed car port is still there, and no permit has been applied for regarding it.

Mail Return Receipt was received and signed for by the property owner. No other contact has been made with me from the property owner.

On September 2nd, 2026, due to no more corrective actions being taken at the property and no communication, I generated and mailed a Notice of Hearing and posted a copy on the property.

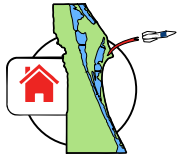
The property is still in violation of the following city codes.

City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b).

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

Previous Action:

Staff attempted contact with the property owner through the issuance of a Notice of Violation which was signed for. Due to lack of communication and corrective actions staff moved forward to bringing the case before the Code Enforcement Board.

**REAL PROPERTY DETAILS**
Account 2421167 - Roll Year 2025

Owners	CALDERON, EDUARDO
Mailing Address	120 GRIMES ST COCOA FL 32922
Site Address	120 GRIMES ST COCOA FL 32922
Parcel ID	24-36-28-76-* -7
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.15
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0010/0048
Subdivision	FOREST HILL SUBD
Land Description	FOREST HILL SUBD LOT 7

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$83,970	\$85,040	\$83,160
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$53,070	\$48,250	\$43,870
Assessed Value School	\$83,970	\$85,040	\$83,160
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$53,070	\$48,250	\$43,870
Taxable Value School	\$83,970	\$85,040	\$83,160

SALES / TRANSFERS

Date	Price	Type	Instrument
09/01/1997	\$40,000	04	3716/1786
11/01/1978	\$20,000	--	1965/0941
12/01/1973	\$135,000	--	1407/0354

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

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1952
Frame:	MASNRCONC	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)	884	Carport	200
Total Base Area	884		
Total Sub Area	884		

SEP-30-97 TUE 12:16

FIDELITY TITLE M. I.

FAX NO. 4074544566

P. 04

Prepared By and Return To: 9718769M:

Name: MARIBETH GOLDFARB

FIDELITY NATIONAL TITLE

Address: 1355 N. COURTENAY PARKWAY SUITE I
MERRITT ISLAND, FLORIDAProperty Appraisers Parcel I.D. (Folio) Number(s):
24-36-28-76-7

Grantee(s) S.S. # (s):

WARRANTY DEED
INDV. TO INDV.

CFN 97176100

10-08-97 11:13 am

OR Book/Page: 3716 / 1786

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 1

#Names: 4

Trust: 1.00

Rec: 5.00

Serv 0.00

Deed: 280.00

Excise: 0.00

Mtg: 0.00

nt Tax: 0.00

THIS WARRANTY DEED Made the Thirtieth day of September A.D. 19 97 by
SANDRA ANN MCDONALD, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF PAUL J. ZEHR

hereinafter called the grantor, to EDUARDO CALDERON, a married man

whose postoffice address is 120 GRIMES ST., COCOA, FL 32922
hereinafter called the grantee:(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)**WITNESSETH:** That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in BREVARD
County, Florida, viz: LOT 7, FOREST HILL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 10, PAGE 48, OF THE PUBLIC RECORDS OF BREVARD COUNTY,
FLORIDA.GRANTOR(S) HEREBY STATE that the above-described property is not their homestead
under the laws and the constitution of the state of FLORIDA.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.**TO HAVE AND TO HOLD**, the same in fee simple forever.**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully
warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that
said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19**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 Signature: Joan Castaldo
Witness Printed Name: Joan CastaldoGrantor Signature: Sandra Ann McDowell L.S.
Grantor Printed Name: SANDRA ANN MCDONALD, individuallyWitness Signature: Gilda Yinger
Witness Printed Name: Gilda YingerGrantor Signature: Sandra Ann McDowell L.S.
Grantor Printed Name: SANDRA ANN MCDONALD, Personal Representative

STATE OF FLORIDA

COUNTY OF BREVARD

✓ Vol 1451A

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to
take acknowledgements, personally appeared
SANDRA ANN MCDONALD, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF PAUL J. ZEHRto me known to be the person(s) described in or has/have produced personally known as identification
and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of September A.D. 19 97

My Commission Expires

Notary Signature: Mary Ann Pokol

Printed Notary Name

(SEAL)

FL-10/94 Rev. 12

Mary Ann Pokol
MY COMMISSION # CC539542 EXPIRES
August 17, 2000
BONDED THRU TROY FAIR INSURANCE, INC.



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

Notice of Violation

To: Eduardo Calderon
120 Grimes St.
Cocoa, FL. 32922

Date: 06/24/2026

Case: 26-2069

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: 120 Grimes St. Cocoa, FL. 32922

Parcel ID #: 24-36-28-76-*-7

Violation(s):

- (1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b).*
- (2) *City Code Appendix A.-Zoning. Article XV.-Administration and Enforcement. Section 2.-Building Permits and Applications. (A).*

Description of Violations:

- (1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b).* Which states: **Storing, parking or leaving abandoned property/inoperable motor vehicles on private property prohibited.**
- (2) *City Code Appendix A.-Zoning. Article XV.-Administration and Enforcement. Section 2.-Building Permits and Applications. (A).* Which states: **No person, firm or corporation shall commence, or cause to be commenced, the erection, construction or alteration of any building, structure, sign or canopy within the City**

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

Corrective Action:

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

- (2) Please apply and obtain a permit for the car port and remove all boards.

IF THE VIOLATIONS ARE NOT CORRECTED BY July 24, 2026, the City of Cocoa may: (1) issue you a citation which can result in a fine up to \$250.00 per violation, (2) violation may be abated if the code applies, or (3) pursue the matter to the Code Enforcement Board; who, upon substantiation of the violation(s) , may impose a fine up to \$250.00 per violation per day, or \$500.00 per violation per day for a repeat violation each day the violation(s) continue(s) to occur beyond the time specified for compliance. However, if the Code Enforcement Board finds the violation(s) to be irreparable or irreversible in nature, it may impose a fine up to \$5,000.00 per violation.

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

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

Nathaniel Propst
Code Enforcement Officer
321-482-4608

npropst@cocoafl.org

Monday – Friday: 8AM – 5PM

9589 0710 5270 0225 0028 7909 22

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

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

OFFICIAL USE

Certified Mail Fee \$

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

☒ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To
 Eduardo Calderon
 Street and Apt. No., or PO Box No.
 120 Grimes st
 City State Zip+4[®]
 20005 FL 32922

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Eduardo Calderon
120 Grimes St.
Coconut A, FL 32922



9590 9402 8440 3156 0039 92

2. Article Number (Transfer from service label)

589 0710 5270 3700 7909 71

PS Form 3811

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Eduardo Calderon C. Date of Delivery 6-27-26
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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

NP 26-8569



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 26-2069 was posted at the following location(s):

(1) Date Posted: 06/24/2026

Location: 65 Stone St. Cocoa, FL 32922

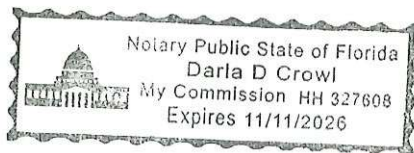


Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this Twenty Fourth 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
321-433-8508

Date: September 2, 2026
Case Number: 26-2069

NOTICE OF HEARING

CALDERON, EDUARDO
120 GRIMES ST.
COCOA, FL. 32922

RE: 120 Grimes St. Cocoa, Fl. 32922
Parcel ID: 24-36-28-76-*7

Complainant:	v.	Respondent(s):
THE CITY OF COCOA		CALDERON, EDUARDO
A Florida Municipal Corporation		Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Unpermitted enclosed car port area.
- (2) Inoperable motor vehicle on the property.

Applicable City Code(s):

- (1) *City Code Chapter. 6, Building, construction and property regulations, Article. III, Property maintenance standards. Section 6-902. (b), (1).*
- (2) *City Code Appendix A.-Zoning. Article XV.-Administration and Enforcement. Section 2.-Building Permits and Applications. (A).*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being 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
Monday – Friday: 8AM – 5PM

CODE BOARD AGENDA ITEM

Memo Date: 09/01/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Petit, John Thomas Jr; Petit, Nancy Treadway of 1113 Burnham St., Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per 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. 6-1003 Exterior Structure. (h) Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. (i) Overhang extensions. All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.*

BACKGROUND:

On May 7, 2026, while proactively patrolling the City, I observed the property to have multiple Code violations. The exterior of the overhang in the front of the property is rotted and falling apart. On the right side, facing the property, there is a decorative fence which is in a state of disrepair and broken. Photos were taken, no one appeared home at the time. All documents related to the creation of a new Code case were uploaded, including photos. A Notice of Violation was generated and e-mailed to the Code 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 June 8, 2026, I inspected the property. The roof appears to be in worse condition, no improvements noted to the property. Photos were taken, no contact with the property owner.

On June 17, 2026, I received the Notice of Violation envelope back but did not receive the

green card, signed or unsigned.

On July 8, 2026, I inspected the property. The violations remain and there appear to be no improvements. Photos were taken and uploaded.

On August 11, 2026, I inspected the property. It remains in violation. The roof is in worse shape, there was no one home again.

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. 6-1003 Exterior Structure. (h)(i)*

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, Petit, John Thomas Jr; Petit, Nancy Treadway of 1113 Burnham St., Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per 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. 6-1003 Exterior Structure. (h) Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. (i) Overhang extensions. All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.*

Code Enforcement Agenda

Check one box

☒ **Code Cases**

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

Agenda Item Name: CE26 - 1399 / Petit, John Thomas Jr; Petit, Nancy Treadway property owner of 1113 Burnham 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. 6-1003 Exterior Structure. (h)(i)

Short Name: CE26-1399 / 1113 Burnham St. Cocoa, FL 32922

Through: Jason Brimm / Senior Code Enforcement Officer

Prepared by: Jason Brimm

Requested Action: Find the property owner, Petit, John Thomas Jr; Petit, Nancy Treadway of 1113 Burnham 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. 6-1003 Exterior Structure. (h) Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. (i) Overhang extensions. All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Background:

On May 7, 2026, while proactively patrolling the City I observed the property to have multiple Code violations. The exterior of the overhang in the front of the property is rotted and falling apart. On the right side, facing the property there is a decorative fence which is

in a state of disrepair and broken. Photos were taken, no one appeared home at the time. All documents related to the creation of a new Code case were uploaded, including photos. A Notice of Violation was generated and e-mailed to the Code 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 June 8, 2026, I inspected the property, the roof appears to be in worse condition, no improvements noted to the property. Photos were taken, no contact with the property owner.

On June 17, 2026, I received the Notice of Violation envelope back but did not receive the green card signed or unsigned.

On July 8, 2026, I inspected the property, the violations remain and there appear to be no improvements. Photos were taken and uploaded.

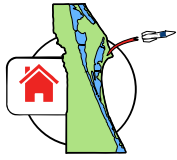
On August 11, 2026, I inspected the property, it remains in violation. The roof is in worse shape, there was no one home again. Case will be going to September Code Board.

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. 6-1003 Exterior Structure. (h)(i)

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.

**REAL PROPERTY DETAILS**
Account 2421311 - Roll Year 2025

Owners	PETTIT, JOHN THOMAS JR; PETTIT, NANCY TREADWAY
Mailing Address	1113 BURNHAM ST COCOA FL 32922
Site Address	1113 BURNHAM ST COCOA FL 32922
Parcel ID	24-36-29-BV-*-169
Taxing District	23D0 - COCOA
Exemptions	HEX1 - HOMESTEAD FIRST HEX2 - HOMESTEAD ADDITIONAL
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.17
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0011/0038
Subdivision	COCOA HILLS SUBD
Land Description	COCOA HILLS SUBD LOT 169

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$141,810	\$147,260	\$124,810
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$39,390	\$38,280	\$37,170
Assessed Value School	\$39,390	\$38,280	\$37,170
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$14,390	\$13,280	\$12,170
Taxable Value School	\$14,390	\$13,280	\$12,170

SALES / TRANSFERS

Date	Price	Type	Instrument
09/17/1985	\$39,500	WD	2633/2029
12/01/1972	--	--	1299/0429

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

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR	Year Built	1959
Frame:	MASNRYCONC	Story Height	8
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	912	No Data Found	
Enclosed Por	160		
Open Porch	192		
Utility Room	96		
Total Base Area	912		
Total Sub Area	1,360		

WARRANTY DEED
INDIVID TO INDIVID

FORM 01

This Warranty Deed Made the 17th day of September, A. D. 19 85 by
ROSELLA C. KENNEDY, joined by her husband, EDWARD L. KENNEDY,
hereinafter called the grantor, to

JOHN THOMAS PETTIT, JR. and NANCY TREADWAY PETTIT, his wife,
whose postoffice address is 1113 Burnham Street, Cocoa, Florida 32922,
hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Brevard
County, Florida, viz:

Lot 169, COCOA HILLS, according to the plat thereof as recorded in Plat Book 11,
Page 38, Public Records of Brevard County, Florida.

Subject to taxes and solid waste disposal fee for the year 1985, subdivision
easements and restrictions, and applicable zoning regulations.

RECEIVED \$5.00
197.50
RECORDING CLASS:
INT. TAX: \$
SER. CHG: \$
RECORD: \$
Clerk, Circuit Court, Brevard Co. Florida

Prepared By And Return To:
John Minot, Attorney
319 Kiveredge Blvd., Suite 214
Cocoa, Florida 32922

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 19 84.

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:

Olivia Sommer

Cheryl L. Miller

Rosella C. Kennedy L.S.
Rosella C. Kennedy L.S.
Edward L. Kennedy L.S.
Edward L. Kennedy L.S.

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to
take acknowledgements, personally appeared

ROSELLA C. KENNEDY, joined by her husband, EDWARD L. KENNEDY,

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

OFFER REC. 2633 WITNESS my hand and official seal in the County and State last aforesaid this 17th day of
September 1985.

2029

Cheryl L. Miller
Notary Public, State of Florida at Large
My commission expires: 8/21/86

002936

1985 SEP 18 PM 2:57



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

Notice of Violation

To: Petit, John Thomas Jr; Petit, Nancy Treadway
1113 Burnham St.
Cocoa, FL 32922

Date: 5/7/2026

Case: 26-1399

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: 1113 Burnham St. Cocoa, FL 32922

Parcel ID: 24-36-29-BV-*-169

Violations:

(1) City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. 6-1003 Exterior Structure. (h) Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. (i) Overhang extensions. All overhang extensions including but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Description of Violations:

(1) (h) The decorative fence on the right side of the home is broken and in a state of disrepair. (i) The exterior of the overhang on the front of the home is rotting and the wood is falling off above the front door.

Corrective Action:

(1) Please repair/remove the broken fence on the front-right of the property. Please repair the rotten/rotted wood on the overhang of the front of the property.

IF THE VIOLATIONS ARE NOT CORRECTED BY June 8, 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 0253 3233 0764 43

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

JB 516-1399

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

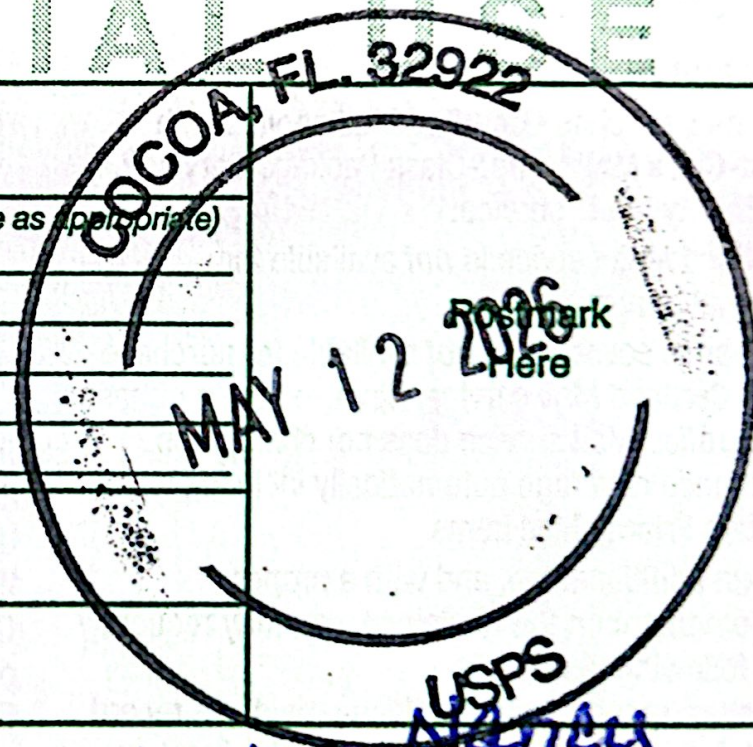
Petit, John Thomas Jr; Petit, Treadway

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

1113 Burnham St

City, State, ZIP+4®

CoCoa, FL 32922



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

See Reverse for Instructions

JB 26-1349

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:

John Thomas Petit JR.
Nancy Treadway Petit
1113 Burnham St
Cocoa, FL 32922



9590 9402 8439 3156 8600 63

2. Article Number (Transfer from service label)

9589 0710 5270 3233 0764 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$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 26-1399 was posted at the following location(s):

Date Delivered: 05/8/2026

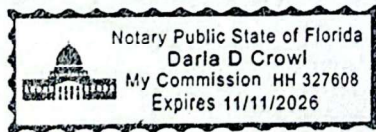
Location: 65 Stone St. Cocoa, FL 32922
City Hall lobby

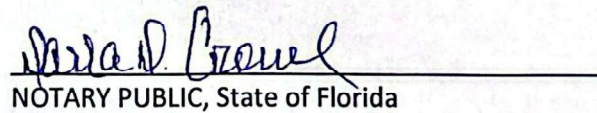

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of MAY, 2026
by Jason Brimm Code officer




NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: September 2, 2026
Case Number: 26-1399

NOTICE OF HEARING

Petit, John Thomas Jr; Petit, Nancy Treadway
1113 Burnham St.
Cocoa, FL 32922

RE: 1113 Burnham St. Cocoa, FL 32922
Parcel ID: 24-36-29-BV-*-169

Complainant:
THE CITY OF COCOA

v.

Respondent(s):

Petit, John Thomas Jr; Petit, Nancy
Treadway

A Florida Municipal Corporation

Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) (h) The decorative fence on the right side of the home is broken and in a state of disrepair. (i) The exterior of the overhang on the front of the home is rotting and the wood is falling off above the front door.

Applicable City Code(s):

- (1) City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. 6-1003 Exterior Structure. (h) (i)

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being appealed. Further, if an appeal is filed, the aggrieved party may need to ensure that a verbatim record of the Board's hearing is made, which includes the testimony and evidence upon which the appeal is to be based.

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

CODE BOARD AGENDA ITEM

Memo Date: 09/01/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, M & R United Inc. of 100 Delannoy Ave. Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (1) All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.*
2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f) Exterior walls. All exterior walls shall be free from holes, breaks and loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration.*

BACKGROUND:

On June 22, 2026, while proactively patrolling the City I observed the property to have multiple violations. The exterior of the building in several different areas is falling off, the siding/stucco of the building has fallen off in chunks. I walked around the property and observed trash and debris around the building and entryways of the building. There was a large amount of trash and debris on the Eastern side of the property where homeless were actively sleeping at the time. The property is owned by a corporation with an active registered agent. A Notice of Violation was generated and will be printed and mailed tomorrow due to the time. A copy will be posted in City Hall the following business day and an Affidavit of Posting will be completed. Photos were taken and uploaded as well as all other required documents related to the creation of a new Code case.

On July 21, 2026, I inspected the property for a follow-up inspection. There has been progress on the exterior of the building, but several areas remain where the stucco is coming off the building. I will reinspect in 30 days and proceed from there. No contact with the property owner.

On August 21, 2026, I inspected the property. There is still significant damage to the exterior of the building. Trash and debris are also around the property in multiple locations. I will reinspect 9/21/2026 or about and proceed from there. Photos were taken and uploaded.

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

1. *City City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (1)*
2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff confirmed delivery of the Notice of Violation. No contact with the owner or Registered Agent.

RECOMMENDED MOTION:

Find the property owner, M & R United Inc. of 100 Delannoy Ave. Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

1. *City Code Chapter 6 - Buildings, Construction and Property Regulations. Article III - Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required. (1) All owners, agents, custodians, lessees and occupants of real property within the city shall, in accordance with the notice set forth in this article, cut and keep cut to a height of not exceeding twelve (12) inches all weeds, grass or underbrush on any property owned, controlled or occupied by them within the city and shall remove any trash, debris, refuses, filth, junked appliances or other noxious matter located upon such property, except that owners, agents, custodians, lessees and occupants of property which exceeds five (5) acres contiguously located under common ownership shall be required to cut and keep cut to height not to exceed twelve (12) inches all weeds, grass or underbrush on a strip one hundred (100) feet wide around the perimeter of such property which fronts on a public street, drainage or utility-easement or is contiguous to occupied property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.*
2. *City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f) Exterior walls. All exterior walls shall be free from holes, breaks and loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration.*

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE26 - 1958 / M & R United Inc. property owner of 100 Delannoy Ave. Cocoa, FL 32922, in violation of the following City Codes.

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

(2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f)

Short Name: CE26-1958 / 100 Delannoy Ave. Cocoa, FL 32922

Through: Jason Brimm / Senior Code Enforcement Officer

Prepared by: Jason Brimm

Requested Action: Find the property owner, M & R United Inc. of 100 Delannoy Ave. Cocoa, FL 32922, in violation of the following City Codes listed and assess a daily fine of up to \$250/day per violation be imposed immediately until the property is brought into compliance.

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

property and to remove any trash, debris, refuse, filth, junked appliances and other noxious matter on the entire property.

(2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f) Exterior walls. All exterior walls shall be free from holes, breaks and loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration.

Background:

On June 22, 2026, while proactively patrolling the City I observed the property to have multiple violations. The exterior of the building in several different areas is falling off, the siding/stucco of the building has fallen off in chunks. I walked around the property and observed trash and debris around the building and entryways of the building. There was a large amount of trash and debris on the Eastern side of the property where homeless were actively sleeping at the time. The property is owned by a corporation with an active registered agent. A Notice of Violation was generated and will be printed and mailed tomorrow due to the time. A copy will be posted in City Hall the following business day and an Affidavit of Posting will be completed. Photos were taken and uploaded as well as all other required documents related to the creation of a new Code case.

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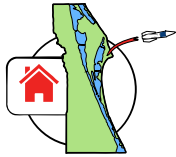
The property is still in violation of the following city codes.

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

(2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f)

Previous Action:

Staff confirmed delivery of the Notice of Violation. No contact with the owner or Registered Agent.

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

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us[Disclaimer](#)**REAL PROPERTY DETAILS**
Account 2425731 - Roll Year 2025

Owners	M&R UNITED INC
Mailing Address	402 A HIGH POINT DR COCOA FL 32926
Site Address	100 DELANNOY AVE COCOA FL 32922
Parcel ID	24-36-33-06-*7
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	2300 - FINANCIAL INSTITUTION
Total Acres	1.23
Site Code	0310 - STATE ROAD 520
Plat Book/Page	0011/0075
Subdivision	COCOA RIVER DEVELOPMENT
Land Description	COCOA RIVER DEVELOPMENT LOT 7

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$851,160	\$849,950	\$844,590
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$851,160	\$849,950	\$844,590
Assessed Value School	\$851,160	\$849,950	\$844,590
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$851,160	\$849,950	\$844,590
Taxable Value School	\$851,160	\$849,950	\$844,590

SALES / TRANSFERS

Date	Price	Type	Instrument
08/22/2017	\$1,160,000	WD	7972/1540

BUILDINGS**PROPERTY DATA CARD #1****Building Use:** 2300 - FINANCIAL INSTITUTION

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1959
Frame:	MASNRYCONC	Story Height	10
Roof:	BU-TG/MMBRN	Floors	2
Roof Structure:	PRE-STRS. CONC. , BAR JOIST RIGID	Residential Units	
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	9,622	Paving - Concrete	600
Base Area (2nd)	5,612	Paving - Asphalt	18,646
Open Porch	682		
Total Base Area	15,234		
Total Sub Area	15,916		

Walter H. Scott III, Esq. & Burgett, P.A.
P.O. Box 236007
Cocoa, FL 32923-6007

Return TO:
16-1764

Prepared by and Return to:

SunTrust Bank
303 Peachtree St. NE, Suite 900
Atlanta, GA 30308
Mail Code: GA-ATL-0643
Attn: Andy McRee, Esq

Tax Parcel Number: 24-36-33-06-*-7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 28 day of August, 2017, by **SUNTRUST BANK**, a Georgia banking corporation, whose post office address is 200 South Orange Avenue, Mail Code 2032, SOAB-3 Orlando, Florida 32801 Attention: Corporate Real Estate ("**Grantor**"), to **M&R UNITED, INC.**, a Florida corporation, whose post office address is 402A High Point Drive, Cocoa, FL 32926 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Brevard County, Florida, and more particularly described on **Exhibit A** attached hereto and made a part hereof.

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto, all improvements and structures located thereon, and all fixtures, equipment and machinery used in connection with the operation of such improvements and structures and permanently affixed thereto in such a manner as to constitute real estate under applicable state law, such improvements, structures and fixtures being purchased and sold "AS IS", "WHERE IS", and "WITH ALL FAULTS".

SUBJECT TO all applicable laws including zoning, building ordinances and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record that lawfully affect the same or any part thereof, all encroachments and other matters that may be revealed by a survey or inspection thereof, and the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges for the current year and subsequent years.

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

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Additionally, as part of the consideration for Grantor to sell said land to Grantee, Grantee hereby agrees that the land shall be held, transferred, sold, leased, conveyed and occupied subject to the

covenants set forth below, which covenants shall run with the land and inure to the benefit of, and bind, Grantor, Grantee and their respective heirs, personal representatives, successors and assigns for the duration of for a period of twenty (20) years after the date hereof (the “**Term**”). During the Term, the land shall not be used for Retail Banking Purposes. “**Retail Banking Purposes**” shall be deemed to include receiving deposits or making loans and mortgages to the general public, engaging in the sale of securities, providing trust services or engaging in stock or mortgage brokerage, whether done by a state bank, national bank, savings and loan association, credit union or other entity, whether by walk-up or drive in teller facility, ATM or otherwise.

EXHIBIT A

Description of the Property

Lot 7 of the Cocoa River Development as per plat recorded in Plat Book 11, Page 75 of the Public Records of Brevard County, Florida.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

WITNESSES:

By: [Signature]
 Print Name: **Greg Borisenko**

By: [Signature]
 Print Name: **John C. Rooney**

SELLER:

SUNTRUST BANK, a Georgia banking corporation

By: [Signature]
 Thomas Crociata
 First Vice President

STATE OF FLORIDA
 COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22nd day of August, 2017, by THOMAS CROCIATA, as the First Vice President of SUNTRUST BANK, a Georgia banking corporation, on behalf of such corporation. He ☒ is personally known to me or [] has produced N/A as identification.

[NOTARY SEAL] Patricia Czesnakowicz
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF938452
 Expires 11/23/2019



[Signature]
 Notary Public, State of Florida

Patricia Czesnakowicz

Printed Name of Notary Public

My commission expires: 11-23-2019



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

Detail by Entity Name

Florida Profit Corporation

M & R UNITED, INC.

Filing Information

Document Number	H51627
FEI/EIN Number	59-2514184
Date Filed	04/09/1985
Effective Date	04/02/1985
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	09/29/2004
Event Effective Date	10/01/2004

Principal Address

402 HIGH POINT DRIVE
STE 101
COCOA, FL 32926

Changed: 04/01/2010

Mailing Address

402 HIGH POINT DRIVE
STE 101
COCOA, FL 32926

Changed: 04/01/2010

Registered Agent Name & Address

CARDEW-LOWERS, ESQ., LOR I A.
402 HIGH POINT DRIVE
STE 101
COCOA, FL 32926

Name Changed: 03/15/2024

Address Changed: 04/12/2023

Officer/Director Detail

Name & Address

Title CEO

SHAH, MAHESH
402 HIGH POINT DRIVE, STE 101
COCOA, FL 32926

Title Secretary

SHAH, RASHMI
402 HIGH POINT DRIVE, STE 101
COCOA, FL 32926

Title President

SHAH, SUMMIT
402 HIGH POINT DRIVE, STE 101
COCOA, FL 32926

Title VP, Treasurer

Shah, Monica
402 HIGH POINT DRIVE
STE 101
COCOA, FL 32926

Annual Reports

Report Year	Filed Date
2024	03/15/2024
2025	04/11/2025
2026	03/03/2026

Document Images

03/03/2026 -- ANNUAL REPORT	View image in PDF format
04/11/2025 -- ANNUAL REPORT	View image in PDF format
03/15/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
02/25/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
04/03/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
03/13/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
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04/01/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
04/05/2007 -- ANNUAL REPORT	View image in PDF format
03/15/2006 -- ANNUAL REPORT	View image in PDF format
03/23/2005 -- ANNUAL REPORT	View image in PDF format
09/29/2004 -- Merger	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
04/15/2003 -- ANNUAL REPORT	View image in PDF format
04/24/2002 -- ANNUAL REPORT	View image in PDF format
04/27/2001 -- ANNUAL REPORT	View image in PDF format
05/08/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
05/14/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/11/1996 -- ANNUAL REPORT	View image in PDF format
04/28/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



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

Notice of Violation

To: M & R United Inc.
c/o Cardew-Lowers, ESQ., Lori A.
402 High Point Dr.
STE 101
Cocoa, FL 32926

Date: 6/23/2026

Case: 26-1958

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: 100 Delannoy Ave. Cocoa, FL 32922

Parcel ID: 24-36-33-06-*-7

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 Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f) Exterior walls. All exterior walls shall be free from holes, breaks and loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration.*

Description of Violations:

- (1) *There is trash/debris around the exterior of the property.*
(2) *There are several holes around the exterior walls of the property, including pieces which have fallen from the building. There is also rotten wood on the roof/soffit of the building.*

Corrective Action:

- (1) *Please remove all trash and debris from around the property.*
(2) *Please repair the holes around the exterior of the walls as well as the rotten wood on the roof/soffit of the building.*

IF THE VIOLATIONS ARE NOT CORRECTED BY July 21, 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

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

JB 212-1958

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

\$

Union R United

1000 Cardway - Levees, 8545 US Highway 1A

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

4024 High Point Dr Ste 101

City, State, ZIP+4®

Cocoa, FL 32922



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

JB 210-1958

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:

Mie R. United Inc.
c/o Cardew-Lowers, Esq, Lori A
402 High Birt Dr Ste 101
Cocoa, FL 32904



9590 9402 8440 3156 0030 91

2. Article Number (Transfer from service label)

89 0710 5270 3700 8169 85

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Mary Powers

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Mary Powers

C. Date of Delivery

6/26/24

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

Scanned with





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 26-1958 was posted at the following location(s):

Date Delivered: 06/23/2026

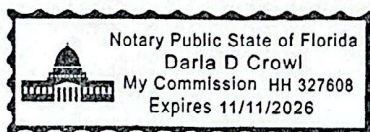
Location: City of Cocoa City Hall lobby


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 23rd 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
321-433-8508

Date: September 2, 2026
Case Number: 26-1958

NOTICE OF HEARING

M & R United Inc.
c/o Cardew-Lowers, ESQ., Lori A.
402 High Point Dr. STE 101 Cocoa, FL 32926

RE: 100 Delannoy Ave. Cocoa, FL 32922
Parcel ID: 24-36-33-06-*-7

Complainant:
THE CITY OF COCOA
A Florida Municipal Corporation

v.

Respondent(s):
M&R United Inc.
Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) There is trash/debris around the exterior of the property.
- (2) There are several holes around the exterior walls of the property, including pieces which have fallen from the building. There is also rotten wood on the roof/soffit of the building.

Applicable City Code(s):

- (1) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-901 – Accumulation. Clearance of lands required.
- (2) City Code Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-1003 – Exterior Structure. (f) Exterior walls.

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being appealed. Further, if an appeal is filed, the aggrieved party may need to ensure that a verbatim record of the Board's hearing is made, which includes the testimony and evidence upon which the appeal is to be based.

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

CODE BOARD AGENDA ITEM

Memo Date: 09/01/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Reese's Mary Michelle, of 2414 Tulane Dr., Cocoa, FL 32926, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per 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) (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, I inspected property after a complaint was received on or around April 21, 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, I 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. A Notice of Hearing was posted at the property as well as mailed out via certified mail. A copy was posted in the City Hall lobby, and an affidavit of posting was completed.

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.

On July 2, 2026, I inspected the property. Multiple vehicles were observed parked in the front yard of the property. The exterior lights around the fascia of the roof are still present. Photos were taken and uploaded.

On July 7, 2026, the property owner called me and spoke at length about the violations, including texting me photos she had taken at night of her property and around it. She also

e-mailed me the previous day after speaking with her, which included her argument regarding the violation(s). E-mail was attached to the documents.

On July 16, 2026, I had ongoing communication with the property owner today and yesterday via text, e-mail and phone calls. The violations were explained, and she was encouraged to attend the Code Board.

On July 17, 2026, Code Board heard the case yesterday evening. The board made their order and gave the property owner 30 days to correct the lighting issue and cars being parked in the yard. The board tabled the lighting issue until the following month.

On August 3, 2026, Notice of Hearing was posted at the property and at City Hall lobby. Photo uploaded.

On August 20, 2026, property was inspected, photos were taken by the Community Services Director and uploaded. Lights are present now underneath the soffit, which are brighter than the previous lights that were on the property previously.

On August 21, 2026, Case was tabled until the September Code Board. If not contact has been made with the owner or compliance, I will be posting the property for the September Code Board on 9/4/2026.

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) (14)*

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

Staff have had previous contact with the property owner. Multiple Notices have been delivered; case has been heard twice in front of the Code Board and tabled.

RECOMMENDED MOTION:

Find the property owner, Reese's Mary Michelle, of 2414 Tulane Dr., Cocoa, FL 32926, in violation of the following City Codes listed and assess a daily fine not to exceed \$250 per day per violation be imposed immediately until the property is brought into compliance.

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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) (14)

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

Through: Jason Brimm / Senior Code Enforcement Officer

Prepared by: Jason Brimm

Requested Action: Find the property owner, 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.

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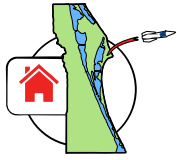
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The property is still in violation of the following city codes.

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

Previous Action:

Staff have had previous contact with the property owner. Multiple Notices have been delivered; case has been heard twice in front of the Code Board and tabled.

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

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us[Disclaimer](#)**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:	MASNRCONC	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 :

Aleeyah Hadnot
Witness Signature as to First Party

Aleeyah Hadnot

Aleeyah Hadnot - Print Name

Quadir Bibbs
Witness Signature as to First Party

Quadir Bibbs
Quadir Bibbs - Printed Name

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

Nathaniel Holliday
Nathaniel Holliday - Print Name

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

Swanetta Denning
Swanetta Denning - Print Name

[Signature]
Signature of First Party

Reese's Mary Michelle Dunn

Printed Name

2414 Tulane Dr.
Post Office Address

Cocoa, FL 32926

[Signature]
Signature of Co-First Party (if any)

Jeffrey Waddell
Printed Name

2829 W. Harold St.
Post Office Address

Phila, PA 19132

STATE OF FLORIDA-COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 30 day of March, 20 17, by Mary Michelle Reese's Mary Michelle Dunn and Jeffrey Waddell who is personally known to me or has produced Driver's License as identification and who did take an oath.



[Signature]
Signature of Notary/Deputy Clerk
Eric Sperrazza
Printed Name



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

Notice of Violation

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

Date: 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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL

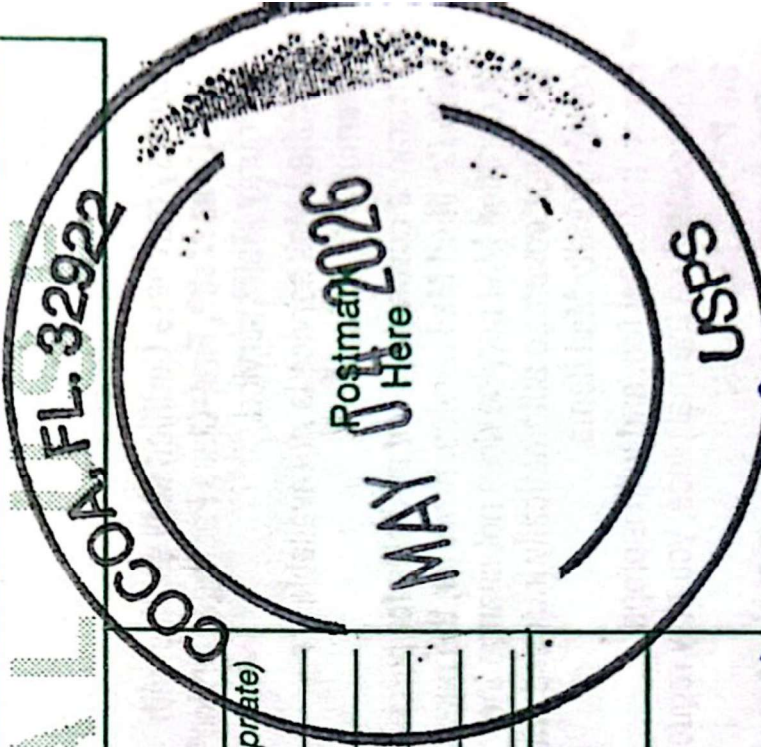
Certified Mail Fee

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

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

Postage

Total Postage and Fees



Rede's Marymichelle Dunn
Billie Fulare Dr
Cocoa, FL 32920



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

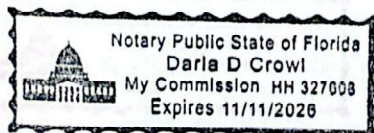


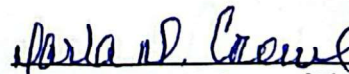
Code Enforcement Officer

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: _____

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:

Bessie's mpry Michelle Dunn
2414 Tulane Dr.
Lorosa, FL 32946



9590 9402 8440 3156 0194 05

2. Article Number (Transfer from service label)

9589 0710 5270 3700 7907 97

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

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

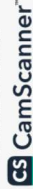
☐ Signature Confirmation™

☐ Signature Confirmation

☐ Restricted Delivery

Domestic Return Receipt

Scanned with



**CODE ENFORCEMENT BOARD
CITY OF COCOA, FLORIDA
CASE NO. 26-1246**

THE CITY OF COCOA

A Florida Municipal Corporation,
Complainant,

vs.

DUNN, REESE'S MARY MICHELLE

Owners of the Property located at:

2414 TULANE DR

COCOA FL 32926

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

Respondent,

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for consideration, after being duly noticed, before the Code Enforcement Board of the City of Cocoa, Florida, on **July 16, 2026** to determine whether any violations of the City of Cocoa Code of Ordinances exist or existed on the property. The Board, having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact, Conclusions of Law and Order as set forth herein.

Findings of Fact and Conclusions of Law

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

1. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9)***25.00**
2. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14)* **Table until August 20, 2026, meeting.**
3. ☐ *Select Code Violation* **Select One**
4. ☐ *Select Code Violation* **Select One**

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

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

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

1. ☒ *Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9)***25.00**

2. ☒ Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Tabled until August 20, 2026, meeting.
3. ☐ Select Code Violation **Select One**
4. ☐ Select Code Violation **Select One**

Order

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

1. Respondent shall be given until August 15, 2026 to correct all violations set forth herein on the property.

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

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

1. ☒ Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (9) **25.00**
2. ☒ Chapter 6 – Buildings, Construction and Property Regulations. Article III – Property Maintenance Standards. Sec. 6-900 Generally. (b) (14) Tabled until August 20, 2026, meeting.
3. ☐ Select Code Violation **Select One**
4. ☐ Select Code Violation **Select One**

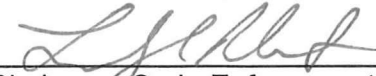
Per day may be imposed for each and every day any of the violations continue past the above-stated date ordered for compliance by the Board and the daily fines shall continue to run until the violation is corrected and full compliance is confirmed by the Code Enforcement Officer. Respondent shall be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

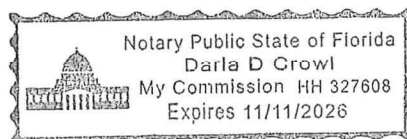
4. If the Board finds Respondent failed to comply with all violations by the date set forth herein, an Order Imposing Fine shall be entered and a certified copy of said Order may be recorded in the public records of Brevard County, Florida, which shall serve as a lien against the property.

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

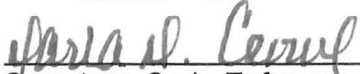
DONE AND ORDERED THIS 16th DAY OF July, 2026.

CODE ENFORCEMENT BOARD OF THE
CITY OF COCOA, FLORIDA


Chairman, Code Enforcement Board



I CERTIFY THAT A COPY OF THIS ORDER was furnished to Respondent(s) at **DUNN, REESE'S MARY MICHELLE** mailing address is 2414 TULANE DR COCOA FL 32926 this **16th** day of **July, 2026** via hand delivery/ certified mail/ X U.S. mail/ posting (mark all that apply).


Secretary, Code Enforcement Board



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: September 2, 2026
Case Number: 26-1246

NOTICE OF HEARING

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

RE: 2414 Tulane Dr. Cocoa, FL 32922
Parcel ID: 24-36-18-IU-5-4

Complainant:
THE CITY OF COCOA
A Florida Municipal Corporation

v.

Respondent(s):
Dunn, Reese's Mary Michelle
Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, September 17, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) The lighting on the roof is a nuisance to neighboring properties, it shines into and onto their properties.

Applicable City Code(s):

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

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

If the Code Enforcement Board determines that one or more violations exist, it may enter an Order requiring the property owner(s) to correct the violation(s) by a specified compliance date. Failure to comply with the Board's Order may result in the imposition of fines 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 compliance date specified by the Board Order. Any unpaid fines may become a lien against 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.

Appeal Rights

Any 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 Florida law. Any such appeal must be filed within **thirty (30) days** of the execution of the Order being appealed. Further, if an appeal is filed, the aggrieved party may need to ensure that a verbatim record of the Board's hearing is made, which includes the testimony and evidence upon which the appeal is to be based.

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

CODE BOARD AGENDA ITEM

Memo Date: 08/28/2026
Agenda Date: 9/17/2026
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Jennifer Justiniano
Requested Action: Find the property owner, Ramroop, Jagwanti of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Code listed and assess a daily fine not to exceed \$250 per day per violation be imposed effective August 20, 2026, until the property is brought into compliance.

1. *City of Cocoa Code Appendix A. Art. XV. Sec 2 (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 therefore 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 February 3, 2026, I assumed responsibility of the case. It was previously assigned to Officer Brimm. A building inspector was on site to check other work and noted significant drywall installation throughout the property. Officer Brimm sent out the original Notice of Violation on November 3, 2025.

February 6, 2026, I mailed the Notice of Violation again and posted a Notice of Hearing on

the property and at City Hall.

February 9, 2026, the homeowner called, and we discussed the Notice of Violation and hearing. I explained that all the drywall work done required a permit. When she mentioned upcoming electrical work, I advised her to get a permit for that as well.

April 30, 2026, due to the cancellation of multiple Code Board hearings, I reposted a Notice of Hearing on this date on the property and at City Hall. The property owner called and said her son had been trying to apply for a permit but was having trouble with the online application process. I suggested she come to City Hall and use the computer terminal here, where someone would be available to answer questions.

August 20, 2026, the case was brought before the Code Enforcement Board. The property owner was present and given until September 16, 2026, to apply for and obtain an issued permit.

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

1. *City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)*

This case was originally heard for non-compliance at the August 20, 2026, Code Enforcement Board hearing with an error for the listed case number. All information regarding this case has been correct otherwise.

PRIORITY AREA CONNECTION:

Public Safety/Community Standards

BUDGETARY IMPACT:

Budgeted? No

PREVIOUS ACTION:

This case was brought before the Code Enforcement Board on August 20, 2026, found in violation and given until September 16, 2026, to come into compliance.

RECOMMENDED MOTION:

Find the property owner, Ramroop, Jagwanti of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Code listed and assess a daily fine not to exceed \$250 per day per violation be imposed effective August 20, 2026, until the property is brought into compliance.

1. *City of Cocoa Code Appendix A. Art. XV. Sec 2 (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 therefore has been issued by the City of Cocoa, in every case where such proposed repairs will exceed five hundred dollars (\$500.00) in cost. All work done on or pursuant to any building or sign permit issued by the City of Cocoa shall conform to the plans and/or specifications therefor as approved prior to the issuance of such permit, and any deviation therefrom shall constitute a violation of this Code.

Code Enforcement Agenda

Check one box

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

Agenda Item Name: CE25-001571/ 1116 Bristol Dr. Cocoa, FL 32922

Ramroop, Jagwanti property owner of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Codes.

(1) City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)

Short Name: CE25-001571/ 1116 Bristol Dr. Cocoa, FL 32922

Through: Jason Brimm, Senior Code Enforcement Officer

Prepared by: William Burrows

Requested Action: Find the property owner, Ramroop, Jagwanti of 1116 Bristol Dr. Cocoa, FL 32922, in violation of the following City Code listed and assess a daily fine of up to \$250/day per violation be imposed effective August 20, 2026, until the property is brought into compliance.

(1) City of Cocoa Code Appendix A. Art. XV. Sec 2 (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 therefore 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 February 3, 2026, I assumed responsibility of the case, it was previously assigned to Officer Brimm. A building inspector was on site to check other work and noted significant drywall installation throughout the property. Officer Brimm sent out the original Notice of Violation on November 3, 2025.

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February 9, 2026, the homeowner called and we discussed the Notice of Violation and hearing. I explained that all the drywall work done required a permit. When she mentioned upcoming electrical work, I advised her to get a permit for that as well.

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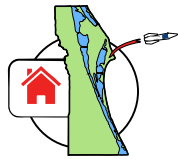
August 20, 2026, the case was brought before the Code Enforcement Board. The property owner was present and given until September 16, 2026, to apply for and obtain an issued permit.

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

(1) City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)

Previous Action:

This case was brought before the Code Enforcement Board on August 20, 2026, found in violation and given until September 16, 2026 to come into compliance.

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

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us[Disclaimer](#)**REAL PROPERTY DETAILS**
Account 2422438 - Roll Year 2025

Owners	RAMROOP, JAGWANTI
Mailing Address	1116 BRISTOL DR COCOA FL 32922
Site Address	1116 BRISTOL DR COCOA FL 32922
Parcel ID	24-36-29-77-* -3
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	0011/0095
Subdivision	COCOA MODERN MANORS
Land Description	COCOA MODERN MANORS LOT 3

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$214,880	\$211,990	\$175,500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$70,730	\$68,740	\$66,740
Assessed Value School	\$70,730	\$68,740	\$66,740
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$20,730	\$18,740	\$16,740
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$25,000	\$25,000	\$25,000
Taxable Value School	\$45,730	\$43,740	\$41,740

SALES / TRANSFERS

Date	Price	Type	Instrument
12/19/2002	\$68,000	WD	4795/1200
01/10/1962	\$19,200	WD	0456/0205

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)	1,818	Carport	319
Enclosed Por	280	Pool Deck	614
Open Porch	90	Covered Patio	96
Total Base Area	1,818	Pool - Residential	1
Total Sub Area	2,188		

Prepared by and return to:
Claire L. Mathews
Security First Title Partners of the Space Coast
277 Crockett Boulevard
Merritt Island, Florida 32953

File Number: SC1417



CFN:2003016827 01-21-2003 09:54 am
OR Book/Page: 4795 / 1200

Warranty Deed

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 1	#Names: 2
Trust: 1.00	Rec: 5.00
Deed: 476.00	Excise: 0.00
Mtg: 0.00	Int Tax: 0.00

Made this December 19, 2002 A.D, by

William J. Knight, an unmarried man

whose address is: 1112 Wandering Oaks Drive, Ormond Beach, Florida 32174
hereinafter called the grantor, to

Jagwanti Ramroop

whose post office address is: 1116 Bristol Drive, Cocoa, Florida 32922
hereinafter called the grantee:

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

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

Lot 3, of COCOA MODERN MANORS, according to the plat thereof as recorded in Plat Book 11, Page 95, of the Public Records of Brevard County, Florida

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

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

Signed, sealed and delivered in our presence:

Witness Printed Name **AMANDA C. CRAIG**

Witness Printed Name **Claire L. Mathews**

William J. Knight (Seal)
Address: 1112 Wandering Oaks Drive, Ormond Beach, Florida 32174

(Seal)
Address:

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this December 19, 2002, by William J. Knight, an unmarried man, who is/are personally known to me or who has produced Florida drivers license as identification.



Notary Public
Name: _____
My Commission Expires: _____



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

Notice of Violation

To: Ramroop, Jagwanti
1116 Bristol Dr.
Cocoa, FL 32922

Date: 11/3/2025

Case: 25-731

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: 1116 Bristol Dr. Cocoa, FL 32922

Parcel ID: 24-36-29-77-* -3

Violations:

(1) *City of Cocoa Code Appendix A. Art. XV. Sec 2 (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.*

Corrective Action:

(1) Please obtain the appropriate permit(s) for all interior previously completed unpermitted work (drywall).

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

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

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

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

9589 0710 5270 2263 6681 23

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

Postage

\$

Total Postage and Fees

\$

Service

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





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 25-731 was posted at the following location(s):

(1) Date Posted: 11/3/2025

Location: 65 Stone St. Cocoa, FL 32922

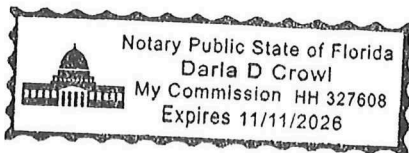


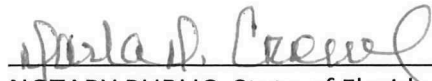
Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of November, 2025
by Jason Brimm Code officer





NOTARY PUBLIC, State of Florida

Print Name: Darla D Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: July 31, 2026
Case Number: 25-001571

NOTICE OF HEARING

Ramroop, Jagwanti
1116 Bristol Dr.
Cocoa, FL 32922

RE: 1116 Bristol Dr. Cocoa, FL 32922
Parcel ID: 24-36-29-77-*-3

Complainant:
THE CITY OF COCOA
A Florida Municipal Corporation

v.

Respondent(s):
Jagwanti Ramroop
Current Property Owner(s)

A hearing will be conducted before the City of Cocoa Code Enforcement Board on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as possible. The hearing will be held in **City of Cocoa City Hall Council Chambers**, located at **65 Stone Street, Cocoa, Florida 32922**.

The Code Enforcement Board will receive testimony and evidence regarding the alleged violation(s) occurring upon the property of the Respondent(s), as set forth in the Notice(s) of Violation, and shall determine whether the violation(s) have been corrected pursuant to Section 162.07, Florida Statutes, and the City of Cocoa Code of Ordinances.

Alleged Violation(s):

- (1) Drywall installation without a permit.

Applicable City Code(s):

- (1) City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

Potential Board Action

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

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

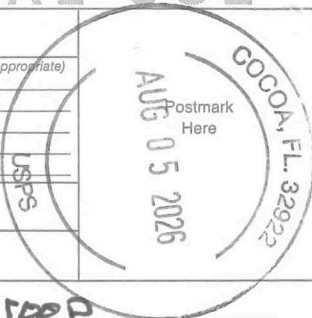
Sagwanti Ramroop

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

1116 Bristol Dr.

City, State, ZIP+4®

Cocoa, FL 32922



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



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

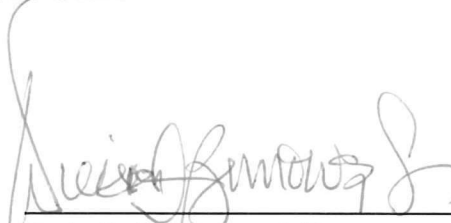
AFFIDAVIT OF POSTING

Pursuant to Chapter 162, Florida Statutes, I, William Burrows, Code Enforcement Officer, City of Cocoa Code Enforcement Department, hereby affirms that a copy of the Notice of Hearing for case 25-001571 was posted at the following location(s):

Date Posted: 07/31/2026

Location: 65 Stone Street Cocoa, FL 32922

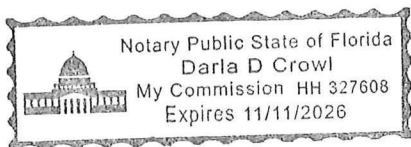
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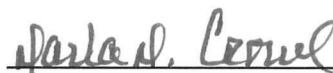

Code Enforcement Officer

STATE OF FLORIDA

City of Cocoa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July, 2026
by William Burrows. Code Officer.





NOTARY PUBLIC, State of Florida

Print Name: Darla D. Crowl

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



**Community Services Department
Code Enforcement Division**
65 Stone Street
Cocoa, FL 32922
321-433-8508

Date: September 2, 2026
Case Number: 25-000731

NOTIFICATION OF VIOLATION(S) & NOTICE OF HEARING

RAMROOP, JAGWANTI
1116 Bristol Dr.
Cocoa, FL 32922

RE: 1116 Bristol Dr. Cocoa, FL 32922
Parcel ID: 24-36-29-77-*3

Complainant:	v.	Respondent(s):
THE CITY OF COCOA		RAMROOP, JAGWANTI
A Florida Municipal Corporation		Current Property Owner(s)

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Alleged Violation(s):

- (1) Construction/alteration of building without a permit.

Applicable City Code(s):

- (1) City of Cocoa Code Appendix A. Art. XV. Sec 2 (A)*

Respondent(s) Rights

You are entitled to appear at the hearing, testify on your own behalf, present evidence, documents, photographs, and witnesses, and be represented by legal counsel, if you choose. Because the proceedings before the Code Enforcement Board are legal in nature, you may wish to have an attorney present at the hearing.

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