



City of Cocoa, Florida

COCOA POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION

Serving the Community



CE 22-767 – 215 Riverside Dr City Council Summary:

This case was cited on **July 5, 2023**. It was cited as a repeat offense for **Permit Required, App. A Art. XV Sec. 2 (a)**

The Code Enforcement Board held a public hearing on **August 17, 2023** at which point staff presented evidence and testimony of the violations.

The property owner was not present at the hearing at which a point an order imposing penalty on a repeat violation was issued with the fines beginning **July 5, 2023** until compliance was met on **December 27, 2023** and ran at **\$500.00 per day**.

The current property owner via the Brevard County Property Appraiser is **Parkside Properties LLC** and property ownership has not changed throughout the life of the case. All correspondence was sent to **3133 Corrine Dr Orlando FL, 1860 Chippewa Trl Maitland FL** and posted to the property in violation at 215 Riverside Dr, in accordance with F.S. 162.12 for service of process.

The total fine amount balance is: **\$87,510.00**

The current market value of the property is: **\$903,650.00**

The Owner requested the lien be reduced to: **Cost of Staff**

Length of time it took to achieve compliance: **Approx 5 Months**

On **March 21, 2024** the Code Enforcement Board voted the lien be reduced to: **\$50,000.00**

- The property owner's attorney (Jay Thakkar) argues the notices were not sent to the owner's correct address. Correspondence was sent to the address on file with the property appraiser and listed registered agents via SunBiz. The property appraiser's listed mailing address changed to PO Box 10250 Portland ME 04104 sometime between August 17, 2023 and December 27, 2023. Supporting evidence was provided and explained to the property owner and Mr. Thakkar (attorney).
 - This case was a repeat violation therefore fines began accruing on the date the violation was observed (July 5, 2023). The property was previously found in violation of permit required on **April 18, 2019**.
 - Permit Required Violation resulted from unpermitted alterations to plumbing, windows, and exterior walls.
 - This is a low-rise apartment rental and Mr. Thakkar has stated the owner intends to sell.
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