

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

Government Center – Building C – Space Coast Room
(Second Floor)
2725 Judge Fran Jamieson Way
Viera, Florida

Thursday, May 18, 2023
9:00 A.M.

- I. Call to Order**
- II. Approval of Minutes of Previous Hearing**
- III. New Business other than Public Hearings**
 - a. Complied**
 - b. Admission of Violation**
 - c. Continuances**
- IV. Public Hearings - Attorney hearings begin at 10:00 a.m.**
- V. Old Business**
 - a. Impositions of Administrative Fine/Lien**
 - b. Acknowledgements of Compliance**
- VI. Next hearing date – June 15, 2023**
Space Coast Room (2nd Floor)
- VII. Adjournment**

If a person desires to appeal any decision made by this board, agency, or commission (as appropriate) with respect to any matter considered at this meeting or hearing, such a person will need a record of this proceeding and that, for such purposes, such person may need to ensure that a verbatim record of this proceeding is made, at his/her own expense, which record includes testimony and evidence upon which any such appeal is to be based.

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

Thursday, 18 May 2023 Agenda Items

Public Hearing

Case Number: 22CE-00757

Tax Account Number: 2605971

Site Address: 6533 S HIGHWAY 1, ROCKLEDGE, FL 32955

Owner: IR TIKI LLC 577 BARNES BLVD, STE 650, ROCKLEDGE, FL 32955-5299

Case Number: 22CE-01164

Tax Account Number: 2420441

Site Address: 180 MINNA LN, UNIT 305, MERRITT ISLAND, FL 32953

Owner INVESTMENT LLC 1600 S BABCOCK ST, MELBOURNE, FL 32901-4439

Case Number: 22CE-01344

Tax Account Number: 2400841

Site Address: 4525 KNOXVILLE AVE, COCOA, FL 32926

Owner: HPA II BORROWER 2019-1 LLC
120 S RIVERSIDE PLZ, STE 2000, CHICAGO, IL 60606-6995

Case Number: 22CE-01374

Tax Account Number: 2416608

Site Address: 1302 CLEARLAKE RD, A-D COCOA, FL 32922

Owners: JAMES A MAULDIN & TAMMI F MAULDING
1300 CLEARLAKE RD, COCOA, FL 32922

Case Number: 22CE-01392

Tax Account Number: 2102670

Site Address: 2955 HARTMAN LN, MIMS, FL 32754

Owners: DEVON S MATHIS; TERRY LEE NEVILLE LIVING TRUST
2955 HARTMAN LN, MIMS, FL 32754-3616

Case Number: 23CE-00043

Tax Account Number: 2419714

Site Address: 295 MONTEGO BAY CT, MERRITT ISLAND, FL 32953

Owner: URSZULA KACZMARCZYK
295 MONTEGO BAY CT, MERRITT ISLAND, FL 32953-3242

Case Number: 23CE-00049

Tax Account Number: 2511149

Site Address: 4105 HARRELL RD, ROCKLEDGE, FL 32955

Owner: TRAVIS BERRY INC 4105 HARRELL RD, ROCKLEDGE, FL 32955-5318

Case Number: 23CE-00096

Tax Account Number: 2702720

Site Address: 1575 HARLOCK RD MELBOURNE, FL 32934

Owners: JOHN K MARSHALL & REBECCA J MARSHALL
1575 HARLOCK RD, MELBOURNE, FL 32934-7184

Case Number: 23CE-00167

Tax Account Number: 2420165

Site Address: 250 VISCOUNT AVE MERRITT ISLAND, FL 32953

Owners: RICK J VANCE; ELIZABETH J VANCE & RICK A VANCE
250 VISCOUNT AVE, MERRITT ISLAND, FL 32953-4643

Case Number: 23CE-00174

Tax Account Number: 2432111

Site Address: 1594 CORAL ST, MERRITT ISLAND, FL 32952

Owner: JOSEPH R HAIN 1594 CORAL ST, MERRITT ISLAND, FL 32952-5604

Case Number: 23CE-00251

Tax Account Number: 2800939

Site Address: 5 ANNETTE DR, MELBOURNE, FL 32904

Owner: TELLUS LLC PO BOX 360752 MELBOURNE, FL 32936-0752

Case Number: 23CE-00262

Tax Account Number: 2605769

Site Address: CONFIDENTIAL PURSUANT TO FL STATUTES

Owner: KEITH R JOHNSON CONFIDENTIAL PURSUANT TO FL STATUTES

Case Number: 23CE-00280

Tax Account Number: 2001730

Site Address: 4169 AURANTIA RD, MIMS, FL 32754

Owner: OSCAR DAVIS 4169 AURANTIA RD, MIMS, FL 32754-4708

Case Number: 23CE-00331

Tax Account Number: 2944798

Site Address: 980 LAVA ST SE, PALM BAY, FL 32909

Owner: TAVON HASHIEM WILSON PO BOX 061655, PALM BAY, FL 32906-1655

Case Number: 23CE-00332

Tax Account Number: 2900654

Site Address: 499 SANTO DOMINGO AVE SW, PALM BAY, FL 32908

Owner: ARTHUR M COSTA, III 499 SANTO DOMINGO AVE SW, PALM BAY, FL 32908-3504

Case Number: 23CE-00333

Tax Account Number: 2926705

Site Address: 330 BRICKELL ST SE, PALM BAY, FL 32909

Owner: SRP SUB, LLC 1717 MAIN ST, STE 2000, DALLAS, TX 75201-4657

Case Number: 23CE-00334

Tax Account Number: 2907810

Site Address: 1474 SCHMITT AVE SW, PALM BAY, FL 32908

Owners: MICHAEL JAMES FRALIN & ALICIA MARIA FRALIN
1474 SCHMITT AVE SW, PALM BAY, FL 32908

Case Number: 23CE-00335

Tax Account Number: 2928023

Site Address: 815 DRIFTWOOD AVE SE, PALM BAY, FL 32909

Owner: 2018-2 IH BORROWER LP
C/O RYAN LLC PO BOX 4900, SCOTTSDALE, AZ 85261-4900

Case Number: 23CE-00336

Tax Account Number: 2928034

Site Address: 612 ALHAMBRA RD SE, PALM BAY, FL 32909

Owner: 2018-2 IH BORROWER LP
C/O RYAN LLC PO BOX 4900, SCOTTSDALE, AZ 85261-4900

Case Number: 23CE-00337

Tax Account Number: 2945340

Site Address: 924 WHEATLEY ST SE, PALM BAY, FL 32909

Owner: LENNY ANGELINA FRANCO 924 WHEATLEY ST SE, PALM BAY, FL 32909-7458

Case Number: 23CE-00344

Tax Account Number: 2961216

Site Address: 211 CRYSTAL BAY LN, MELBOURNE BEACH, FL 32951

Owners: DEREK HECKMAN & SHANAN HECKMAN 212 SANIBEL WAY, MELBOURNE BEACH, FL 32951-3486

Case Number: 23CE-00355

Tax Account Number: 2939664

Site Address: 1553 COLORADO ST SE, PALM BAY, FL 32909

Owner: JONATHAN EVANS 1553 COLORADO ST SE, PALM BAY, FL 32909-5774

Case Number: 23CE-00356

Tax Account Number: 2815130

Site Address: 151 CARMELITE AVE NW, PALM BAY, FL 32907

Owner: JAMES MC LEAN, JR 9914 - 205TH ST, HOLLIS, NY 11423

Case Number: 23CE-00357

Tax Account Number: 2929367

Site Address: 2416 EMERSON DR SE, PALM BAY, FL 32909

Owner: CLIFF RATLIFF, III 2416 EMERSON DR SE, PALM BAY, FL 32909-4972

Case Number: 23CE-00358

Tax Account Number: 2929367

Site Address: 2416 EMERSON DR SE, PALM BAY, FL 32909

Owner: CLIFF RATLIFF, III 2416 EMERSON DR SE, PALM BAY, FL 32909-4972

Case Number: 23CE-00365

Tax Account Number: 2900479

Site Address: 344 WILTON AVE SW, PALM BAY, FL 32908

Owner: ADELAIDE L THOMPSON 344 WILTON AVE SW, PALM BAY, FL 32908

Case Number: 23CE-00366

Tax Account Number: 2929046

Site Address: 715 VANTAGE ST SE, PALM BAY, FL 32909

Owner: PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC
6640 SHADY OAK RD, STE 400, EDEN PRAIRIE, MN 55344-7700

Case Number: 23CE-00367

Tax Account Number: 2950990

Site Address: 3291 SAN JOSE AVE SE, PALM BAY, FL 32909

Owner: ROBERT LARACUENTE 3291 SAN JOSE AVE SE, PALM BAY, FL 32909-8423

Case Number: 23CE-00368

Tax Account Number: 3020664

Site Address: 5260 AMBROSIA LN, MERRITT ISLAND, FL 32953

Owners: DONNITA LADEL BENNETT & MICHAEL LAYNE BENNETT
5260 AMBROSIA LN, MERRITT ISLAND, FL 32953-7528

Case Number: 23CE-00369

Tax Account Number: 2933380

Site Address: 1350 RAINBOW RD SE, PALM BAY, FL 32909

Owner: EASTER J WILLIAMS 1350 RAINBOW RD SE, PALM BAY, FL 32909

Case Number: 23CE-00389

Tax Account Number: 2925950

Site Address: 186 RICHARDSON ST SE, PALM BAY, FL 32909

Owner: JULIETTE BROWN-DICKS 186 RICHARDSON ST SE, PALM BAY, FL 32909

Case Number: 23CE-00390

Tax Account Number: 2945240

Site Address: 947 PALO ALTO ST SE, PALM BAY, FL 32909

Owner: ANDREW THE MAN 1025 BRYCE LN, MELBOURNE, FL 32904-8719

Case Number: 23CE-00394

Tax Account Number: 2923731

Site Address: 385 COWNIE AVE SE, PALM BAY, FL 32909

Owners: JEFFREY PAUL HORTON, JR & KIRSTEN LE-ANN HORTON
385 COWNIE AVE SE, PALM BAY, FL 32909-3735

Case Number: 23CE-00395

Tax Account Number: 2928784

Site Address: 700 COCONUT ST SE, PALM BAY, FL 32909

Owners: KEVIN ANTHONY MCLEAN & KENEISHA ALECIA MCLEAN
700 COCONUT ST SE, PALM BAY, FL 32909

Case Number: 23CE-00396

Tax Account Number: 2926132

Site Address: 390 BALI ST SE, PALM BAY, FL 32909

Owner: CHRISTOPHER SALTZMAN 390 BALI ST SE, PALM BAY, FL 32909-4061

Case Number: 23CE-00397

Tax Account Number: 2928175

Site Address: 618 BRICKELL ST SE, PALM BAY, FL 32909

Owner: WILET PIERRE NOEL 618 BRICKELL ST SE, PALM BAY, FL 32909

Case Number: 23CE-00398

Tax Account Number: 2514587

Site Address: 1229 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owners: DEAN R WEGERIF & JENNIFER L WEGERIF
1229 S BANANA RIVER DR, MERRITT ISLAND, FL 32952-2722

Case Number: 23CE-00400

Tax Account Number: 2929120

Site Address: 781 AVALON ST SE, PALM BAY, FL 32909

Owner: ANDREA DEL CARMEN INFANTE 781 AVALON ST SE, PALM BAY, FL 32909

Case Number: 23CE-00401

Tax Account Number: 2927074

Site Address: 978 CRANBERRY RD SE, PALM BAY, FL 32909

Owners: EVELLYNEIS ELENA DEJESUS & DANIEL MIGUEL DEJESUS
978 CRANBERRY RD SE, PALM BAY, FL 32909-4757

Case Number: 23CE-00402

Tax Account Number: 2926209

Site Address: 587 BLACK HORSE ST SE, PALM BAY, FL 32909

Owner: GILBERT ABITBOL 184 33 TUDOR RD, JAMAICA, NY 11432

Case Number: 23CE-00403

Tax Account Number: 2949102

Site Address: 2663 SAN FILIPPO DR SE, PALM BAY, FL 32909

Owners: ROSANGEL CAROLINA GOMEZ RUBIO & ERIK ALEXANDER AYES HERNANDEZ
2663 SAN FILIPPO DR SE, PALM BAY, FL 32909-8925

Case Number: 23CE-00405

Tax Account Number: 2814170

Site Address: 1133 SERENADE ST NW, PALM BAY, FL 32907

Owner: FKH SFR C1 LP
1850 PARKWAY PL SE, STE 900 c/o FIRST KEY HOMES LLC, MARIETTA, GA 30067-8261

Case Number: 23CE-00407

Tax Account Number: 2935195

Site Address: 918 ZAMORA ST SE, PALM BAY, FL 32909

Owners: FRISMA CHARLES & NADEGE SAINTIL
918 ZAMORA ST SE, PALM BAY, FL 32909-5265

Case Number: 23CE-00408

Tax Account Number: 2927884

Site Address: 583 COLLINGS ST SE, PALM BAY, FL 32909

Owner: ONE THIRD LAND RENTAL LLC 5420 LAGORCE DR, MIAMI BEACH, FL 33140-2136

Others

Case Number: 13CE-01881

Tax Account Number: 3004836

Site Address: 881 HAWTHORN CIR, BAREFOOT BAY, FL 32976

Previous Owners: KEVIN D DAY & CHERIE A SPENCER

New Owner: LANE R JOHNSON, TRUSTEE, LANE R JOHNSON REVOCABLE TRUST
1630 SE GAINSWOOD CT, PORT SAINT LUCIE, FL 32976

Case Number: 18CE-00731

Tax Account Number: 2606044

Site Address: 6030 N HIGHWAY 1, MELBOURNE, FL 32940

Previous Owner: SOMOJO PROPERTIES LLC
C/O 3735 ARCHDALE ST, MELBOURNE, FL 32940-7795
by ADAM DICKENSON, CONTROL RESULTS, with Joseph Sternberg, Attorney

New Owner: SOUTH LAKESIDE HOLDINGS LLC

Case Number: 20CE-01817

Tax Account Number: 2606044

Site Address: 6030 N HIGHWAY 1, MELBOURNE, FL 32940

Previous Owner: SOMOJO PROPERTIES LLC
C/O 3735 ARCHDALE ST, MELBOURNE, FL 32940-7795
by ADAM DICKENSON, CONTROL RESULTS, with Joseph Sternberg, Attorney

New Owner: SOUTH LAKESIDE HOLDINGS LLC

Case Number: 22CE-01056

Tax Account Number: 2928536

Site Address: 751 DIPLOMAT AVE SE, PALM BAY, FL 32909

Owners: DUSTIN CREASY & DAVID J SCHULTZ
841 POTOMAC DR, MELBOURNE, FL 32904

Impositions

Case Number: 08CE-03431 (09-03431)

Tax Account Number: 2406329

Site Address: 6822 BEAR TRL, COCOA, FL 32926

Previous Owner: TOM JOAD HELPING THOSE WHO HAVE HAD EVERYTHING TAKEN FROM THEM aka EDEN PLAN CORP 5161 CALAMONDIN AVE, COCOA, FL 32926

New Owner: DANIEL BRIAN DAVIS 4740 LAKE SUPERIOR DR, COCOA, FL 32926

Case Number: 08CE-03843 (09-0197)

Tax Account Number: 2406329

Site Address: 6822 BEAR TRL, COCOA, FL 32926

Previous Owner: TOM JOAD HELPING THOSE WHO HAVE HAD EVERYTHING TAKEN FROM THEM aka EDEN PLAN CORP 5161 CALAMONDIN AVE, COCOA, FL 32926

New Owner: DANIEL BRIAN DAVIS 4740 LAKE SUPERIOR DR, COCOA, FL 32926

Case Number: 09CE-00727 (08-0168)

Tax Account Number: 2317150

Site Address: 301 RONALD ST, COCOA, FL 32927

Previous Owner: DEBORAH SIMPSON 301 RONALD ST, COCOA, FL 32927

New Owner: CHRISTOPHER WILKINS 543 BOUNTY AVE NE, PALM BAY FL 32907

Case Number: 09CE-01282

Tax Account Number: 2406346

Site Address: 6813 BEAR TRL, COCOA, FL 32926

Previous Owner: DON WHIDDEN 6813 BEAR TRL, COCOA, FL 32926

New Owner: ANTHONY CUTTAIA 6813 BEAR TRL, COCOA, FL 32926

Case Number: 09CE-03152 (08-0550)

Tax Account: 2409254

Site Address: 228 A LN, COCOA, FL 32926

Owners: WALTER R BROTHER & WALTER R BROTHERS, JR
6385 ABERFOYLE AVE, COCOA FL 32927

Case Number: 09CE-03218 (08-0469)

Tax Account Number: 2958800

Site Address: 7875 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owners: RONALD G BUTT & NANCY E LANE
7875 HIGHWAY A1A, MELBOURNE BEACH, FL 32951-3910

Case Number: 09CE-03219 (08-0470)

Tax Account Number: 2958800

Site Address: 7875 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owners: RONALD G BUTT & NANCY E LANE
7875 HIGHWAY A1A, MELBOURNE BEACH, FL 32951-3910

Case Number: 10CE-00280

Tax Account Number: 2402542

Site Address: 4390 OSPREY AVE, COCOA, FL 32926

Owner: RICHARD A THOMSON 152 B SILVER HILL LANE, COCOA, FL 32926

Case Number: 11CE-01059 (07-1874)

Tax Account Number: 2509970

Site Address: 1073 JUDITH TERRACE, ROCKLEDGE, FL 32955

Owner: LEROY C SMITH 1073 JUDITH TERRACE, ROCKLEDGE, FL 32955

Case Number: 11CE-01488 (07-0046)

Tax Account Number: 2317150

Site Address: 301 RONALD ST, COCOA, FL 32927

Owner: DEBORAH SIMPSON 301 RONALD ST, COCOA, FL 32927

New Owner: CHRISTOPHER WILKINS 543 BOUNTY AVE NE, PALM BAY FL 32907

Case Number: 11CE-01679 (05-2129)

Tax Account Number: 3008708

Site Address: THOMPSON RD, MICCO, FL 32976

Previous Owner: RAWLAND O MELLIN
9611 US HIGHWAY 1 N, PMB 204, SEBASTIAN, FL 32958-6363

New Owners: GUY GILLETTE, ROBYN J GILLETTE
9590 HIBISCUS AVE, SEBASTIAN, FL 32976

Case Number: 17CE-01058

Tax Account Number: 2407734

Site Address: 2509 COCOANUT DR, COCOA, FL 32926

Previous Owner: PHYLLIS MISSIO 575 BELAIR AVE, MERRITT ISLAND, FL 32953

New Owner: SKYY INVESTMENTS LLC, by Vern Daniels
2000 CHENEY HWY, STE 103-170, TITUSVILLE, FL 32780

Case Number: 21CE-00409

Tax Account Number: 2511723

Site Address: 4657 S HIGHWAY 1, COMMON, ROCKLEDGE, FL 32955

Owner: PEDDLERS VILLAGE LLC 4657 US HIGHWAY 1, ROCKLEDGE, FL 32955

Case Number: 22CE-01364

Tax Account Number: 2315274

Site Address: 7555 PATTI DR, MERRITT ISLAND, FL 32953

Owners: JEFFREY W MC KEEHAN & DIANE L MC KEEHAN
7555 PATTI DR, MERRITT ISLAND, FL 32953

Case Number: 23CE-00054

Tax Account Number: 2718029

Site Address: 1560 SENECA DR, MELBOURNE, FL 32935

Owner: NORMAN DULONG, JR 1560 SENECA DR, MELBOURNE, FL 32935-4117

Case Number: 23CE-00080

Tax Account Number: 2316758

Site Address: 5695 BROAD ACRES ST, MERRITT ISLAND, FL 32953

Owners: ANDREW KWASNICKI & AMY ALBERT
19 COUNTRY CLUB LANE, WOODSTOCK, NY 12498

Acknowledgments

Case Number: 11CE-01410 (06-0254)

Tax Account Number: 2501163

Site Address: 1396 EARL DR, MERRITT ISLAND, FL 32952

Owner: LESLIE CALAWAY 1396 EARL DR, MERRITT ISLAND, FL 32952

Case Number: 14CE-00442

Tax Account Number: 2317344

Site Address: 1780 PINWOOD RD MELBOURNE, FL 32934

Owner: JIMMY DALE CULP, SR

Case Number: 22CE-00098

Tax Account Number: 2702632

Site Address: 354 AKORN ST, COCOA, FL 32927

Owners: JENNI MARLENE CASH & JOHN C A COSTELLO
1780 PINEWOOD RD, MELBOURNE, FL 32934-9022

Case Number: 22CE-00315

Tax Account Number: 2514619

Site Address: 1325 NEWFOUND HARBOR DR, MERRITT ISLAND, FL 32952

Owners: TING TING ZHOA & GUANGDE ZHANG
12041 ULETA LN, ORLANDO, FL 32827-7257

Case Number: 22CE-00635

Tax Account Number: 2401339

Site Address: 4295 TANGELO AVE, COCOA, FL 32926

Owners: RYAN F ARMSTRONG & CHRISTINE E ZARUBA
4295 TANGELO AVE, COCOA, FL 32926-2818

Case Number: 22CE-01094

Tax Account Number: 2905845

Site Address: 355 SW MOTT ST SW, PALM BAY, FL 32908

Owner: JEANINE RENEE BUCARIA 355 MOTT ST SW, PALM BAY, FL 32908-1747

Case Number: 22CE-01295

Tax Account Number: 2902803

Site Address: 2018 JUPITER BLVD SW, PALM BAY, FL 32908

Owners: BURNETT A BLAKE & JASMIN BLAKE, COTRUSTEES, BLAKE FAMILY TRUST
DATED 11/4/2015 2932 WESTSIDE AVE SE, PALM BAY, FL 32909-7665

Case Number: 23CE-00112

Tax Account Number: 2716304

Site Address: 112 VENUS CT, INDIALANTIC, FL 32903

Owners: JONATHAN L HUGHES & JORI-LEE A HUGHES, TRUSTEES, THEIR
SUCCESSORS IN TRUST, HUGHES FAMILY TRUST DTD 9/4/2010
4070 CAREYWOOD DR, MELBOURNE, FL 32934-7676