

# **AGENDA**

## **CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

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

Thursday, September 21, 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 – October 19, 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, 21 September 2023 Agenda Items

## Public Hearing

Case Number: 23CE-00563

Tax Account Number: 2412962

Site Address: 2330 SYKES CREEK DR, MERRITT ISLAND, FL 32953

Owners: LUCY GARCIA & EDUARDO GARCIA; SAMANTHA K GARCIA  
4930 COCONUT BLVD, WEST PALM BEACH, FL 33411-8997

Case Number: 23CE-00574

Tax Account Number: 2315199

Site Address: FAY DR, MERRITT ISLAND, FL 32953

Owner: NABIL SAAD 2270 SYKES CREEK DR, MERRITT ISLAND, FL 32953

Case Number: 23CE-00595

Tax Account Number: 3008439

Site Address: 8875 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owner: BAYIT EN LA PLAYA LLC 4601 SHERIDAN ST, STE 415, HOLLYWOOD, FL 33021

Case Number: 23CE-00600

Tax Account Number: 2424184

Site Address: 1225 SCHOOL ST, COCOA, FL 32922

Owner: ROOSEVELT HARVEY 1225 SCHOOL ST, COCOA, FL 32922

Case Number: 23CE-00618

Tax Account Number: 3006435

Site Address: 8820 HIGHWAY 1, MOTEL, MICCO, FL 32976

Owner: HARBORVIEW MOTEL AND EFFICIENCIES, INC  
9986 SEBASTIAN RIVER DR, SEBASTIAN, FL 32976-3314

Case Number: 23CE-00634

Tax Account Number: 2953105

Site Address: 5070 SEILER ST, MELBOURNE BEACH, FL 32951

Owners: MARK RUTKOWSKI & ANNETTE MARIE ARMSTRONG-RUTKOWSKI, TRUSTEES,  
THE MARK RUTKOWSKI & ANNETTE MARIE ARMSTRONG-RUTKOWSKI REVOCABLE  
TRUST DATED 04/29/2021  
5070 SEILER ST, MELBOURNE BEACH, FL 32951-3232

Case Number: 23CE-00724

Tax Account Number: 3005862

Site Address: 453 EGRET CIR, BAREFOOT BAY, FL 32976

Owners: MARIA ELENA TAYLOR; ROSEMARIE A GOIN  
453 EGRET CIR, BAREFOOT BAY, FL 32976

Case Number: 23CE-00725

Tax Account Number: 2309540

Site Address: 6090 WILDERNESS AVE, COCOA, FL 32927

Owner: ALTO ASSET COMPANY 4 LLC  
5001 PLAZA ON THE LAKE, STE 200, AUSTIN, TX 78746-1053

Case Number: 23CE-00742

Tax Account Number: 2103051

Site Address: 3109 BROCKETT RD, MIMS, FL 32754

Owner: WILLIAM MOODY 3109 BROCKETT RD, MIMS, FL 32754-5628

Case Number: 23CE-00748

Tax Account Number: 2102315

Site Address: 3360 BREVARD RD, MIMS, FL 32754

Owners: DONALD R HUFF aka DONALD RAY HUFF & REBECCA M HUFF aka REBECCA JOSEPHINE HUFF LIFE ESTATE  
3360 BREVARD RD, MIMS, FL 32754-5529

Case Number: 23CE-00749

Tax Account Number: 2409989

Site Address: 3613 BROPHY BLVD, COCOA, FL 32926

Owner: TCVP PROPERTY LLC 2972 CARLSBAD CT, OVIEDO, FL 32765-8421

Case Number: 23CE-00769

Tax Account Number: 2409909

Site Address: 3879 KENNEDY CIR, COCOA, FL 32926

Owner: CHRISTINE ROTTA PO BOX 541056, MERRITT ISLAND, FL 32954-1056

Case Number: 23CE-00776

Tax Account Number: 2309042

Site Address: 6300 ARBOR AVE, COCOA, FL 32927

Owners: STACEY LEE STOLL; MARILYN F STOLL 6300 ARBOR AVE, COCOA, FL 32927

Case Number: 23CE-00829

Tax Account Number: 2939371

Site Address: 1222 SAN MATIO ST SE, PALM BAY, FL 32909

Owners: CHRISTOPHER M MOCERINO; RICHARD S MOCERINO; RENA J MOCERINO  
1222 SAN MATIO ST SE, PALM BAY, FL 32909-5769

Case Number: 23CE-00830

Tax Account Number: 2928199

Site Address: 573 ANDREW ST SE, PALM BAY, FL 32909

Owner: ELIZABETH ANN ARVIK 573 ANDREW ST SE, PALM BAY, FL 32909-4412

Case Number: 23CE-00831

Tax Account Number: 2938870

Site Address: 1075 WINDMILL ST SE, PALM BAY, FL 32909

Owner: LINA PARRA-AMAR 1075 WINDMILL ST SE, PALM BAY, FL 32909-5865

Case Number: 23CE-00832

Tax Account Number: 2906137

Site Address: 178 SCOTCH ST SW, PALM BAY, FL 32908

Owner: KENYA M WRIGHT 178 SCOTCH ST SW, PALM BAY, FL 32908-7428

Case Number: 23CE-00833

Tax Account Number: 2940058

Site Address: 1491 SAN FILIPPO DR SE, PALM BAY, FL 32909

Owner: CRYSTAL A FORTES 1491 SAN FILIPPO DR SE, PALM BAY, FL 32909-5928

Case Number: 23CE-00834

Tax Account Number: 2615567

Site Address: 6317 SPINAKER DR, ROCKLEDGE, FL 32955

Owners: BRIAN J WEST & GINNY L WEST  
6317 SPINAKER DR, ROCKLEDGE, FL 32955-5781

Case Number: 23CE-00835

Tax Account Number: 2935706

Site Address: 1061 WABASH RD SE, PALM BAY, FL 32909

Owner: MCH SFR PROPERTY OWNER 3 LLC  
14355 COMMERCE WAY, MIAMI LAKES, FL 33016-1502

Case Number: 23CE-00836

Tax Account Number: 2902905

Site Address: CONFIDENTIAL PURSUANT TO FLORIDA STATUTES

Owner: VALERIE GLADYS FRANCOIS & DEMETRIUS XAVIER BAPTISTE

Case Number: 23CE-00838

Tax Account Number: 2927751

Site Address: 570 ENTRADA ST SE, PALM BAY, FL 32909

Owner: BRANDON COLVIN YATES 570 ENTRADA ST, PALM BAY, FL 32909

Case Number: 23CE-00839

Tax Account Number: 2005315

Site Address: 3145 AURANTIA RD, MIMS, FL 32754

Owner: BRETT SHARP 3145 AURANTIA RD, MIMS, FL 32754-4900

Case Number: 23CE-00861

Tax Account Number: 2719532

Site Address: 425 HELEN ST, MELBOURNE, FL 32935

Owner: NICHOLAS J PHILLIPS 425 HELEN ST, MELBOURNE, FL 32935-3309

Case Number: 23CE-00894

Tax Account Number: 2934492

Site Address: 1647 PAINTER ST SE, PALM BAY, FL 32909

Owner: FKH SFR C2 LP

1850 PARKWAY PL SE, STE 900, C/O FIRST KEY HOMES LLC, MARIETTA, GA 30067-8261

Case Number: 23CE-00895

Tax Account Number: 2946503

Site Address: 2655 DAISY AVE SE, PALM BAY, FL 32909

Owners: ENRIQUE LUIS DIAZ & BRITTANY MARIE DIAZ

2655 DAISY AVE SE, PALM BAY, FL 32909-8965

Case Number: 23CE-00912

Tax Account Number: 2949110

Site Address: 2902 TIVOLI AVE SE, PALM BAY, FL 32909

Owner: TYLER GLEN RICHMOND

2902 TIVOLI AVE SE, PALM BAY, FL 32909-7413

Case Number: 23CE-00913

Tax Account Number: 2950753

Site Address: 2267 COGAN DR SE, PALM BAY, FL 32909

Owner: ASHARII A M CUMMINGS 2267 COGAN DR SE, PALM BAY, FL 32909-8409

Case Number: 23CE-00916

Tax Account Number: 2507865

Site Address: 550 BELLA CAPRI DR, MERRITT ISLAND, FL 32952

Owner: THE JOSEPH F MCMULLEN & SHIRLEY M MCMULLEN TRUST

550 BELLA CAPRI DR, MERRITT ISLAND, FL 32952-5312

Case Number: 23CE-00943

Tax Account Number: 2930463

Site Address: 911 TAFT AVE SE, PALM BAY, FL 32909

Owner: NATASHA NOEMI LORENZO 911 TAFT AVE SE, PALM BAY, FL 32909-5120

Case Number: 23CE-00944

Tax Account Number: 2925199

Site Address: 260 HINCHMAN ST SE, PALM BAY, FL 32909

Owner: US BANK TRUST NA, TRUSTEE, LSF9 MASTER PARTICIPATION TRUST  
3701 REGENT BLVD, STE 200 C/O HUDSON HOMES MANAGEMENT LLC  
IRVING, TX 75063-2296

Case Number: 23CE-00949 (22UT00277)

Tax Account Number: 2743290

Site Address: 3112 SCALLOP LN, MELBOURNE, FL 32903

Owner: JOCELYN LUMMIS 809 NW 10TH AVE, DANIA, FL 33004-2345

Case Number: 23CE-00950 (22UT00617)

Tax Account Number: 2625352

Site Address: 332 LANSING ISLAND DR, SATELLITE BEACH, FL 32937

Owners: DAVID A COHEN & JILL COHEN  
332 LANSING ISLAND DR, SATELLITE BEACH, FL 32937-5105

Case Number: 23CE-00951 (22UT00250)

Tax Account Number: 2418898

Site Address: 425 BELAIR AVE, MERRITT ISLAND, FL 32953

Owner: FKH SFR PROPCO B-HLD LP  
1850 PARKWAY PL SE, STE 900 C/O FIRST KEY HOMES LLC, MARIETTA, GA 30067-8261



Case Number: 23CE-00952 (22UT00633)

Tax Account Number: 2438909

Site Address: 1875 E MERRITT ISLAND CSWY, MERRITT ISLAND, FL 32952

Owner: WPOM LLC

7/11 CORP ATT: TAX DEP #32795 PO BOX 711, DALLAS, TX 75221-0711

Case Number: 23CE-00953 (22UT00605)

Tax Account Number: 2707938

Site Address: 207 WATERBURY LN, INDIAN HARBOUR BEACH, FL 32937

Owners: ANDREW KELLY & MELISSA KELLY

Case Number: 23CE-00966

Tax Account Number: 2534271

Site Address: 5061 VALLE COLLINA LN, MERRITT ISLAND, FL 32952

Owners: NILESH SHAH; SHRADDHA SHAH; NISHITH SHAH; KINNARI SHAH  
5061 VALLE COLLINA LN, MERRITT ISLAND, FL 32952-6429

## **Others**

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: 15CE-00453

Tax Account Number: 2407487

Site Address: 2508 TERRI LN, COCOA, FL 32926

Previous Owner: JAMES J GREEN

New Owner: ROBERTO BENJAMINS INC 1504 EMORY LANE, COCOA, FL 32922

Case Number: 15CE-01660

Tax Account Number: 2304767

Site Address: 5640 BRANDON ST, COCOA, FL 32927

Owner: GARY LEE TAYLOR 297 MYRTHE WOOD RD, MELBOURNE, FL 32940

Case Number: 18CE-01131

Tax Account Number: 2602194

Site Address: 297 MYRTLEWOOD RD, MELBOURNE, FL 32940

Owner: GARY L TAYLOR 297 MYRTLEWOOD RD, MELBOURNE, FL 32940

Case Number: 21CE-00569

Tax Account Number: 2850125

Site Address: 180 RITA BLVD, MELBOURNE BEACH, FL 32951

Owner: GARY TAYLOR 180 RITA BLVD, MELBOURNE BEACH, FL 32951-3006

Case Number: 21CE-01902

Tax Account Number: 2304767

Site Address: 5640 BRANDON ST, COCOA, FL 32927

Owner: GARY LEE TAYLOR 297 MYRTHE WOOD RD, MELBOURNE, FL 32940

Case Number: 22CE-01360

Tax Account Number: 2611662

Site Address: 4263 N HIGHWAY 1, MELBOURNE, FL 32935

Owner: IR TIKI 2 LLC 577 BARNES BLVD, STE 650, ROCKLEDGE, FL 32955-5299

Case Number: 22CE-01397

Tax Account Number: 2514500

Site Address: 915 NEWFOUND HARBOR DR, MERRITT ISLAND, FL 32952

Previous Owner: BRODERICK E BOLTON

New Owner: MARIAN LYNN ALLRED  
915 NEWFOUND HARBOR DR, MERRITT ISLAND, FL 32952

## **Impositions**

Case Number: 12CE-01479

Tax Account Number: 2409257

Site Address: 242 A LN, COCOA, FL 32926

Owners: ERNEST A & LACY L HOLCOMB PO BOX 1072, COCOA, FL 32923-1072

Case Number: 14CE-01628

Tax Account Number: 2315010

Site Address: 4000 HESS AVE nka 4006 HESS AVE S 1/2, COCOA, FL 32926

Owners: EDGAR & GEORGIANNA BEAUCHAMP 4000 HESS AVE, COCOA, FL 32926-6806

Case Number: 23CE-00248

Tax Account Number: 2800068

Site Address: 278 GRAY RD, MELBOURNE, FL 32904

Owners: NICOLE J SNYDER & RODNEY SNYDER  
278 GRAY RD, MELBOURNE, FL 32904-3509

Case Number: 23CE-00279

Tax Account Number: 2318273

Site Address: 415 SEA HORSE LN, COCOA, FL 32927

Owners: WILLIAM NOEL & MARILYNA NOEL 415 SEA HORSE LN, COCOA, FL 32927

Case Number: 23CE-00363

Tax Account Number: 2514739

Site Address: 1750 ANGEL AVE, MERRITT ISLAND, FL 32952

Owner: CARISSA MAE COOMBS 1750 ANGEL AVE, MERRITT ISLAND, FL 32952

Case Number: 23CE-00388

Tax Account Number: 2316584

Site Address: 6545 MC GRUDER RD, MERRITT ISLAND, FL 32953

Owner: JESSE CHANDLEE 6545 MCGRUDER RD, MERRITT ISLAND, FL 32953-7026

Case Number: 23CE-00409

Tax Account Number: 2313959

Site Address: 4855 DATE PALM ST, COCOA, FL 32927

Owner: DANIEL FERRANDO 4855 DATE PALM ST, COCOA, FL 32927-2053

Case Number: 23CE-00445

Tax Account Number: 2406184

Site Address: 7287 EUREKA AVE, COCOA, FL 32926

Owners: LEWIS G RHOADES, Jr; KELLY C HILLIKER  
7287 EUREKA AVE, COCOA, FL 32926

Case Number: 23CE-00514

Tax Account Number: 3006435

Site Address: 8820 HIGHWAY 1, MOTEL, MICCO, FL 32976

Owner: HARBORVIEW MOTEL AND EFFICIENCIES, INC  
9986 SEBASTIAN RIVER DR, SEBASTIAN, FL 32976-3314

## **Acknowledgments**

Case Number: 10CE-00093

Tax Account Number: 2417091

Site Address: 478 ROOSEVELT AVE, MERRITT ISLAND, FL 32953

Owner: SIROUS SHELLY ENTERPRISES LLC  
9827 OSPREY LANDING DR, ORLANDO, FL 32832

Case Number: 16CE-00458

Tax Account Number: 2416644

Site Address: 1436 LORING ST, COCOA, FL 32922

Owner: CHRISTINE ROTTA 817 DIXON BLVD 7C, COCOA, FL 32922

Case Number: 20CE-00572

Tax Account Number: 2304906

Site Address: 7225 BEVIL AVE, COCOA, FL 32927

Owners: ZACHARY WELLER, SARA WELLER 7225 BEVIL AVE, COCOA, FL 32927-2984

Case Number: 20CE-00708

Tax Account Number: 2427529

Site Address: 511 PALM AVE, MERRITT ISLAND, FL 32952

Owners: MITCHELL EMORY LEAVELL LIFE ESTATE; CURTIS JAMES CONGDON; BRIAN CONGDON  
3243 ROBINSON POINT RD, MILTON, FL 32583-2943

Case Number: 23CE-00328

Tax Account Number: 2439263

Site Address: 520 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: VOLCANO PROPERTIES INC 2301 NW 87TH AVE # 501 DORAL, FL 33172-2411

Case Number: 23CE-00370

Tax Account Number: 2438178

Site Address: 1400 GLEN HAVEN DR, MERRITT ISLAND, FL 32952

Owners: FRANK B GOMES, JR; KELLEY GOMES  
133 SUMMER ST, HAVERHILL, MA 01830-6031

Case Number: 23CE-00522

Tax Account Number: 2956041

Site Address: 6774 ANGELES RD, MELBOURNE BEACH, FL 32951

Owners: AMANDA G SMITH & GRAHAM P SMITH  
1050 SHADY LN, MERRITT ISLAND, FL 32952-6042

Case Number: 23CE-00594

Tax Account Number: 2951360

Site Address: CONFIDENTIAL PURSUANT TO FLORIDA STATUTES

Owners: MIGUEL A MELENDEZ & YASHIRA M MELENDEZ  
CONFIDENTIAL PURSUANT TO FLORIDA STATUTES