

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Thursday, 15 May 2025
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 (Uncontested)**
 - 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 – 19 June 2025**
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, 15 May 2025 Agenda Items

Public Hearing

Case Number: 24CE-01098

Tax Account Number: 2431801

Site Address: 1740 WAVECREST ST, MERRITT ISLAND, FL 32952

Owners: RICHARD HENSEL & CATALINA HENSEL
1747 WAVECREST ST, MERRITT ISLAND, FL 32952-5656

Case Number: 24CE-01901

Tax Account Number: 2100313

Site Address: 4709 ESTRADA LN, MIMS, FL 32754

Owner: HOLLY LYNN HEAPS 4709 ESTRADA LN, MIMS, FL 32754-5452

Case Number: 24CE-01942

Tax Account Number: 2408967

Site Address: 120 MAPLEWOOD BLVD, COCOA, FL 32926

Owner: HERBERT B RENSHAW 120 MAPLEWOOD BLVD, COCOA, FL 32926-3235

Case Number: 25CE-00045

Tax Account Number: 2317110

Site Address: 324 BOOTH ST, COCOA, FL 32927

Owners: PAUL SIMPSON; DELYNN SIMPSON 324 BOOTH ST, COCOA, FL 32927-4816

Case Number: 25CE-00147

Tax Account Number: 2316575

Site Address: 6535 BLOSSOM RD, MERRITT ISLAND, FL 32953

Owners: GAYLE JOLLEY & CARA WALRATH
6535 BLOSSOM RD, MERRITT ISLAND, FL 32953-6820

Case Number: 25CE-00152

Tax Account Number: 2423869

Site Address: 2158 W KING ST, COCOA, FL 32926

Owners: ROBERT DEGROSA a/k/a ROBERT DEGROSA LLC
2050 NEWFOUND HARBOR DR, MERRITT ISLAND, FL 32952-2841

Case Number: 25CE-00193

Tax Account Number: 2316393

Site Address: 320 ST PIERRE CT, MERRITT ISLAND, FL 32953

Owner: JOHN R OSBORNE 320 SAINT PIERRE CT, MERRITT ISLAND, FL 32953-6848

Case Number: 25CE-00298

Tax Account Number: 2105549

Site Address: 3080 DIAMOND RD TITUSVILLE, FL 32796

Owners: EXETER 1031 EXCHANGE SERVICES LLC; AKBLUE HOLDINGS LLC
1614 WHITE DOVE DR, WINTER SPRINGS, FL 32708-3864

Case Number: 25CE-00304

Tax Account Number: 2417140

Site Address: 545 EASY ST, MERRITT ISLAND, FL 32953

Owner: RALPH M WILLIAMS JR 1545 N TROPICAL TRL, MERRITT ISLAND, FL 32953-4329

Case Number: 25CE-00321

Tax Account Number: 2608436

Site Address: 131 EAST ARLINGTON ST, SATELLITE BEACH, FL 32937

Owners: GABRIEL CUETO & ANYALIE CUETO
4172 SPARROW HAWK RD, MELBOURNE, FL 32934-8526

Case Number: 25CE-00365

Tax Account Number: 2608491

Site Address: 611 FIRST AVE, SATELLITE BEACH, FL 32937

Owner: ROBERT F WADLEIGH JR 591 FIRST AVE, SATELLITE BEACH, FL 32937-2205

Case Number: 25CE-00399

Tax Account Number: 2419685

Site Address: 830 FIRST ST, MERRITT ISLAND, FL 32953

Owner: KENT P BRIMBERRY 830 FIRST ST, MERRITT ISLAND, FL 32953-2403

Case Number: 25CE-00446

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: 25CE-00476

Tax Account Number: 2719502

Site Address: 461 KENNETH DR, MELBOURNE, FL 32935

Owner: ALLEN L PAYNE, TRUSTEE, THE ALLEN L PAYNE REVOCABLE LIVING TRUST UTD 1/23/2011
461 KENNETH DR, MELBOURNE, FL 32935

Case Number: 25CE-00493

Tax Account Number: 2311727

Site Address: 5365 BURGESS AVE, COCOA, FL 32927

Owner: BRAD WILCOXSON 5365 BURGESS AVE, COCOA, FL 32927-4858

Case Number: 25CE-00499

Tax Account Number: 2310708

Site Address: 1080 ARON ST, COCOA, FL 32927

Owners: IVONE OROZCO-PARRA; GABRIELLA PARRA
1080 ARON ST, COCOA, FL 32927-4962

Case Number: 25CE-00539

Tax Account Number: 2606937

Site Address: 159 LANTERNBACK ISLAND DR, SATELLITE BEACH, FL 32937

Owners: JOSEPH SCOTT SMYTH & SHARIE T SMYTH
159 LANTERNBACK ISLAND DR, SATELLITE BEACH, FL 32937

Case Number: 25CE-00546

Tax Account Number: 2434950

Site Address: 213 GRANT AVE, COCOA BEACH, FL 32931

Owner: ALICE COOPER MITCHELL MOORE
213 GRANT AVE, COCOA BEACH, FL 32931-4021

Case Number: 25CE-00566

Tax Account Number: 2813593

Site Address: 333 KRASSNER DR NW, PALM BAY, FL 32907

Owners: SUAN MUNG; HAU SANG
333 KRASSNER DR NW, PALM BAY, FL 32907-8711

Case Number: 25CE-00567

Tax Account Number: 2934110

Site Address: 1684 TALAVERA ST SE, PALM BAY, FL 32909

Owner: OTLR BMO 1 LLC 4 BRIGHTON RD, STE 204, CLIFTON, NJ 07012-1668

Case Number: 25CE-00568

Tax Account Number: 2814560

Site Address: 443 BRIDGEPORT AVE NW, PALM BAY, FL 32907

Owner: ONE THIRD LAND RENTAL LLC 4 BRIGHTON RD, CLIFTON, NJ 07012-1664

Case Number: 25CE-00569

Tax Account Number: 2956625

Site Address: 407 BEVERLY CT, MELBOURNE BEACH, FL 32951

Owners: JAMES CARL WILSON III; ANNALYNN ZAMBA-WILSON
407 BEVERLY CT, MELBOURNE BEACH, FL 32951-3545

Case Number: 25CE-00570

Tax Account Number: 2901749

Site Address: 1973 JUPITER BLVD SW, PALM BAY, FL 32908

Owner: SFR OWNER ML BORROWER LLC
71 S WACKER DR, STE 2775, CHICAGO, IL 60606-4637

Case Number: 25CE-00571

Tax Account Number: 2901645

Site Address: 1850 JUPITER BLVD SW, PALM BAY, FL 32908

Owner: QAISOUNI MIRGHANI AHMAD BABIKIR
1850 JUPITER BLVD SW, PALM BAY, FL 32908

Case Number: 25CE-00615

Tax Account Number: 2906145

Site Address: 841 DE GROODT RD SW, PALM BAY, FL 32908

Owners: COURTNEY A RUMBLE & MITZIE A RUMBLE
841 DEGROODT RD SW, PALM BAY, FL 32908-1706

Case Number: 25CE-00634

Tax Account Number: 2431702

Site Address: 1445 PARADISE CT, MERRITT ISLAND, FL 32952

Owners: ERIC SHANE BYRD; ASHLEY BYRD
1445 PARADISE CT, MERRITT ISLAND, FL 32952-5560

Others

Case Number: 20CE-01797

Tax Account Number: 2606664

Site Address: 451 SANDPIPER DR, SATELLITE BEACH, FL 32937

Owners: JOHN S STOLTZ; CHRISTINA K STOLTZ
1414 TURNESA DR, TITUSVILLE, FL 32780

Case Number: 24CE-00648

Tax Account Number: 2418470

Site Address: 1340 TAURUS CT, MERRITT ISLAND, FL 32953

Owners: RICHARD S EDWARDS; KIMBERLY A EDWARDS
1340 TAURUS CT, MERRITT ISLAND, FL 32953-3133

Case Number: 24CE-00187

Tax Account Number: 2515177

Site Address: 1950 MONTICELLO AVE, MERRITT ISLAND, FL 32952

Previous Owners: CARRIE LEAH GREEN, TRUST #1950, TERESA SALICK

New Owners: STRIPED SHIRT ENTERPRISES OF COCOA BEACH LLC
152 WEST PASCO LN, COCOA BEACH, FL 32931

Case Number: 24CE-01862

Tax Account Number: 2420396

Site Address: 600 KUREK CT, COMMON, MERRITT ISLAND, FL 32953

Owner: BAXLEY MANOR LLC 211 CAROLINE ST, CAPE CANAVERAL, FL 32920

Impositions

Case Number: 12CE-00524

Tax Account Number: 2928663

Site Address: 701 BRICKELL ST SE, PALM BAY, FL 32909

Owners: MICHAEL J DRAKE & ANGIE D DRAKE
278 CAMERON STR SE, PALM BAY, FL 32909

Case Number: 14CE-01022

Tax Account Number: 2928663

Site Address: 701 BRICKELL ST SE, PALM BAY, FL 32909

Owners: MICHAEL J DRAKE & ANGIE D DRAKE
278 CAMERON STR SE, PALM BAY, FL 32909

Case Number: 19CE-00892

Tax Account Number: 2928663

Site Address: 701 BRICKELL ST SE, PALM BAY, FL 32909

Owners: MICHAEL J DRAKE & ANGIE D DRAKE
278 CAMERON STR SE, PALM BAY, FL 32909

Case Number: 21CE-00555

Tax Account Number: 2437779

Site Address: 370 N BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: PARADISE STRATEGICS LLC
PO BOX 32683 FAIR CHILD GARDENS AVE, PALM BEACH GARDENS, FL 33420-2683

Case Number: 24CE-00919

Tax Account Number: 2103279

Site Address: 2561 PINEAPPLE AVE, MIMS, FL 32754

Owners: RUDOLPH BERRY; EMMA BERRY; FREDERICA JAMES
2530 BETHUNE AVE, MIMS, FL 32754-3902

Case Number: 24CE-01154

Tax Account Number: 2103411

Site Address: 2703 E MAIN ST, MIMS, FL 32754

Owners: WILLIE ARTHUR BRYANT; ALBERTA BRYANT ESTATE
3611 WESTWOOD RD, ORLANDO, FL 32808

Case Number: 24CE-01174

Tax Account Number: 2103519

Site Address: 2620 HARRY T MOORE AVE, MIMS, FL 32754

Owner: 2354 TALMADGE DRIVE LLC 2050 WHITE SANDS DR, TITUSVILLE, FL 32780-2609

Case Number: 24CE-01360

Tax Account Number: 2317722

Site Address: 4160 E RAILROAD AVE, COCOA, FL 32926

Owner: SARAH NEEL 1865 SR 436, WINTER PARK, FL 32792

Case Number: 24CE-01642

Tax Account Number: 2409254

Site Address: 228 A LN, COCOA, FL 32926

Owners: WALTER R BROTHERS & WALTER R BROTHERS, JR
6385 ABERFOYLE AVE, COCOA, FL 32927-3117

Case Number: 24CE-01757

Tax Account Number: 2409468

Site Address: 320 MAPLEWOOD BLVD, COCOA, FL 32926

Owners: ANDREA DANIELLE COCHRAN; CHRISTOPHER NEAL BALLOU
320 MAPLEWOOD BLVD, COCOA, FL 32926-3265

Case Number: 24CE-01819

Tax Account Number: 2410919

Site Address: 3932 OAK HILL DR, COCOA, FL 32926

Owner: PENIEL PROPERTIES 3932 OAK HILL DR, COCOA, FL 32926-5907

Case Number: 24CE-01821

Tax Account Number: 2600439

Site Address: WEKIVA DR, MELBOURNE, FL 32940

Owner: BELL SOUTH TELECOMMUNICATIONS INC D/B/A AT&T FLORIDA
1010 PINE ST #9E-L-01, PROPERTY TAX DEPT, SAINT LOUIS, MO 63101-2015

Case Number: 25CE-00100

Tax Account Number: 2913136

Site Address: 2528 FLEMING AVE SW, PALM BAY, FL 32908

Owners: JOSHUA FREEMAN; CHELSEA WRIGHT
2528 FLEMING AVE SW, PALM BAY, FL 32908-4744

Case Number: 25CE-00125

Tax Account Number: 2615883

Site Address: 3057 PINEDA CROSSING DR, MELBOURNE, FL 32940

Owner: WANDA D HOUSER 3057 PINEDA CROSSING DR, MELBOURNE, FL 32940-1415

Case Number: 25CE-00140

Tax Account Number: 2902282

Site Address: 1079 WELLINGTON ST SW, PALM BAY, FL 32908

Owners: CHELOT JORDAN MADHERE; VESTA PIERRE
1079 WELLINGTON ST SW, PALM BAY, FL 32908-7533

Acknowledgments

Case Number: 11CE-01359 (04-2804)

Tax Account Number: 2310269

Site Address: 6530 STILLWATER AVE, COCOA, FL 32927

Owners: LAURIE & DON WESSEL 6530 STILLWATER AVE, COCOA, FL 32927

Case Number: 12CE-00786

Tax Account Number: 2409362

Site Address: 508 LINCOLN RD, COCOA, FL 32926

Respondent: W & R SANCHEZ RESIDENTIAL LAND TRUST
C/O WILLIAM SANCHEZ PO BOX 136535 CLERMONT, FL 34713-6535

Case Number: 23CE-00479

Tax Account Number: 2935441

Site Address: 930 RALEIGH RD SE, PALM BAY, FL 32909

Owner: JONATHAN LUIS LOAYZA 930 RALEIGH RD SE, PALM BAY, FL 32909-5245

Case Number: 23CE-00828

Tax Account Number: 2434869

Site Address: 224 GRANT AVE, COCOA BEACH, FL 32931

Owner: TGNL ENTERPRISE INC 473 CARDINAL DR, SATELLITE BEACH, FL 32937-3756

Case Number: 24CE-00097

Tax Account Number: 2432048

Site Address: 1565 BREAM ST, MERRITT ISLAND, FL 32952

Owners: JAMES B SMARTT; PATRICIA E SMARTT
1565 BREAM ST, MERRITT ISLAND, FL 32952

Case Number: 24CE-01310

Tax Account Number: 2705778

Site Address: 7749 SOUTH DR, MELBOURNE, FL 32904

Owner: SARAH MABEL POPE 7749 SOUTH DR, MELBOURNE, FL 32904-2419

Case Number: 24CE-01721

Tax Account Number: 2309483

Site Address: 6198 AIRES AVE, COCOA, FL 32927

Owner: ELIZE O SAMOURIAN PO BOX 724, SHARPES, FL 32959-0724

Case Number: 24CE-01889

Tax Account Number: 2410098

Site Address: 559 HAWKINS ST, COCOA, FL 32926

Owners: VERNON WHITE; MARY IDA WHITE 559 HAWKINS ST, COCOA, FL 32926

Case Number: 25CE-00084

Tax Account Number: 2955870

Site Address: 102 FONTAINE ST, MELBOURNE BEACH, FL 32951

Owner: ARTUR TOBOLA 2982 SW 45TH ST, FORT LAUDERDALE, FL 33312-5657

Case Number: 25CE-00177

Tax Account Number: 2508215

Site Address: 888 BROOKSTONE DR, MERRITT ISLAND, FL 32952

Owner: CHRISTOPHER J SMITH 888 BROOKSTONE DR, MERRITT ISLAND, FL 32952

Case Number: 25CE-00196

Tax Account Number: 2727743

Site Address: 499 NORTH RIVER OAKS DR, INDIALANTIC, FL 32903

Owner: JOHN HAID JR 499 N RIVER OAKS DR, INDIALANTIC, FL 32903-4629