

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Thursday, 18 September 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 – 16 October 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

18 September 2025 Agenda Items

Public Hearing

Case Number: 23CE-01170

Tax Account Number: 2112296

Site Address: CONFIDENTIAL PURSUANT TO FLORIDA STATUTES

Owner: TERESA BORKOWSKI PO BOX 562364, MIAMI, FL 33256-2364

Case Number: 24CE-00114

Tax Account Number: 2405118

Site Address: 4475 JAMES RD, COCOA, FL 32926

Owner: CHELSEY L COBB 4475 JAMES RD, COCOA, FL 32926-3672

Case Number: 24CE-01356

Tax Account Number: 2432469

Site Address: 1320 EBB TIDE AVE, MERRITT ISLAND, FL 32952

Owner: CABOT A MC LEAN 1320 EBB TIDE AVE, MERRITT ISLAND, FL 32952

Case Number: 25CE-00250

Tax Account Number: 2438181

Site Address: 1405 GLEN HAVEN DR, MERRITT ISLAND, FL 32952

Owners: CHARLES M SHERIDAN & TRICIA B SHERIDAN
1405 GLEN HAVEN DR, MERRITT ISLAND, FL 32952-5820

Case Number: 25CE-00373

Tax Account Number: 2101946

Site Address: 3495 HAMMOCK RD, MIMS, FL 32754

Owner: TIMOTHY DAVID MAYFIELD, TRUSTEE, TIMOTHY DAVID MAYFIELD LIVING TRUST U/A DTD 4/11/24
1079 EGRET LAKE WAYMELBOURNE, FL 32940-6863

Case Number: 25CE-00553

Tax Account Number: 2953105

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

Owners: MARK RUTKOWSKI & ANNETTE MARIE ARMSTRONG-RUTKOWSKI, TRUSTEES, MARK
RUTKOWSKI & ANNETTE MARIE ARMSTRONG-RUTKOWSKI REVOCABLE TRUST DTD 4/29/2021
5070 SEILER ST, MELBOURNE BEACH, FL 32951-3232

Case Number: 25CE-00617

Tax Account Number: 2105215

Site Address: 1985 ROBI CIR, TITUSVILLE, FL 32796

Owner: ANGELA SMITH 1985 ROBI CIR, TITUSVILLE, FL 32796-1379

Case Number: 25CE-00692

Tax Account Number: 3000366

Site Address: 218 DAVIS LN, PALM BAY, FL 32909

Owners: DONOVAN G DAVIS & DIANA DAVIS, TRUSTEES, DONOVAN G DAVIS TRUST DTD 7/22/2003;
DIANA DAVIS & DONOVAN G DAVIS, TRUSTEES, DIANA DAVIS TRUST DTD 7/22/2003
218 DAVIS LANE, PALM BAY, FL 32909

Case Number: 25CE-00736

Tax Account Number: 2703270

Site Address: 5135 PINA VISTA DR, MELBOURNE, FL 32934

Owners: BRADLEY DALLAS BENDER & AMBER BENDER
5135 PINA VISTA DR, MELBOURNE, FL 32934-7896

Case Number: 25CE-00802

Tax Account Number: 2409380

Site Address: 515 A LN, COCOA, FL 32926

Owner: MORALES RE INVESTMENTS LLC-MELISA
335 DUET AVE, MERRITT ISLAND, FL 32952-3707

Case Number: 25CE-00812

Tax Account Number: 2726771

Site Address: 2245 ABALONE AVE, INDIALANTIC, FL 32903

Owners: CHRISTOPHER A PORGES & CARLA V PORGES
1133 NW 18TH AVE, BOCA RATON, FL 33486-1413

Case Number: 25CE-00859

Tax Account Number: 2317639

Site Address: 4650 N HIGHWAY 1, COCOA, FL 32927

Owners: RUSSELL BRUCE MONCRIEF & MARY NORTON MONCRIEF, COTRUSTEES, RUSSELL BRUCE
MONCRIEF REVOCABLE TRUST DTD 1/28/22; MARY NORTON MONCRIEF & RUSSELL BRUCE MONCRIEF,
COTRUSTEES, MARY NORTON MONCRIEF REVOCABLE TRUST DTD 1/28/22
811 GATEHOUSE DR, WINTER SPRINGS, FL 32708-2002

Case Number: 25CE-00876

Tax Account Number: 2315416

Site Address: 6768 MANGROVE DR Lot 10, MERRITT ISLAND, FL 32953

Owner: COLONY MHP LLC PO BOX 249, ENGLEWOOD, NJ 07631-0249

Case Number: 25CE-00881

Tax Account Number: 2501845

Site Address: 320 PALM BLVD, MERRITT ISLAND, FL 32952

Owner: HOBSON L WILSON JR 320 PALM BLVD, MERRITT ISLAND, FL 32952-5057

Case Number: 25CE-00920

Tax Account Number: 2432522

Site Address: 1460 BERMUDA AVE, MERRITT ISLAND, FL 32952

Owner: WILLIAM A CORCORAN 1460 BERMUDA AVE, MERRITT ISLAND, FL 32952-5712

Case Number: 25CE-00946

Tax Account Number: 2305710

Site Address: 6845 CEDAR AVE, COCOA, FL 32927

Owners: SHARON OCAMPO GUADARRAMA & MARTIN GUADARRAMA CASTENEDA
6845 CEDAR AVE, COCOA, FL 32927-2906

Case Number: 25CE-00949

Tax Account Number: 2615537

Site Address: 507 TOPSAIL DR, ROCKLEDGE, FL 32955

Owner: DAREK GUNIA 531 SAINT JOHNS ST, COCOA, FL 32922-7240

Case Number: 25CE-00983

Tax Account Number: 2416612

Site Address: 1404 PARADISE LN, COCOA, FL 32922

Owner: RALPH W MORRISON ESTATE 1404 PARADISE LANE, COCOA, FL 32922

Case Number: 25CE-00985

Tax Account Number: 2416754

Site Address: 1402 CLEARLAKE RD, COCOA, FL 32922

Owner: CRAIG WINEBRENER 412 HIGH POINT DR, COCOA, FL 32926

Case Number: 25CE-01000

Tax Account Number: 2731688

Site Address: 220 GROSSE POINTE, INDIALANTIC, FL 32903

Owners: MARK K TRINH, TRUSTEE, MARK K TRINH REVOCABLE LIVING TRUST DTD 12/20/2018; THU P TRINH, TRUSTEE, THU P TRINH REVOCABLE LIVING TRUST DTD 12/20/2018
110 POINSETTA ST, INDIALANTIC, FL 32903-2537

Case Number: 25CE-01023

Tax Account Number: 3007807

Site Address: 522 CITRON DR, BAREFOOT BAY, FL 32976

Owner: SANDRA LOUISE DEMPSEY 522 CITRON DR, BAREFOOT BAY, FL 32976

Case Number: 25CE-01031

Tax Account Number: 2318278

Site Address: 414 CORAL LN, COCOA, FL 32927

Owners: GREGG RANDALL GRAHAM & ESTALLA STEPHANIE MUSGROVE
414 CORAL LN, COCOA, FL 32927-5934

Case Number: 25CE-01070

Tax Account Number: 2956547

Site Address: 418 ARROWHEAD LN, MELBOURNE BEACH, FL 32951

Owner: PETER J ROY 418 ARROWHEAD LN, MELBOURNE BEACH, FL 32951-3534

Case Number: 25CE-01076

Tax Account Number: 2726798

Site Address: 2005 N HIGHWAY A1A, INDIALANTIC, FL 32903

Owner: ANTHONY R SCRIMALE III 2005 N HIGHWAY A1A, INDIALANTIC, FL 32903-2514

Case Number: 25CE-01098

Tax Account Number: 3009206

Site Address: 8635 FLEMING GRANT RD, MICCO, FL 32976

Owners: DOUGLAS L SIMON & NOREEN L SIMON
8635 FLEMING GRANT RD, BAREFOOT BAY, FL 32976

Case Number: 25CE-01123

Tax Account Number: 2302585

Site Address: 863 WEST VIRGINIA ST, COCOA, FL 32927

Owner: JOHN ALEXANDER WILLIAMS
615 TURKEY CREEK RD, TELlico PLAINS, TN 37385

Case Number: 25CE-01190

Tax Account Number: 2410703

Site Address: 124 SILVER HILL LN, COCOA, FL 32926

Owners: TRISHANPAUL S MANGUT & PATRICIA JEAN MANGUT
1344 ABSAROKA LN, MALABAR, FL 32950

Case Number: 25CE-01275

Tax Account Number: 2418779

Site Address: 420 POI CT, MERRITT ISLAND, FL 32953

Owner: HELEN M RYDEN 420 POI CT, MERRITT ISLAND, FL 32953-3226

Case Number: 25CE-01281

Tax Account Number: 2953105

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

Owners: MARK RUTKOWSKI & ANNETTE MARIE ARMSTRONG-RUTKOWSKI, TRUSTEES, MARK
RUTKOWSKI & ANNETTE MARIE ARMSTRONG-RUTKOWSKI REVOCABLE TRUST DTD 4/29/2021
5070 SEILER ST, MELBOURNE BEACH, FL 32951-3232

Case Number: 25CE-01299

Tax Account Number: 2413555

Site Address: 109 HIGHVIEW DR, COCOA, FL 32922

Owner: BRENDAN G KINSELLA 109 HIGHVIEW DR, COCOA, FL 32922

Case Number: 25CE-01319

Tax Account Number: 2408970

Site Address: 150 MAPLEWOOD BLVD, COCOA, FL 32926

Owner: HUBERT G FARRELL JR 150 MAPLEWOOD BLVD, COCOA, FL 32926

Case Number: 25CE-01412

Tax Account Number: 2935512

Site Address: 1638 WACKER AVE SE, PALM BAY, FL 32909

Owner: DONETTE TERRELL 1638 WACKER AVE SE, PALM BAY, FL 32909-5263

Case Number: 25CE-01413

Tax Account Number: 2903796

Site Address: 577 SEA FURY AVE SW, PALM BAY, FL 32908

Owner: CUPOLA HOMES27 LLC
1499 W PALMETTO PARK RD, STE 210, BOCA RATON, FL 33486-3321

Case Number: 25CE-01414

Tax Account Number: 2925069

Site Address: 512 HATCHER ST SE, PALM BAY, FL 32909

Owners: MONTELAIS JEAN-BAPTISTE & ARILIENNE JEAN-BAPTISTE
512 HATCHER ST SE, PALM BAY, FL 32909-3615

Others

Case Number: 10CE-01279

Tax Account Number: 2510233

Site Address: 1037 LAKEMOOR BLVD, ROCKLEDGE, FL 32955

Previous Owner: KRISTY L HARTFORD

New Owner: DANILO KRKLJUS 1037 LAKEMOOR BLVD, ROCKLEDGE, FL 32955

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: 16CE-02036

Tax Account Number: 3008845

Site Address: 9853 HONEYSUCKLE DR, MICCO, FL 32976

Previous Owners: GARY JAMES LONG JR & MONICA Y SHERRILL-LONG

New Owner: GLENN DANIEL GUTHRIE 6032 ISLAND HARBOR RD, SEBASTIAN, FL 32958

Case Number: 18CE-00427

Tax Account Number: 3008845

Site Address: 9853 HONEYSUCKLE DR, MICCO, FL 32976

Previous Owners: GARY JAMES LONG JR & MONICA Y SHERRILL-LONG

New Owner: GLENN DANIEL GUTHRIE 6032 ISLAND HARBOR RD, SEBASTIAN, FL 32958

Case Number: 18CE-00428

Tax Account Number: 3008845

Site Address: 9853 HONEYSUCKLE DR, MICCO, FL 32976

Previous Owners: GARY JAMES LONG JR & MONICA Y SHERRILL-LONG

New Owner: GLENN DANIEL GUTHRIE 6032 ISLAND HARBOR RD, SEBASTIAN, FL 32958

Case Number: 19CE-00562

Tax Account Number: 3008845

Site Address: 9853 HONEYSUCKLE DR, MICCO, FL 32976

Previous Owners: GARY JAMES LONG JR & MONICA Y SHERRILL-LONG

New Owner: GLENN DANIEL GUTHRIE 6032 ISLAND HARBOR RD, SEBASTIAN, FL 32958

Case Number: 20CE-00555

Tax Account Number: 3008845

Site Address: 9853 HONEYSUCKLE DR, MICCO, FL 32976

Previous Owners: GARY JAMES LONG JR & MONICA Y SHERRILL-LONG

New Owner: GLENN DANIEL GUTHRIE 6032 ISLAND HARBOR RD, SEBASTIAN, FL 32958

Case Number: 21CE-01529

Tax Account Number: 3008845

Site Address: 9853 HONEYSUCKLE DR, MICCO, FL 32976

Previous Owners: GARY JAMES LONG JR & MONICA Y SHERRILL-LONG

New Owner: GLENN DANIEL GUTHRIE 6032 ISLAND HARBOR RD, SEBASTIAN, FL 32958

Case Number: 22CE-01415

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: 24CE-01026

Tax Account Number: 2422244

Site Address: 2450 ELSIE CIR, COCOA, FL 32922

Owner: PATRICIA A BAYNE 2450 ELSIE CIR, COCOA, FL 32922

Case Number: 25CE-00206

Tax Account Number: 2719500

Site Address: 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
by Patrick Payne

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
by Patrick Payne

Impositions

Case Number: 23CE-01408

Tax Account Number: 2316555

Site Address: 6540 WHALEY RD, MERRITT ISLAND, FL 32953

Owners: JENNIFER K OSBORN & KIRK D OSBORN
6540 WHALEY RD, MERRITT ISLAND, FL 32953

Case Number: 24CE-00248

Tax Account Number: 2514559

Site Address: 1150 & 1155 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: AT THE ULTIMATE CONSTRUCTIONS INC
3409 CURTIS DR, APOPKA, FL 32703-6717

Case Number: 24CE-00894

Tax Account Number: 2800899

Site Address: 42 ANNETTE DR, MELBOURNE, FL 32904

Owner: STEVEN W COFFEY 3376 EDGEMERE DR, ROCHESTER, NY 14612

Case Number: 24CE-01047

Tax Account Number: 2318109

Site Address: 6905 ASTER DR, COCOA, FL 32927

Owner: TONI R PUGH 6905 ASTER DR, COCOA, FL 32927-4705

Case Number: 24CE-01589

Tax Account Number: 2303503

Site Address: 6889 DODGE RD, COCOA, FL 32927

Owner: CPI/AMHERST SFR PROGRAM II OWNER LLC
5001 PLAZA ON THE LAKE, STE 200, AUSTIN, TX 78746-1053

Case Number: 24CE-01926

Tax Account Number: 2435021

Site Address: 6600 N ATLANTIC AVE, CAPE CANAVERAL, FL 32920

Owner: VINCENT KEENAN REALTORS LLC
6099 N ATLANTIC AVE, CAPE CANAVERAL, FL 32920

Case Number: 24CE-02032

Tax Account Number: 2514630

Site Address: 1870 WEST VIRGINIA AVE, MERRITT ISLAND, FL 32952

Owner: MARKER 24 MARINA LLC
1205 S BANANA RIVER DR, MERRITT ISLAND, FL 32952-2779

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-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-00206

Tax Account Number: 2719500

Site Address: 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-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-00472

Tax Account Number: 2406693

Site Address: 1665 FRED A TRL, COCOA, FL 32926

Owner: JACK A FITTS 1665 FRED A TRL, COCOA, FL 32926-7163

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
PO BOX 4900 C/O RYAN LLC, SCOTTSDALE, AZ 85261

Case Number: 25CE-00619

Tax Account Number: 2954313

Site Address: 6040 RIVERSIDE DR, MELBOURNE BEACH, FL 32951

Owner: MARY G KINZER REVOCABLE LIVING TRUST UAD 12/8/2004
6040 RIVERSIDE DR, MELBOURNE BEACH, FL 32951-3741

Case Number: 25CE-00652

Tax Account Number: 2316368

Site Address: 6502 COLONY PARK DR, MERRITT ISLAND, FL 32953

Owners: KYLE JOHNSON & CLAIRE JOHNSON
6502 COLONY PARK DR, MERRITT ISLAND, FL 32953-6851

Case Number: 25CE-00690

Tax Account Number: 2422116

Site Address: 327 PINEDA ST, COCOA, FL 32922

Owners: JIMMY LANGLEY; HILDA LANGLEY 327 PINEDA ST, COCOA, FL 32922

Case Number: 25CE-00835

Tax Account Number: 2905314

Site Address: 798 DAMEK TER SW, PALM BAY, FL 32908

Owners: CARLOS XAVIER VICENTE ABAD & AZJAH ERRIEL OWENS
798 DAMEK TER SW, PALM BAY, FL 32908-1730

Case Number: 25CE-00865

Tax Account Number: 2900365

Site Address: 256 TREMBLEY AVE SW, PALM BAY, FL 32908

Owner: H1 PB LLC 256 TREMBLEY AVE SW, PALM BAY, FL 32908

Case Number: 25CE-00936

Tax Account Number: 2106426

Site Address: 2625 SHADY OAKS DR, TITUSVILLE, FL 32796

Owner: JL MIAMI HOMES LLC 2275 OVERBROOK ST, MIAMI, FL 33133-3182

Case Number: 25CE-00987

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

Acknowledgments

Case Number: 16CE-00622

Tax Account Number: 3008456

Site Address: 9030 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owners: JUSTIN JAMES STOVALL & SHERRIE STOVALL
6425 S HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Case Number: 18CE-01882

Tax Account Number: 2003005

Site Address: 5600 SEMINOLE ST, MIMS, FL 32754

Owners: THOMAS S LUCE & BENEDICTA CAMPBELL LUCE

Case Number: 20CE-01265

Tax Account Number: 2815127

Site Address: 163 CARMELITE AVE NW, PALM BAY, FL 32907

Owners: CARINE EDOUARD & JIMMY EDOUARD
163 CARMELITE AVE NW, PALM BAY, FL 32907-2849

Case Number: 21CE-00787

Tax Account Number: 2934459

Site Address: 1490 PARAMOUNT AVE SE, PALM BAY, FL 32909

Owner: FKH SFR PROPCO A LP
1850 PARKWAY PL SE, STE 900, MARIETTA, GA 30067-8261

Case Number: 24CE-01613

Tax Account Number: 2423456

Site Address: 2406 KATHI KIM ST, COCOA, FL 32926

Owners: SAMUEL BASINGER & LAUREN COVERT

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