

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Thursday, 16 October 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 – 20 November 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

16 October 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: 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-00655

Tax Account Number: 2103386

Site Address: 2301 HIGHWAY 1, BAIT, MIMS, FL 32754

Owner: SPAUR CAPITAL HOLDINGS LLC 3370 GARDEN ST, TITUSVILLE, FL 32796-3006

Case Number: 25CE-00663

Tax Account Number: 2408253

Site Address: COCOA, FL 32926

Owner: VIRGIL B CAMPBELL
C/O DON CAMPBELL 1717 GULF SHORE BLVD N, APT 402, NAPLES, FL 34102

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-00981

Tax Account Number: 2308125

Site Address: 5229 BRIDGE RD, COCOA, FL 32927

Owner: RICHARD GARBOWSKI 5229 BRIDGE RD, COCOA, FL 32927-9018

Case Number: 25CE-01067

Tax Account Number: 2406508

Site Address: 1700 FRED A TRL, COCOA, FL 32926

Owners: TAMMY FORE & TED FORE 1700 FRED A TRL, COCOA, FL 32926-7103

Case Number: 25CE-01172

Tax Account Number: 2606064

Site Address: 6360 N HIGHWAY 1, S BLDG, MELBOURNE, FL 32940

Owner: PHOENIX LAND LEASE LLC 19636 S SCHOOLHOUSE RD, NEW LENOX, IL 60451

Case Number: 25CE-01283

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-01285

Tax Account Number: 2407925

Site Address: 2549 HATHAWAY DR, COCOA, FL 32926

Owner: TIMOTHY RYAN CHAILLE 2549 HATHAWAY DR, COCOA, FL 32926-4312

Case Number: 25CE-01318

Tax Account Number: 2420429

Site Address: 140 MINNA LN, 211, MERRITT ISLAND, FL 32953

Owner: YKJ PROPERTY MANAGEMENT INC
13620 SW 82ND CT, PALMETTO BAY, FL 33158-1011

Case Number: 25CE-01449

Tax Account Number: 2607546

Site Address: 225 NE THIRD ST, SATELLITE BEACH, FL 32937

Owners: LARRY HUFFMAN & EDNA HUFFMAN
7942 FLOYD DR, THE PLAINS, OH 45780-1403

Case Number: 25CE-01569

Tax Account Number: 2904412

Site Address: 827 GEARY ST SW, PALM BAY, FL 32908

Owner: WADSON FLEURIGENE 827 GEARY ST SW, PALM BAY, FL 32908-4218

Case Number: 25CE-01570

Tax Account Number: 2814432

Site Address: 832 SORREL ST NW, PALM BAY, FL 32907

Owners: THOMAS JAMES COLLETTI, III & JESSICA LYNN COLLETTI; HUNTER JAMES COLLETTI
832 SORREL ST NW, PALM BAY, FL 32907

Others

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: 20CE-01559

Tax Account Number: 2515035

Site Address: 1485 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Previous Owners: KAREN A GRANT; ROBERT D GRANT JR

New Owners: DANIEL L SCHWAB & PATRICIA A SCHWAB
801 DEL RIO WAY, MERRITT ISLAND. FL 32952, by Nathan Meloon

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: 23CE-00326

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
by Nicholas Lamonica

Case Number: 24CE-00198

Tax Account Number: 2515035

Site Address: 1485 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Previous Owners: KAREN A GRANT; ROBERT D GRANT JR

New Owners: DANIEL L SCHWAB & PATRICIA A SCHWAB
801 DEL RIO WAY, MERRITT ISLAND. FL 32952, by Nathan Meloon

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: 24CE-01695

Tax Account Number: 2443038

Site Address: 110 GRIFFIN DR, COCOA, FL 32926

Owner: COCOA SAVER STORAGE LLC 2910 KURT ST, EUSTIS, FL 32726-8318

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: 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

Acknowledgments

Case Number: 10CE-01388

Tax Account Number: 2102024

Site Address: 3517 TURNBULL RD, MIMS, FL 32754

Owner: KEVAN RICHARD DONEWALD ESTATE 3517 TURNBULL RD, MIMS, FL 32754

Case Number: 11CE-00595

Tax Account Number: 2815036

Site Address: 1580 JUPITER BLVD NW, PALM BAY, FL 32907

Owners: DELORIS C & WILSON MOISE 1580 JUPITER BLVD NW, PALM BAY, FL 32907

Case Number: 11CE-01430 (06-2364)

Tax Account Number: 2317100

Site Address: 342 BROADWAY BLVD, COCOA, FL 32927

Owner: ESTHER AMELIA LLOYD 918 HARBOR PINES DRIVE, MERRITT ISLAND, FL 32952

Case Number: 18CE-01724

Tax Account Number: 2317951

Site Address: 6999 CHESTNUT DR, COCOA, FL 32927

Owner: JUDITH ELEANOR THOMPSON 6999 CHESTNUT DR, COCOA, FL 32927

Case Number: 22CE-01430

Tax Account Number: 2316247

Site Address: 6455 N TROPICAL TRL, MERRITT ISLAND, FL 32953

Owner: TURTLE MOUND VENTURES II LLC
421 W RIVERSIDE AVE, STE 407, SPOKANE, WA 99201-0402

Case Number: 24CE-00094

Tax Account Number: 2317154

Site Address: 311 RONALD ST & 314 AKORN ST, COCOA, FL 32927

Owners: SUNNY JACOB; MARIA MMAL LUKE
1241 OLD BAILEY LN, MELBOURNE, FL 32904

Case Number: 24CE-01406

Tax Account Number: 2004581

Site Address: 3755 AURANTIA RD, COMMON, MIMS, FL 32754

Owners: ALEXIS RAUL DEJESUS; ROSEMARY ESTEVEZ DEJESUS
1900 CORBETT RD, ORLANDO, FL 32826-4904

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: 25CE-00292

Tax Account Number: 2403754

Site Address: 4840 MANGO AVE, COCOA, FL 32926

Owners: DAVID L WASHBURN & CAROL L HILL 4840 MANGO AVE, COCOA, FL 32926-2920

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-00966

Tax Account Number: 2955700

Site Address: 6540 FLORIDANA AVE, MELBOURNE BEACH, FL 32951

Owner: TAMMY J REIER 1426 ALBERT DR, MELBOURNE, FL 32935-2808

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-01148

Tax Account Number: 2814972

Site Address: 250 BAYSHORE AVE NW, PALM BAY, FL 32907

Owner: ALTO ASSET COMPANY 5 LLC
5001 PLAZA ON THE LAKE, STE 200 AUSTIN, TX 78746-1053