

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Thursday, 20 November 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 – 2 December 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

20 November 2025 Agenda Items

Public Hearing

Case Number: 24CE-00611

Tax Account Number: 2958831

Site Address: 8065 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owner: WALTER J ILLIGASCH 4030 SUNRISE HWY, OAKDALE, NY 11769-1003

Case Number: 24CE-01083

Tax Account Number: 2520732

Site Address: 4545 S TROPICAL TRL, MERRITT ISLAND, FL 32952

Owner: DEAN A POST 4545 S TROPICAL TRL, MERRITT ISLAND, FL 32952-6329

Case Number: 24CE-01450

Tax Account Number: 2424113

Site Address: 1248 FERN ST, COCOA, FL 32922

Owner: DAVID E MILBURN 1248 FERN ST, COCOA, FL 32922

Case Number: 25CE-00445

Tax Account Number: 2956218

Site Address: 7037 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owner: GARY COPPOLA PO BOX 510115, MELBOURNE BEACH, FL 32951-0115

Case Number: 25CE-00466

Tax Account Number: 2427329

Site Address: 230 ANDROS DR, MERRITT ISLAND, FL 32952

Owners: RAFFAELE DE FRANCESCO & MARIA DE FRANCESCO
230 ANDROS DR, MERRITT ISLAND, FL 32952

Case Number: 25CE-00800

Tax Account Number: 2718005

Site Address: 1540 ALPHA DR, MELBOURNE, FL 32935

Owner: WILLARD THOMAS 1540 ALPHA DR, MELBOURNE, FL 32935-4147

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-00803

Tax Account Number: 2408878

Site Address: 725 MALLARD RD, COCOA, FL 32926

Owners: WILLIAM GRAYSON PADRICK IV & MINDY PADRICK
1655 ALLIGATOR LN, COCOA, FL 32926-3473

Case Number: 25CE-00889

Tax Account Number: 2408266

Site Address: Vacant Lot, COCOA, FL 32926

Owner: H&K RANCH LLC 6510 POMELLO CT, VERO BEACH, FL 32967-5487

Case Number: 25CE-00958

Tax Account Number: 2950648

Site Address: 1374 TORDIRA ST SE, PALM BAY, FL 32909

Owners: RAINIER DEAN MOHAMED & REANNA DEO
1374 TORDIRA ST SE, PALM BAY, FL 32909

Case Number: 25CE-01016

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: 25CE-01052

Tax Account Number: 2413537

Site Address: 111 GARY LN, COCOA, FL 32922

Owner: MARIANNE WIESEN 111 GARY LN, COCOA, FL 32922-6619

Case Number: 25CE-01067

Tax Account Number: 2406508

Site Address: 1700 FREDA TRL, COCOA, FL 32926

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

Case Number: 25CE-01072

Tax Account Number: 2413747

Site Address: 400 HIGH POINT DR, COCOA, FL 32926

Owner: PORT VILLAGE LLC 402 A HIGH POINT DR, COCOA, FL 32926-6621

Case Number: 25CE-01095

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-01119

Tax Account Number: 2410526

Site Address: 4285 N COURTENAY PKWY, MERRITT ISLAND, FL 32953

Owner: CIRCLE K STORES INC PO BOX 52085 DC-17, PHOENIX, AZ 85072-2085

Case Number: 25CE-01120

Tax Account Number: 2001246

Site Address: 4775 LLOYD ST, MIMS, FL 32754

Owners: JOHN HENRY ROBERTS JR & JULIE ANN ROBERTS
1923 ENTERPRISE LN, #220, TITUSVILLE, FL 32796-3950

Case Number: 25CE-01219

Tax Account Number: 2410703

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

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

Case Number: 25CE-01312

Tax Account Number: 2417702

Site Address: 1785 SANDBAR DR, MERRITT ISLAND, FL 32953

Owners: JON A SMITHSON & MARY SMITHSON
1785 SANDBAR DR, MERRITT ISLAND, FL 32953

Case Number: 25CE-01365

Tax Account Number: 2303783

Site Address: 6965 BRIGHT AVE, COCOA, FL 32927

Owner: BRUCE WILSON 6965 BRIGHT AVE, COCOA, FL 32927

Case Number: 25CE-01372

Tax Account Number: 2727155

Site Address: 380 SEA HORSE AVE, INDIALANTIC, FL 32903

Owners: ALFI A SHAHID & PATRICIA ALLAN-SHAHID, TRUSTEES, THE ALFI A SHAHID & PATRICIA ALLAN-SHAHID FAMILY TRUST U/T/D 11/24/2000
PO BOX 3594 DANA POINT, CA 92629-8594

Case Number: 25CE-01388

Tax Account Number: 2419575

Site Address: 205 TIKI DR, MERRITT ISLAND, FL 32953

Owners: DIVERSITY FINANCIAL GROUP LLC & PROPERTY PALS INVESTMENTS LLC
101 BRINY AVE, POMPANO BEACH, FL 33062-5610

Case Number: 25CE-01400

Tax Account Number: 2417281

Site Address: 1155 N COURTENAY PKWY, MERRITT ISLAND, FL 32953

Owner: COUNTRY CLUB APARTMENTS OF MERRITT ISLAND LLC
211 CAROLINE ST, OFC, CAPE CANAVERAL, FL 32920-2763

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-01464

Tax Account Number: 2315562

Site Address: 330 CREOLE DR, MERRITT ISLAND, FL 32953

Owner: ANA MARGARIRA BRIZUELA CINTRA
330 CREOLE DR, MERRITT ISLAND, FL 32953-6823

Case Number: 25CE-01470

Tax Account Number: 2303783

Site Address: 6965 BRIGHT AVE, COCOA, FL 32927

Owner: BRUCE WILSON 6965 BRIGHT AVE, COCOA, FL 32927

Case Number: 25CE-01486

Tax Account Number: 2420305

Site Address: 86 LURA LN, MERRITT ISLAND, FL 32953

Owner: RONALD F ROCKEY 86 LURA LN, MERRITT ISLAND, FL 32953

Case Number: 25CE-01489

Tax Account Number: 2311681

Site Address: 5265 BURGESS AVE, COCOA, FL 32927

Owner: STEPHEN E MINER, TRUSTEE, STEPHEN E MINER TRUST DATED 8/5/2020
100 CANEBREAKERS DR, APT 102, COCOA, FL 32927-6080

Case Number: 25CE-01548

Tax Account Number: 2607512

Site Address: 105 NE THIRD ST APT A-D SATELLITE BEACH, FL 32937

Owner: HESED316 LLC 10128 ISLE ST, PARKER, CO 80134-5788

Case Number: 25CE-01549

Tax Account Number: 2427023

Site Address: 10 W MERRITT ISLAND CSWY MERRITT ISLAND, FL 32953

Owner: ARC CAFEUSA001 LLC 11995 EL CAMINO REAL, SAN DIEGO, CA 92130-2539

Case Number: 25CE-01554

Tax Account Number: 2409528

Site Address: 538 A LN, COCOA, FL 32926

Owner: CHARLES R GAINES 538 A LN, COCOA, FL 32926-4108

Case Number: 25CE-01619

Tax Account Number: 2104010

Site Address: 2470 PARK LN, MIMS, FL 32754

Owner: DONNA SPRATT EDWARDS 2470 PARK LN, MIMS, FL 32754-3410

Case Number: 25CE-01869

Tax Account Number: 2900548

Site Address: 141 TUCSON RD SW, PALM BAY, FL 32908

Owner: JACOB I CAMPBELL 141 TUCSON RD SW, PALM BAY, FL 32908-3526

Case Number: 25CE-01870

Tax Account Number: 2908130

Site Address: 1231 SEXTON RD SW, PALM BAY, FL 32908

Owner: MARTINELLO WILLIAMS III 1231 SEXTON RD SW, PALM BAY, FL 32908

Case Number: 25CE-01872

Tax Account Number: 2914233

Site Address: 298 HAINES RD SW, PALM BAY, FL 32908

Owner: CHINYERE JACKSON 298 HAINES RD SW, PALM BAY, FL 32908-1332

Case Number: 25CE-01873

Tax Account Number: 2102568

Site Address: 3021 HIGHWAY 1, COMMON, MIMS, FL 32754

Owners: IVAN R ARREDONDO DAVID & MICHELLE A GUZMAN
2830 SAINT AUGUSTINE DR, ORLANDO, 32825-7138

Others

Case Number: 09CE-03179 (08-0384)

Tax Account Number: 2409362

Site Address: 508 LINCOLN RD, COCOA, FL 32926

Previous Owner: W & R SANCHEZ RESIDENTIAL LAND TRUST

New Owner: CESAR GONZALEZ 901 SW 117TH WAY, FORT LAUDERDALE, FL 33325

Case Number: 20CE-01814

Tax Account Number: 2948860

Site Address: 943 WESTPORT ST SE, PALM BAY, FL 32909

Owners: CARLOS HERNANDEZ MENENDEZ & JENNIFER CORCHO
943 WESTPORT ST SE, PALM BAY, FL 32909-7422

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: 23CE-01265

Tax Account Number: 2933330

Site Address: 1531 SHAMROCK AVE SE, PALM BAY, FL 32909

Owner: IH6 PROPERTY FLORIDA LP
PO BOX 4900 C/O INVITATION HOMES/RYAN LLC SCOTTSDALE, AZ 85261

Case Number: 24CE-01539

Tax Account Number: 2410928

Site Address: 3922 WEST RIDGEWOOD DR, COCOA, FL 32926

Owner: ANA RAMONA SERRANO DE BURGOS
5119 FIDDLEWOOD WAY, SAINT CLOUD, FL 34771-8595

Case Number: 24CE-01586

Tax Account Number: 2423456

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

Owners: SAMUEL BASINGER & LAUREN COVERT

New Owner: ANTONIO CANCELLI-PATRICK
6145 INDIANA AVE, NEW PORT RICHEY, FL 34653

Case Number: 24CE-01835

Tax Account Number: 2928509

Site Address: 700 DUNCAN RD SE, PALM BAY, FL 32909

Owner: 2018-3 IH BORROWER LP
PO BOX 4900 C/O INVITATION HOMES/RYAN LLC SCOTTSDALE, AZ 85261

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-00188

Tax Account Number: 2103275

Site Address: 2560 BETHUNE AVE, MIMS, FL 32754

Owners: LEROY BERRY SR & JEANELLE BERRY
2560 BETHUNE AVE, MIMS, FL 32754-3955

Impositions

Case Number: 23CE-00208

Tax Account Number: 2304771

Site Address: 5600 BRANDON ST, COCOA, FL 32927

Owner: SHANNON JINGLE 5600 BRANDON ST, COCOA, FL 32927

Case Number: 24CE-01179

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: 24CE-01774

Tax Account Number: 2419605

Site Address: 800 S MONTEGO BAY DR, MERRITT ISLAND, FL 32953

Owner: YI GUO DONG 800 MONTEGO BAY DR S, MERRITT ISLAND, FL 32953-3261

Case Number: 25CE-00181

Tax Account Number: 2417702

Site Address: 1785 SANDBAR DR, MERRITT ISLAND, FL 32953

Owners: JON A SMITHSON & MARY SMITHSON
1785 SANDBAR DR, MERRITT ISLAND, FL 32953

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-00352

Tax Account Number: 2401081

Site Address: 4680 ALAN SHEPARD AVE, COCOA, FL 32926

Owner: MARIE DOMINIQUE SLIKER 4680 ALAN SHEPARD AVE, COCOA, FL 32926-3811

Case Number: 25CE-00491

Tax Account Number: 2002445

Site Address: 4980 GANDY RD, MIMS, FL 32754

Owner: WILLIAM BYRD HARRISON III 4980 GANDY RD, MIMS, FL 32754-4627

Case Number: 25CE-00494

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-00624

Tax Account Number: 2700880

Site Address: 4929 FAUNA DR, MELBOURNE, FL 32934

Owner: GINA HUNTON 4929 FAUNA DR, MELBOURNE, FL 32934

Case Number: 25CE-00707

Tax Account Number: 2718005

Site Address: 1540 ALPHA DR, MELBOURNE, FL 32935

Owner: WILLARD THOMAS 1540 ALPHA DR, MELBOURNE, FL 32935-4147

Case Number: 25CE-00731

Tax Account Number: 2302009

Site Address: 900 PALM ST, COCOA, FL 32927

Owner: BRITTANY BRANHAM 900 PALM ST, COCOA, FL 32927-5141

Case Number: 25CE-00738

Tax Account Number: 2409006

Site Address: 100 MAPLEWOOD BLVD, COCOA, FL 32926

Owner: JOE HOLLENBACK 295 MAPLEWOOD BLVD, COCOA, FL 32926

Case Number: 25CE-00794

Tax Account Number: 2317095

Site Address: 322 BROADWAY BLVD, COCOA, FL 32927

Owner: WILLIAM MATTHEW PRICE 322 BROADWAY BLVD, COCOA, FL 32927

Case Number: 25CE-00940

Tax Account Number: 2815238

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

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

Case Number: 25CE-01014

Tax Account Number: 2205749

Site Address: 2220 S DE LEON AVE TITUSVILLE, FL 32780

Owners: COMMON WEALTH TRUST SERVICES LLC, TRUSTEE, 2220 S DE LEON LAND TRUST DTD 11/14/2019
122 E LAKE AVELONGWOOD, FL 32750-5441

Case Number: 25CE-01080

Tax Account Number: 2611642

Site Address: 4160 N HIGHWAY 1, MELBOURNE, FL 32935

Owners: SCOTT E TINDALL, TRUSTEE, US 1 PROPERTY TRUST
3671 MUIRFIELD DR, C/O FAIRLANE MORTGAGE & REALTY CORP, SARASOTA, FL 34238-2815

Case Number: 25CE-01146

Tax Account Number: 2930611

Site Address: 259 SAN FILIPPO DR SE, PALM BAY, FL 32909

Owners: JOANNE G MUNOZ; IVONNE MUNOZ
259 SAN FILLIPPO DR SE, PALM BAY, FL 32909

Case Number: 25CE-01147

Tax Account Number: 2902579

Site Address: 474 TILHAL RD SW, PALM BAY, FL 32908

Owner: LINFORD O CAMPBELL 474 TILHAL RD SW, PALM BAY, FL 32908-7586

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

Acknowledgments

Case Number: 13CE-02083

Tax Account Number: 2438282

Site Address: PLUM AVE, MERRITT ISLAND, FL 32952

Owners: RICHARD R THURM, TRUSTEE, THE RICHARD R THURM TRUST
256 CORAL DR, CAPE CANAVERAL, FL 32920

Case Number: 14CE-02021

Tax Account Number: 2438282

Site Address: PLUM AVE, MERRITT ISLAND, FL 32952

Owners: RICHARD R THURM, TRUSTEE, THE RICHARD R THURM TRUST
256 CORAL DR, CAPE CANAVERAL, FL 32920

Case Number: 18CE-02353

Tax Account Number: 2323814

Site Address: 4291 KIPLING DR, COCOA, FL 32926

Owner: ELAINE MAY STICKLE 4291 KIPLING DR, COCOA, FL 32926-6813

Case Number: 22CE-01127

Tax Account Number: 2948860

Site Address: 943 WESTPORT ST SE, PALM BAY, FL 32909

Owners: CARLOS HERNANDEZ MENENDEZ & JENNIFER CORCHO
943 WESTPORT ST SE, PALM BAY, FL 32909-7422

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-00746

Tax Account Number: 2301402

Site Address: 100 BONITA ST, TITUSVILLE, FL 32780

Owners: TIQUELLA KING-WHITBY aka SHANTEL KING WHITBY; CLIFFORD D WHITBY
100 BONITA ST, TITUSVILLE, FL 32780-8126

Case Number: 24CE-01020

Tax Account Number: 2407734

Site Address: 2509 COCOANUT DR, COCOA, FL 32926

Owners: MILTON A PEREZ; SANDRA PEREZ 2515 COCONUT DR, COCOA, FL 32926-4308

Case Number: 25CE-00746

Tax Account Number: 2621237

Site Address: 55 SEA PARK BLVD, COMMON, SATELLITE BEACH, FL 32937

Owner: SOUTH PATRICK CONDOMINIUM APARTMENTS, INC
55 SEA PARK BLVD, SATELLITE BEACH, FL 32934

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