

# **AGENDA**

## **CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

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

Thursday, March 16, 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 – April 20, 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, 16 March 2023 Agenda Items

## Public Hearing

Case Number: 22CE-00315

Tax Account Number: 2514619

Site Address: 1325 NEWFOUND HARBOR DR, MERRITT ISLAND, FL 32952

Owners: TING TING ZHOA & GUANGDE ZHANG  
12041 ULETA LN, ORLANDO, FL 32827-7257

Case Number: 22CE-00780

Tax Account Number: 2427154

Site Address: 405 S COURTENAY PKWY, MERRITT ISLAND, FL 32952

Owners: PAUL T. MAZZONI & ANN M. KRAJEWSKI-MAZZONI, TRUSTEES THE PAUL &  
ANN MAZZONI REVOCABLE TRUST UNDER AGREEMENT DATED, 08/07/2015  
1995 S COURTENAY PKWY, MERRITT ISLAND, FL 32952-3909

Case Number: 22CE-00890

Tax Account Number: 2113238

Site Address: 4391 SHERWOOD FOREST DR, TITUSVILLE, FL 32796

Owners: BRENT BRANDON & CLAUDINE BRANDON PO BOX 366, MIMS, FL 32754-0366

Case Number: 22CE-01164

Tax Account Number: 2420441

Site Address: 180 MINNA LN, UNIT 305, MERRITT ISLAND, FL 32953

Owner INVESTMENT LLC 1600 S BABCOCK ST, MELBOURNE, FL 32901-4439

Case Number: 22CE-01195

Tax Account Number: 2439169

Site Address: 466 NEWFOUND HARBOR DR, MERRITT ISLAND, FL 32952

Owners: SHANI MURPHY O'BRIEN & TODD P O'BRIEN  
466 NEWFOUND HARBOR DR, MERRITT ISLAND, FL 32952-2627

Case Number: 22CE-01296

Tax Account Number: 2314974

Site Address: 4290 KIPLING DR, COCOA, FL 32926

Owners: STEPHEN D SILVER & VICKIE SILVER 4290 KIPLING DR, COCOA, FL 32926-6812

Case Number: 22CE-01304

Tax Account Number: 2419734

Site Address: 215 RICHLAND AVE, MERRITT ISLAND, FL 32953

Owners: BRIAN BOWEN & REBECCA E BOWEN  
3014 ALBRECHT DR, PROSPECT, KY 40059-8105

Case Number: 22CE-01345

Tax Account Number: 2511237

Site Address: 4 BONAVENTURE DR, ROCKLEDGE, FL 32955

Owners: RICHARD E SCIOLI & ROBIN REITMAN  
4 BONAVENTURE DR, ROCKLEDGE, FL 32955

Case Number: 22CE-01364

Tax Account Number: 2315274

Site Address: 7555 PATTI DR, MERRITT ISLAND, FL 32953

Owners: JEFFREY W MC KEEHAN & DIANE L MC KEEHAN  
7555 PATTI DR, MERRITT ISLAND, FL 32953

Case Number: 22CE-01436

Tax Account Number: 2726802

Site Address: 1945 N HIGHWAY A1A, INDIALANTIC, FL 32903

Owners: MIRIAM CLOQUELL & XAVIER CORTADELLAS  
2841 NE 55TH ST, FORT LAUDERDALE, FL 33308-3449

Case Number: 23CE-00036

Tax Account Number: 2101871

Site Address: 4425 LANCASTER LN, TITUSVILLE, FL 32796

Owners: RICHARD S COLE & JOANNE SELLERS-COLE  
4425 LANCASTER LN, TITUSVILLE, FL 32796-1417

Case Number: 23CE-00054

Tax Account Number: 2718029

Site Address: 1560 SENECA DR, MELBOURNE, FL 32935

Owner: NORMAN DULONG, JR 1560 SENECA DR, MELBOURNE, FL 32935-4117

Case Number: 23CE-00064

Tax Account Number: 2437657

Site Address: 650 WILEY CT, MERRITT ISLAND, FL 32952

Owners: THOMAS HOUDEK & KASSANDRA HOUDEK  
650 WILEY CT, MERRITT ISLAND, FL 32952

Case Number: 23CE-00080

Tax Account Number: 2316758

Site Address: 5695 BROAD ACRES ST, MERRITT ISLAND, FL 32953

Owners: ANDREW KWASNICKI & AMY ALBERT  
19 COUNTRY CLUB LANE, WOODSTOCK, NY 12498

Case Number: 23CE-00091

Tax Account Number: 2814309

Site Address: 967 PYRACANTHA ST NW, PALM BAY, FL 32907

Owner: DARYL L FRIAR 967 PYRACANTHA ST NW, PALM BAY, FL 32907

Case Number: 23CE-00092

Tax Account Number: 2813191

Site Address: 1468 LUCKY ST NW, PALM BAY, FL 32907

Owner: TAMMY A RODRIGUEZ 1468 LUCKY ST NW, PALM BAY, FL 32907-6953

Case Number: 23CE-00093

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 200C/O HUDSON HOMES MANAGEMENT LLCIRVING, TX  
75063-2296

Case Number: 23CE-00097

Tax Account Number: 2801129

Site Address: 2178 NEW YORK ST, MELBOURNE, FL 32904

Owner: JOHNNY R PICCIRILLO, JR 2178 NEW YORK ST. MELBOURNE, FL 32904-6224

Case Number: 23CE-00104

Tax Account Number: 2905726

Site Address: 426 HARRISBURG ST SW, PALM BAY, FL 32908

Owner: YUNIOR MUNOZ ZAMORA 426 HARRISBURG ST SW, PALM BAY, FL 32908-1748

Case Number: 23CE-00105

Tax Account Number: 2840023

Site Address: 419 VERONICA AVE NE, PALM BAY, FL 32907

Owners: CAIXIA ZHANG & YUQIAN JIA  
8612 125TH STREET CT E, PUYALLUP, WA 98373-7959

Case Number: 23CE-00106

Tax Account Number: 2953817

Site Address: 255 SEA DUNES DR, MELBOURNE BEACH, FL 32951

Owners: JOHN TICE & BARBARA TICE, TRUSTEES, JOHN TICE & BARBARA TICE  
REVOCABLE LIVING TRUST U/A DATED 9/2/2022  
255 SEA DUNES DR, MELBOURNE, FL 32951-3361

Case Number: 23CE-00107

Tax Account Number: 2812152

Site Address: 249 WISTERIA AVE NW, PALM BAY, FL 32907

Owner: NORA CORINNE MCWILLIAMS 249 WISTERIA AVE NW, PALM BAY, FL 32907-6969

Case Number: 23CE-00109

Tax Account Number: 2812681

Site Address: 1310 SEQUOIA RD NW, PALM BAY, FL 32907

Owner: JANET B WALLACE 1310 SEQUOIA RD NW, PALM BAY, FL 32907

Case Number: 23CE-00110

Tax Account Number: 2934667

Site Address: 1502 THARP RD SE, PALM BAY, FL 32909

Owner: ROBERT VALDES 1502 THARP RD SE, PALM BAY, FL 32909-5573

Case Number: 23CE-00111

Tax Account Number: 2926902

Site Address: 400 BRANTLEY ST SE, PALM BAY, FL 32909

Owners: HECTOR YULFO & CARLA MARIE GONZALEZ  
400 BRANTLEY ST SE, PALM BAY, FL 32909-4317

Case Number: 23CE-00112

Tax Account Number: 2716304

Site Address: 112 VENUS CT, INDIALANTIC, FL 32903

Owners: JONATHAN L HUGHES & JORI-LEE A HUGHES, TRUSTEES, THEIR  
SUCCESSORS IN TRUST, HUGHES FAMILY TRUST DTD 9/4/2010  
4070 CAREYWOOD DR, MELBOURNE, FL 32934-7676

Case Number: 23CE-00114

Tax Account Number: 2944246

Site Address: 1198 VENUS ST SE, PALM BAY, FL 32909

Owner: FKH SFR C1 LP  
1850 PARKWAY PL SE, STE 900 C/O FIRST KEY HOMES LLC, MARIETTA, GA 30067-8261

Case Number: 23CE-00115

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-00116

Tax Account Number: 2927358

Site Address: 220 BREAKWATER ST SE, PALM BAY, FL 32909

Owner: MICHAEL GOODMAN  
409 N PACIFIC COAST HWY, #685, REDONDO BEACH, CA 90277-2870

Case Number: 23CE-00117

Tax Account Number: 2949122

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

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

Case Number: 23CE-00124

Tax Account Number: 2950737

Site Address: 3073 WATERBURY AVE SE, PALM BAY, FL 32909

Owners: LUIS MORALES & ALISCA D MORALES  
3073 WATERBURY AVE SE, PALM BAY, FL 32909-8452

Case Number: 23CE-00150

Tax Account Number: 2940262

Site Address: 1681 WALKER ST SE, PALM BAY, FL 32909

Owner: CYNTHIA A MUNOZ LALICH 1681 WALKER ST SE, PALM BAY, FL 32909-5979

Case Number: 23CE-00168

Tax Account Number: 2935853

Site Address: 1198 TIGER ST SE, PALM BAY, FL 32909

Owner: PHAYOLA INNOCENT 1198 TIGER ST SE, PALM BAY, FL 32909-5516

Case Number: 23CE-00169

Tax Account Number: 2949021

Site Address: 2995 TRIANGLE RD SE, PALM BAY, FL 32909

Owner: DWAYNE TEVON DYER 2995 TRIANGLE RD SE, PALM BAY, FL 32909-7464

## Others

Case Number: 16CE-02166

Tax Account Number: 2849187

Site Address: 290 RITA BLVD, MELBOURNE BEACH, FL 32951

Owner: SAMUEL A BERG 10498 NODDY TERN RD, WEEKI WACHEE, FL 34613

Case Number: 20CE-00679

Tax Account Number: 2309858

Site Address: 6520 GREENWOOD AVE, COCOA, FL 32927

Previous Owners: DAVID T HALES, DOREEN E HALES

New Owner: KARON CARTER 260 W LAUREN CT, MERRITT ISLAND, FL 32952

Case Number: 21CE-00568

Tax Account Number: 2849187

Site Address: 290 RITA BLVD, MELBOURNE BEACH, FL 32951

Owner: SAMUEL A BERG 10498 NODDY TERN RD, WEEKI WACHEE, FL 34613

Case Number: 21CE-01046

Tax Account Number: 2001294

Site Address: 4770 PINE NEEDLE ST, MIMS, FL 32754

Owners: ALEX KARWAT, TINA D KARWAT 4770 PINE NEEDLE ST, MIMS, FL 32754

Case Number: 22CE-01397

Tax Account Number: 2514500

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

Owners: BRODERICK E. BOLTON & CHERYL W. BOLTON  
915 NEWFOUND HARBOR DR, MERRITT ISLAND, FL 32952

## **Impositions**

Case Number: 11CE-01072 (06-4397)

Tax Account Number: 2424456

Site Address: 1331 LAKE DR, COCOA, FL 32922

Owners: SUSAN P STEVENS & ROBERT W BIEL 1331 LAKE DR, COCOA, FL 32922

Case Number: 12CE-00102

Tax Account Number: 2316101

Site Address: 117 COTTRELL AVE, COCOA, FL 32927

Owners: BENJAMIN KOHN TRUSTEE, THE BENJAMIN KOHN LIVING TRUST  
11721 PERSUASION DR, SAN ANTONIO TX 78216

Case Number: 12CE-00421

Tax Account Number: 2431316

Site Address: 1265 JOHNS CIR, MERRITT ISLAND, FL 32952

Owners: KIMBERLY J JARVIS LIFE ESTATE, DARYL P & SUSAN M BOBKO  
1265 JOHNS CIR, MERRITT ISLAND, FL 32952

Case Number: 12CE-00765

Tax Account Number: 2607804

Site Address: 481 ALBATROSS DR, SATELLITE BEACH, FL 32937

Previous Owner: PAUL GREGOR, TRUSTEE, PAUL GREGOR REVOCABLE LIVING TRUST  
481 ALBATROSS DR, SATELLITE BEACH, FL 32937

New Owner: NADEAN C GREGOR 481 ALBATROSS DR, SATELLITE BEACH, FL 32937

Case Number: 13CE-01881

Tax Account Number: 3004836

Site Address: 881 HAWTHORN CIR, BAREFOOT BAY, FL 32976

Previous Owners: KEVIN D DAY & CHERIE A SPENCER

New Owner: LANE R JOHNSON, TRUSTEE, LANE R JOHNSON REVOCABLE TRUST  
1630 SE GAINSWOOD CT, PORT SAINT LUCIE, FL 32976

Case Number: 14CE-01951

Tax Account Number: 2410027

Site Address: BROPHY BLVD, COCOA, FL 32926

Previous Owner: TAX EASE FLORIDA REO LLC US BANK (CUSTODIAN)  
14901 QUORUM DR, STE 900, DALLAS, TX 75254

New Owners: CHRISTOPHER & LOTONUU JACKSON  
12803 RIO LINDO ST, ROSHARON, TX 77583

Case Number: 15CE-00350

Tax Account Number: 2423207

Site Address: 1610 TERRACE ST, COCOA, FL 32922

Previous Owner: RICARDO MANUEL JORGE CORREIA  
1610 TERRACE ST, COCOA, FL 32922

New Owner: JOSE JULIO ALVES 1674 OLLIE ST, COCOA, FL 32922

Case Number: 15CE-02383

Tax Account Number: 2103526

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

Previous Owner: TAX EASE FLORIDA REO LLC  
14901 QUORUM DR, SUITE 900, DALLAS, TX 75254

New Owner: GULF STREAM LLC 301 THELMA DR, #511, CASPER, WY 82609

Case Number: 22CE-00755

Tax Account Number: 2605769

Site Address: CONFIDENTIAL PURSUANT TO FL STATUTES

Owner: KEITH R JOHNSON CONFIDENTIAL PURSUANT TO FL STATUTES

Case Number: 22CE-00990

Tax Account Number: 2315274

Site Address: 7555 PATTI DR, MERRITT ISLAND, FL 32953

Owners: JEFFREY W MCKEEHAN & DIANE L MCKEEHAN  
7555 PATTI DR, MERRITT ISLAND, FL 32953

## **Acknowledgments**

Case Number: 11CE-00497

Tax Account Number: 2100598

Site Address: 2416 KINGSWOOD DR, MIMS, FL 32754

Previous Owner: GREGORY S WADDELL

New Owner: LEST GROUP LLC  
c/o ARIEL NUDEL 2020 NE 163RD ST STE 300E, NORTH MIAMI BEACH, FL 33162

Case Number: 12CE-00171

Tax Account Number: 2100598

Site Address: 2416 KINGSWOOD DR, MIMS, FL 32754

Previous Owner: GREGORY S WADDELL

New Owner: LEST GROUP LLC  
c/o ARIEL NUDEL 2020 NE 163RD ST STE 300E, NORTH MIAMI BEACH, FL 33162

Case Number: 16CE-01726

Tax Account Number: 2318281

Site Address: 432 CORAL LN, COCOA, FL 32927

Previous Owners: EDWINA M PETERSON & CLARENCE PETERSON JR

New Owner: 989 LLC 410 ALAMEDA DEL PRADO APT E NOVATO, CA 94949

Case Number: 20CE-01648

Tax Account Number: 2409809

Site Address: 369 WESTERN AVE, COCOA, FL 32926

Owner: LONNIE TURNER 369 WESTERN AVE, COCOA, FL 32926-4059

Case Number: 21CE-01538

Tax Account Number: 2802327

Site Address: 428 CHURCH ST, MELBOURNE, FL 32904

Owners: AUGUSTIN VARELA, MARY A VARELA  
108 BROOKSIDE DR, MANDEVILLE, LA 70471-3202

Case Number: 22CE-01418

Tax Account Number: 2800794

Site Address: 13 SAPPHIRE ST, MELBOURNE, FL 32904

Owner: MICHAEL D JONES 14 SAPPHIRE ST, MELBOURNE, FL 32904