

# **AGENDA**

## **CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

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

Thursday, June 15, 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 – July 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, 15 June 2023 Agenda Items

## Public Hearing

Case Number: 22CE-00757

Tax Account Number: 2605971

Site Address: 6533 S HIGHWAY 1, ROCKLEDGE, FL 32955

Owner: IR TIKI LLC 577 BARNES BLVD, STE 650, ROCKLEDGE, FL 32955-5299

Case Number: 22CE-01097

Tax Account Number: 2318121

Site Address: 6835 BLUE BONNET DR, COCOA, FL 32927

Owner: CHRISTINA ZEIGLER 6835 BLUE BONNET DR, COCOA, FL 32927-4745

Case Number: 22CE-01360

Tax Account Number: 2611662

Site Address: 4263 N HIGHWAY 1, MELBOURNE, FL 32935

Owner: IR TIKI 2 LLC 577 BARNES BLVD, STE 650, ROCKLEDGE, FL 32955-5299

Case Number: 23CE-00108

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-00155

Tax Account Number: 2437764

Site Address: 430 N BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: SHAUNNA JEANETTE POSEY-CAJIGAS  
3565 SABLE PALM LN, UNIT F, TITUSVILLE, FL 32780-8512

Violator: CHARLES ALBERT POSEY 430 N BANANA RIVER DR, MERRITT ISLAND, FL 32952

Case Number: 23CE-00159

Tax Account Number: 2314912

Site Address: 4205 HESS AVE, COCOA, FL 32926

Owners: KEITH W BREWSTER & ASHLEY BREWSTER  
4205 HESS AVE, COCOA, FL 32926-6811

Case Number: 23CE-00185

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: 23CE-00214

Tax Account Number: 2400402

Site Address: 4760 LAKE ONTARIO DR, COCOA, FL 32926

Owner: ANTHONY R ESPOSITO 4760 LAKE ONTARIO DR, COCOA, FL 32926-4633

Case Number: 23CE-00248

Tax Account Number: 2800068

Site Address: 278 GRAY RD, MELBOURNE, FL 32904

Owners: NICOLE J SNYDER & RODNEY SNYDER  
278 GRAY RD, MELBOURNE, FL 32904-3509

Case Number: 23CE-00262

Tax Account Number: 2605769

Site Address: CONFIDENTIAL PURSUANT TO FL STATUTES

Owner: KEITH R JOHNSON CONFIDENTIAL PURSUANT TO FL STATUTES

Case Number: 23CE-00272

Tax Account Number: 2419605

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

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

Case Number: 23CE-00307

Tax Account Number: 2411126

Site Address: 110 VANGUARD CIR, COCOA, FL 32926

Owner: ROBERT FREDRICK FULSTRA aka ROBERT FREDERICK FYLSTRA  
110 VANGUARD CIR, COCOA, FL 32926-8751

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

Case Number: 23CE-00343

Tax Account Number: 2731681

Site Address: 109 FRANKLYN AVE INDIALANTIC, FL 32903

Owner: ALENA KNOEPFLER TRUSTEE, THE 109 FRANKLYN AVENUE TRUST dtd 11/30/18  
AM SCHELLBERG 12 65812 BAD SODEN AM TAUNUS GERMANY

Case Number: 23CE-00370

Tax Account Number: 2438178

Site Address: 1400 GLEN HAVEN DR, MERRITT ISLAND, FL 32952

Owners: FRANK B GOMES, JR; KELLEY GOMES  
133 SUMMER ST, HAVERHILL, MA 01830-6031

Case Number: 23CE-00375

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: 23CE-00378

Tax Account Number: 2800919

Site Address: 37 NINA JEAN DR, MELBOURNE, FL 32904

Owners: SANDRA JOHNSON; SHANE RYAN MUELLER; SHAWN CHARLES MUELLER  
37 NINA JEAN DR, MELBOURNE, FL 32904-1982

Case Number: 23CE-00391

Tax Account Number: 2202673

Site Address: 985 S CARPENTER RD, TITUSVILLE, FL 32796

Owner: NOEL G SPAIN 1309 AUGUSTINE DR, THE VILLAGES, FL 32159-8534

Case Number: 23CE-00413

Tax Account Number: 2800919

Site Address: 37 NINA JEAN DR, MELBOURNE, FL 32904

Owners: SANDRA JOHNSON; SHANE RYAN MUELLER; SHAWN CHARLES MUELLER  
37 NINA JEAN DR, MELBOURNE, FL 32904-1982

Case Number: 23CE-00421

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-00430

Tax Account Number: 2002781

Site Address: 5829 STAMFORD ST, MIMS, FL 32754

Owner: KIM LUCKS PO BOX 335, SCOTTSMOOR, FL 32775-0335

Case Number: 23CE-00462

Tax Account Number: 2934212

Site Address: 1531 REPUBLIC ST SE, PALM BAY, FL 32909

Owner: DEBRA FRITTS 1531 REPUBLIC ST SE, PALM BAY, FL 32909

Case Number: 23CE-00463

Tax Account Number: 2934212

Site Address: 1531 REPUBLIC ST SE, PALM BAY, FL 32909

Owner: DEBRA FRITTS 1531 REPUBLIC ST SE, PALM BAY, FL 32909

Case Number: 23CE-00464

Tax Account Number: 2902412

Site Address: 542 WHITE PLAINS AVE SW, PALM BAY, FL 32908

Owner: EUGENE B MESSER 542 WHITE PLAINS AVE SW, PALM BAY, FL 32908

Case Number: 23CE-00465

Tax Account Number: 2926132

Site Address: 390 BALI ST SE, PALM BAY, FL 32909

Owner: CHRISTOPHER SALTZMAN 390 BALI ST SE, PALM BAY, FL 32909-4061

Case Number: 23CE-00466

Tax Account Number: 2927407

Site Address: 381 COURTNEY ST SE, PALM BAY, FL 32909

Owner: DELION NUNES 381 COURTNEY ST SE, PALM BAY, FL 32909-4736

Case Number: 23CE-00467

Tax Account Number: 2935057

Site Address: 1012 SALLY ST SE, PALM BAY, FL 32909

Owner: SMITH VIXAMAR 1012 SALLY ST SE, PALM BAY, FL 32909-5303

Case Number: 23CE-00468

Tax Account Number: 2901515

Site Address: 285 WINFALL AVE SW, PALM BAY, FL 32908

Owner: IH3 PROPERTY FLORIDA LP  
1717 MAIN ST, STE 2000 ATTN: TAX DEPT, DALLAS, TX 75201-4657

Case Number: 23CE-00469

Tax Account Number: 2925058

Site Address: 610 HATCHER ST SE, PALM BAY, FL 32909

Owners: JENNIFER PINEIRO & JESSIEL PINEIRO  
610 HATCHER ST SE, PALM BAY, FL 32909-3765

Case Number: 23CE-00470

Tax Account Number: 2934261

Site Address: 1351 PARAGON RD SE, PALM BAY, FL 32909

Owner: THOMAS L HEJNICKI 1351 PARAGON RD SE, PALM BAY, FL 32909-5432

Case Number: 23CE-00471

Tax Account Number: 2938727

Site Address: 1167 WALDEN BLVD SE, PALM BAY, FL 32909

Owner: ET-2 LP

1170 KANE CONCOURSE, STE 400, BAY HARBOR ISLANDS, FL 33154-2006

Case Number: 23CE-00472

Tax Account Number: 2514555

Site Address: 1125 FAULKINGHAM RD, MERRITT ISLAND, FL 32952

Owner: WAYNE W ALWARD, JR

1125 FAULKINGHAM RD, MERRITT ISLAND, FL 32952-2750

Case Number: 23CE-00473

Tax Account Number: 2947861

Site Address: 2945 FEARS RD SE, PALM BAY, FL 32909

Owner: ADRIANNA E MC INTYRE ESTATE

144-40 182ND ST, SPRINGFIELD GARDENS, NY 11413-3357

Case Number: 23CE-00474

Tax Account Number: 2955694

Site Address: 129 DELVALLE ST, MELBOURNE BEACH, FL 32951

Owners: BLAIR WITHERINGTON & DAWN WITHERINGTON

129 DELVALLE ST, MELBOURNE BEACH, FL 32951



Case Number: 23CE-00475

Tax Account Number: 2900956

Site Address: 2381 JUPITER BLVD SW, PALM BAY, FL 32908

Owner: IH3 PROPERTY FLORIDA LP  
1717 MAIN ST, STE 2000 ATTN: TAX DEPT, DALLAS, TX 75201-4657

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-00480

Tax Account Number: 2944367

Site Address: 3060 ELDRON BLVD SE, PALM BAY, FL 32909

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

Case Number: 23CE-00481

Tax Account Number: 2938484

Site Address: 1864 TULANE AVE SE, PALM BAY, FL 32909

Owner: YOURSE RAYMOND 1864 TULANE AVE SE, PALM BAY, FL 32909-5845

Case Number: 23CE-00482

Tax Account Number: 2938504

Site Address: 1889 SARACEN AVE SE, PALM BAY, FL 32909

Owners: KIMBERLY OPAL MARIE MAINGOT-EPPINETT & EDWARD MAINGOT-EPPINETT  
1889 SARACEN AVE SE, PALM BAY, FL 32909-5848

Case Number: 23CE-00490

Tax Account Number: 2800939

Site Address: 5 ANNETTE DR, MELBOURNE, FL 32904

Owner: DAVID MARTIN KRUGER BAHNHOFSTR. 10 54516 WITTLICH GERMANY

Case Number: 23CE-00493

Tax Account Number: 2938957

Site Address: 1072 TEVIS ST SE, PALM BAY, FL 32909

Owner: ISRAEL F LEZAMA 1072 TEVIS ST SE, PALM BAY, FL 32909

Case Number: 23CE-00507

Tax Account Number: 3006435

Site Address: 8820 HIGHWAY 1, MOTEL, MICCO, FL 32976

Owner: HARBORVIEW MOTEL AND EFFICIENCIES, INC  
9986 SEBASTIAN RIVER DR, SEBASTIAN, FL 32976-3314

**Others**

Case Number: 14CE-01452

Tax Account Number: 2310029

Site Address: 4945 BRIDGE RD, COCOA, FL 32927

Previous Owners: KEVIN A DESROSIERS & KAREN L DESROSIERS  
4945 BRIDGE RD, COCOA, FL 32927

New Owner: MALAYAT 3 LLC 1146 POTENZA DR, MELBOURNE, FL 32904, by Jerrin Luke

Case Number: 17CE-02226

Tax Account Number: 2302632

Site Address: 982 HIBISCUS ST, COCOA, FL 32927

Owner: MARIA C PATRIACCA 982 HIBISCUS ST, COCOA, FL 32927

Case Number: 21CE-00264

Tax Account Number: 2302632

Site Address: 982 HIBISCUS ST, COCOA, FL 32927

Owner: MARIA C PATRIACCA 982 HIBISCUS ST, COCOA, FL 32927

Case Number: 23CE-00167

Tax Account Number: 2420165

Site Address: 250 VISCOUNT AVE MERRITT ISLAND, FL 32953

Owners: RICK J VANCE; ELIZABETH J VANCE & RICK A VANCE  
250 VISCOUNT AVE, MERRITT ISLAND, FL 32953-4643 &  
420 GAILS WAY, MERRITT ISLAND, FL 32953

## **Impositions**

Case Number: 10CE-00280

Tax Account Number: 2402542

Site Address: 4390 OSPREY AVE, COCOA, FL 32926

Owner: RICHARD A THOMSON 152 B SILVER HILL LANE, COCOA, FL 32926

Case Number: 21CE-00409

Tax Account Number: 2511723

Site Address: 4657 S HIGHWAY 1, COMMON, ROCKLEDGE, FL 32955

Owner: PEDDLERS VILLAGE LLC 4657 US HIGHWAY 1, ROCKLEDGE, FL 32955

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-01199

Tax Account Number: 2001235

Site Address: 4860 MEADOW GREEN RD, MIMS, FL 32754

Owners: RALPH M RASCH, III & ROBYN E RASCH  
4860 MEADOW GREEN RD, MIMS, FL 32754

Case Number: 23CE-00099

Tax Account Number: 2734086

Site Address: 385 NEWPORT DR, INDIALANTIC, FL 32903

Owner: ANDREW W W GRIFFITH 1140 NE 2ND ST, POMPANO BEACH, FL 33060-6408

Case Number: 23CE-00123

Tax Account Number: 2318111

Site Address: 6882 COLUMBINE DR, COCOA, FL 32927

Owner: WAYNE R CEPONIS 6882 COLUMBINE DR, COCOA, FL 32927

Case Number: 23CE-00245

Tax Account Number: 2716147

Site Addresses: 31 SOUTH CT, INDIALANTIC, FL 32903  
& 29 SOUTH CT, INDIALANTIC, FL 32903

Owner: MINA ST LLC 8430 ILLINOIS AVE, MELBOURNE, FL 32904-5649

Case Number: 23CE-00250

Tax Account Number: 3008300

Site Address: 4025 BALDWIN DR, MICCO, FL 32976

Owners: CAREY ANN SACHS & STEPHEN M DECOULOS  
4025 BALDWIN DR, MICCO, FL 32976

Case Number: 23CE-00260

Tax Account Number: 2800959

Site Address: 45 ANNETTE DR, MELBOURNE, FL 32904

Owner: CHRISTINA H BORING 45 ANNETTE DR, MELBOURNE, FL 32904

Case Number: 23CE-00262

Tax Account Number: 2605769

Site Address: CONFIDENTIAL PURSUANT TO FL STATUTES

Owner: KEITH R JOHNSON CONFIDENTIAL PURSUANT TO FL STATUTES

## **Acknowledgments**

Case Number: 21CE-00405

Tax Account Number: 2302721

Site Address: 463 ESPANOL AVE, COCOA, FL 32927

Owner: ROBERT ARNOLD 3327 BAYFIELD ST, COCOA, FL 32926-3629

Case Number: 21CE-01118

Tax Account Number: 2409418

Site Address: 4025 COTTONWOOD CIR, COCOA, FL 32926

Owner: R&J PAINTING SOLUTIONS CORP  
2901 WENTWORTH LN, KISSIMMEE, FL 34741-7783

Case Number: 22CE-00936

Tax Account Number: 2408784

Site Address: 5545 LAKE POINSETT RD, COCOA, FL 32926

Previous Owner: DORIS J LAWSON ESTATE

Case Number: 23CE-00215

Tax Account Number: 2727857

Site Address: 210 AVENIDA DE LA VISTA, INDIALANTIC, FL 32903

Owner: CRYSTAL R CANINA 210 AVENIDA DE LA VISTA, INDIALANTIC, FL 32903-2814