

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Thursday, 19 December 2024
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.
Natural Resources 11:00 a.m.**
- V. Old Business**
 - a. Impositions of Administrative Fine/Lien**
 - b. Acknowledgements of Compliance**
- VI. Next hearing date – 21 January 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

Thursday, 19 December 2024 Agenda Items

Public Hearing

Case Number: 22CE-01323

Tax Account Number: 2524354

Site Address: 1865 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: AARON RENINGER 1865 S BANANA RIVER DR, MERRITT ISLAND, FL 32952-2824
by Kim Rezanka, Attorney

Case Number: 22CE-01325

Tax Account Number: 2524350

Site Address: 1895 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: AARON RENINGER 1865 S BANANA RIVER DR, MERRITT ISLAND, FL 32952-2824
by Kim Rezanka, Attorney

Case Number: 22CE-01327

Tax Account Number: 2535314

Site Address: 1915 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: AARON RENINGER 1865 S BANANA RIVER DR, MERRITT ISLAND, FL 32952-2824
by Kim Rezanka, Attorney

Case Number: 23CE-00014

Tax Account Number: 2524353

Site Address: 1935 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owners: ROGERIO XAVIER; SIMONE XAVIER
8524 SUGAR PALM CT, ORLANDO, FL 32835-8039
by Kim Rezanka, Attorney

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-00396

Tax Account Number: 2311760

Site Address: 5346 BECK DR, COCOA, FL 32927

Owner: CONDA CARLENE GUEST 5346 BECK DR, COCOA, FL 32927-4873

Case Number: 24CE-01084

Tax Account Number: 2605769

Site Address: CONFIDENTIAL PURSUANT TO FLORIDA STATUTES

Owner: KEITH JOHNSON CONFIDENTIAL PURSUANT TO FLORIDA STATUTES

Case Number: 24CE-01088

Tax Account Number: 2103250

Site Address: 2571 PINEAPPLE AVE, MIMS, FL 32754

Owners: SYLVESTER EDWARDS, RICARDO MERRIEL & MARTHA LOPEZ
2531 GRAY LN, MIMS, FL 32754-3912

Case Number: 24CE-01091

Tax Account Number: 2112026

Site Address: 2540 BETHUNE AVE, MIMS, FL 32754

Owner: TROY BERRY 1720 MURRELL RD, ROCKLEDGE, FL 32955-3201

Case Number: 24CE-01139

Tax Account Number: 2439017

Site Address: 165 WALTER CT, MERRITT ISLAND, FL 32952

Owners: ARNE K HESTAD; CARY L HESTAD 165 WALTER CT, MERRITT ISLAND, FL 32952

Case Number: 24CE-01165

Tax Account Number: 2411167

Site Address: 144 VANGUARD CIR, COCOA, FL 32926

Owner: NATHAN E SHERILL AKA NATHAN E SHERRILL
144 VANGUARD CIR, COCOA, FL 32926-8751

Case Number: 24CE-01227

Tax Account Number: 2424484

Site Address: 1254 LAKE DR, COCOA, FL 32922

Owner: MJH FINANCE INC PO BOX 1274, COCOA, FL 32923-1274

Case Number: 24CE-01235

Tax Account Number: 2504667

Site Address: 1191 MUSTANG LN, COCOA, FL 32926

Owners: ELISABETH CLEVELAND; RICHARD CLEVELAND
965 E CRISAFULLI RD, MERRITT ISLAND, FL 32953-7420

Case Number: 24CE-01236

Tax Account Number: 2504667

Site Address: 1191 MUSTANG LN, COCOA, FL 32926

Owners: ELISABETH CLEVELAND; RICHARD CLEVELAND
965 E CRISAFULLI RD, MERRITT ISLAND, FL 32953-7420

Case Number: 24CE-01237

Tax Account Number: 2316671

Site Address: 955 E CRISAFULLI RD, MERRITT ISLAND, FL 32953

Owners: RICHARD JOHN CLEVELAND, III; ELISABETH CLEVELAND
965 E CRISAFULLI RD, MERRITT ISLAND, FL 32953-7420

Case Number: 24CE-01238

Tax Account Number: 2316671

Site Address: 955 E CRISAFULLI RD, MERRITT ISLAND, FL 32953

Owners: RICHARD JOHN CLEVELAND, III; ELISABETH CLEVELAND
965 E CRISAFULLI RD, MERRITT ISLAND, FL 32953-7420

Case Number: 24CE-01239

Tax Account Number: 2316658

Site Address: 965 E CRISAFULLI RD, MERRITT ISLAND, FL 32953

Owners: RICHARD JOHN CLEVELAND, III; ELISABETH CLEVELAND
965 E CRISAFULLI RD, MERRITT ISLAND, FL 32953-7420

Case Number: 24CE-01310

Tax Account Number: 2705778

Site Address: 7749 SOUTH DR, MELBOURNE, FL 32904

Owner: SARAH MABEL POPE 7749 SOUTH DR, MELBOURNE, FL 32904-2419

Case Number: 24CE-01420

Tax Account Number: 2102597

Site Address: 3548 BROCKETT RD MIMS, FL 32754

Owner: RICK JAMES 3548 BROCKETT RD, MIMS, FL 32754-5633

Case Number: 24CE-01465

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: 24CE-01496

Tax Account Number: 2424131

Site Address: 1520 WEST PEACHTREE ST, COCOA, FL 32922

Owner: 1520 W PEACHTREE ST VENTURES LLC
49 SW FLAGLER AVE, STE 301, STUART, FL 34994-2148

Case Number: 24CE-01528

Tax Account Number: 2747939

Site Address: 617 KINGSWOOD AVE, MELBOURNE, FL 32935

Owner: KEVIN GREEN 615 KINGSWOOD AVE, # 6, MELBOURNE, FL 32935-4214

Case Number: 24CE-01601

Tax Account Number: 2955598

Site Address: 6690 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owner: FLORIDANA BEACH PROPERTIES LLC 457 NW LONA LOOPLAKE CITY, FL 32055

Case Number: 24CE-01610

Tax Account Number: 2415433

Site Address: 1420 WALTER ST, COCOA, FL 32926

Owners: ALBERTO PAZ; JOHANA UMANZOR 1421 WALTER ST, COCOA, FL 32922

Case Number: 24CE-01613

Tax Account Number: 2423456

Site Address: CONFIDENTIAL PURSUANT TO FLORIDA STATUTES

Owners: SAMUEL BASINGER & LAUREN COVERT
CONFIDENTIAL PURSUANT TO FLORIDA STATUTES; &

CHRISTINA L ELVIN & BERNARD J ELVIN, CO-TRUSTEES, ELVIN FAMILY TRUST DTD 9/17/2008
CONFIDENTIAL PURSUANT TO FLORIDA STATUTES

Case Number: 24CE-01618

Tax Account Number: 2317337

Site Address: 337 RONALD ST, COCOA, FL 32927

Owner: DORIS J ANDERSON 337 RONALD ST, COCOA, FL 32927

Case Number: 24CE-01686

Tax Account Number: 2509848

Site Address: 1012 GREEN RD, ROCKLEDGE, FL 32955

Owners: JOHANY RICORD & CESAR LOPEZ, CO-TRUSTEES, THE JESSICA POLITEWICZ
LAND TRUST DTD 11/8/2023 16 SCOTT LN, ROCKLEDGE, FL 32955-3721

Case Number: 24CE-01715

Tax Account Number: 2317420

Site Address: 5360 MONROE AVE, COCOA, FL 32927

Owner: STEPHEN E MINER, TRUSTEE, STEPHEN E MINER TRUST DTD 08/05/2020
100 CANEBREAKERS DR, APT 102 COCOA, FL 32927-6080

Case Number: 24CE-01727

Tax Account Number: 2702890

Site Address: 1751 BLANCHE AVE, MELBOURNE, FL 32934

Owners: DANIEL MILLER & LESLIE JO HAHN
1751 BLANCHE AVE, MELBOURNE, FL 32934-7108

Case Number: 24CE-01776

Tax Account Number: 2409403

Site Address: 205 MAPLEWOOD BLVD, COCOA, FL 32926

Owner: JOSEPH E HOLLENBACK JR 205 MAPLEWOOD BLVD, COCOA, FL 32926-3236

Case Number: 24CE-01777

Tax Account Number: 2939874

Site Address: 1660 WALDREP ST SE, PALM BAY, FL 32909

Owner: CHRISTOPH WEISS 1660 WALDREP ST SE, PALM BAY, FL 32909-5981

Case Number: 24CE-01780

Tax Account Number: 2929106

Site Address: 802 AUTUMN ST SE, PALM BAY, FL 32909

Owner: IH3 PROPERTY FLORIDA LP
PO BOX 4900 C/O INVITATION HOMES/RYAN LLC, SCOTTSDALE, AZ 85261

Case Number: 24CE-01781

Tax Account Number: 2900499

Site Address: 102 TUCSON RD SW, PALM BAY, FL 32908

Owners: JOSE PEREZ; GLADYS ANGELES PEREZ
102 TUCSON RD SW, PALM BAY, FL 32908

Case Number: 24CE-01828

Tax Account Number: 2927170

Site Address: 900 BARBADOS AVE SE, PALM BAY, FL 32909

Owner: JOHANNA DUBOIS 900 BARBADOS AVE SE, PALM BAY, FL 32909

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: 24CE-01840

Tax Account Number: 2948605

Site Address: 1068 WESBERRY ST SE, PALM BAY, FL 32909

Owner: FRANCISCO J TORRES ABREU
1068 WESBERRY ST SE, PALM BAY, FL 32909-7403

Case Number: 24CE-01841

Tax Account Number: 2928212

Site Address: 471 BRICKELL ST SE, PALM BAY, FL 32909

Owner: PATRICK HARRACK JR 594 GALILEAN AVE SE, PALM BAY, FL 32909-4619

Case Number: 24CE-01842

Tax Account Number: 2902566

Site Address: 920 WELLINGTON ST SW, PALM BAY, FL 32908

Owner: ALICIA MUNIZ 920 WELLINGTON ST SW, PALM BAY, FL 32908

Case Number: 24CE-01856

Tax Account Number: 2930076

Site Address: 784 UPLAND AVE SE, PALM BAY, FL 32909

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

Case Number: 24CE-01857

Tax Account Number: 2815118

Site Address: 199 CARMELITE AVE NW, PALM BAY, FL 32907

Owner: SEVEN HOMES LLC 14632 PORTER RD, WINTER GARDEN, FL 34787-8758

Case Number: 24CE-01868

Tax Account Number: 2803844

Site Address: 1815 JACOBIN ST NW, PALM BAY, FL 32907

Owners: THOMAS JOSEPH MCCLURE; SARAH MARIE MCCLURE
1815 JACOBIN ST NW, PALM BAY, FL 32907

Case Number: 24CE-01874

Tax Account Number: 2101412

Site Address: 4470 LONGBOW DR, TITUSVILLE, FL 32796

Owner: SATURN HOLDINGS LLC 4655 CALLE CORTO, TITUSVILLE, FL 32780-6723

Case Number: 24CE-01923

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: 24CE-01984 (24CT-00411, 24CT-00439, 24CT-00440, 24CT-00441)

Tax Account Number: 2818815

Business Address: 1617 NORMAN DR, MELBOURNE, FL 32901

Respondent: HANSEN PENNYFEATHER; THOUSAND HEIR LLC; THOUSAND HEIR ELECTRICAL
c/o NILSA V SOLIS 1617 NORMAN DR, MELBOURNE, FL 32901-4136

Others

Case Number: 11CE-00840 (98-3407)

Tax Account Number: 2419999

Site Address: 115 DARWIN AVE, MERRITT ISLAND, FL 32953

Previous Owner: BETTY J ADAMS 115 DARWIN AVE, MERRITT ISLAND, FL 32953

New Owners: CAROLYN M STEVENS & TERRENCE J ARMSTRONG
475 CARRIOCA CT, MERRITT ISLAND, FL 32953

Case Number: 11CE-00963 (05-4304)

Tax Account Number: 2419999

Previous Owner: BETTY J ADAMS 115 DARWIN AVE, MERRITT ISLAND, FL 32953

New Owners: CAROLYN M STEVENS & TERRENCE J ARMSTRONG
475 CARRIOCA CT, MERRITT ISLAND, FL 32953

Case Number: 15CE-02094

Tax Account Number: 2419999

Site Address: 115 DARWIN AVE, MERRITT ISLAND, FL 32953

Previous Owner: BETTY J ADAMS 115 DARWIN AVE, MERRITT ISLAND, FL 32953

New Owners: CAROLYN M STEVENS & TERRENCE J ARMSTRONG
475 CARRIOCA CT, MERRITT ISLAND, FL 32953

Case Number: 16CE-01532

Tax Account Number: 2419999

Site Address: 115 DARWIN AVE, MERRITT ISLAND, FL 32953

Previous Owner: BETTY J ADAMS 115 DARWIN AVE, MERRITT ISLAND, FL 32953

New Owners: CAROLYN M STEVENS & TERRENCE J ARMSTRONG
475 CARRIOCA CT, MERRITT ISLAND, FL 32953

Case Number: 17CE-02041

Tax Account Number: 2419999

Site Address: 115 DARWIN AVE, MERRITT ISLAND, FL 32953

Previous Owner: BETTY J ADAMS 115 DARWIN AVE, MERRITT ISLAND, FL 32953

New Owners: CAROLYN M STEVENS & TERRENCE J ARMSTRONG
475 CARRIOCA CT, MERRITT ISLAND, FL 32953

Case Number: 21CE-00058

Tax Account Number: 2307303

Site Address: 6590 FULLER AVE, COCOA, FL 32927

Original Owners: CARRIE GOODMAN & EMMETT HERBERT GREEN

Previous Owners: 6590 FULLER AVE LAND TRUST, CALIBER TRUST LLC, EQUIFIRST
PROPERTIES LLC & NEXOANT PROPERTIES, LLC, TRUSTEE by Richard Carey
Carey Law Group PA 727 NE 3RD AVE STE 300, FT LAUDERDALE, FL 33304

New Owners: ALEX MICHAEL GONZALEZ & NICOLE MARIE GONZALEZ
6590 FULLER AVE, COCOA, FL 32927

Case Number: 21CE-00228

Tax Account Number: 2307303

Site Address: 6590 FULLER AVE, COCOA, FL 32927

Original Owners: CARRIE GOODMAN & EMMETT HERBERT GREEN

Previous Owners: 6590 FULLER AVE LAND TRUST, CALIBER TRUST LLC, EQUIFIRST
PROPERTIES LLC & NEXOANT PROPERTIES, LLC, TRUSTEE by Richard Carey
Carey Law Group PA 727 NE 3RD AVE STE 300, FT LAUDERDALE, FL 33304

New Owners: ALEX MICHAEL GONZALEZ & NICOLE MARIE GONZALEZ
6590 FULLER AVE, COCOA, FL 32927

Case Number: 21CE-01063

Tax Account Number: 2307303

Site Address: 6590 FULLER AVE, COCOA, FL 32927

Original Owners: CARRIE GOODMAN & EMMETT HERBERT GREEN

Previous Owners: 6590 FULLER AVE LAND TRUST, CALIBER TRUST LLC, EQUIFIRST PROPERTIES LLC & NEXOANT PROPERTIES, LLC, TRUSTEE by Richard Carey Carey Law Group PA 727 NE 3RD AVE STE 300, FT LAUDERDALE, FL 33304

New Owners: ALEX MICHAEL GONZALEZ & NICOLE MARIE GONZALEZ
6590 FULLER AVE, COCOA, FL 32927

Case Number: 21CE-01780

Tax Account Number: 2627420

Site Address: 4085 WATERLOO PL, MELBOURNE, FL 32940

Owner: HENRY LEWIS, JR 4085 WATERLOO PL, MELBOURNE, FL 32940-1278

Case Number: 22CE-01059

Tax Account Number: 2810864

Site Address: 874 GILLMAR AVE NW, PALM BAY, FL 32907

Owner: JEAN HEMPEL-HAINES
7988 VIA DELLAGIO WAY, STE 206 ORLANDO, FL 32819-5425

Case Number: 24CE-00171

Tax Account Number: 2105509

Site Address: 2860 DIAMOND RD, TITUSVILLE, FL 32796

Owners: GEORGE M SCARBORO; MARILYN SCARBORO
2860 DIAMOND RD, TITUSVILLE, FL 32796-1634

Case Number: 24CE-00459

Tax Account Number: 2437495

Site Address: 1635 YATES DR, MERRITT ISLAND, FL 32952

Owners: ERIC DALE DAHLENBURG; GEORGIANA MOORHEAD
1635 YATES DR MERRITT ISLAND, FL 32952

Impositions

Case Number: 24CE-00679

Tax Account Number: 2308320

Site Address: 5589 JAMAICA RD, COCOA, FL 32927

Previous Owners: MARISA HUERTA; JOSE CARMELO HUERTA ESCOBAR
7050 177TH ST N, HUGO, MN 55038-9509

New Owner: RED HORSE PROPERTY MANAGEMENT LLC
13518 PARKFIELD WAY, WINTER GARDEN, FL 34787

Case Number: 24CE-00812

Tax Account Number: 2317277

Site Address: 387 MAC ARTHUR CIR, COCOA, FL 32927

Owner: JAMES BARNES aka JAMES C BARNES
387 MAC ARTHUR CIR, COCOA, FL 32927-4824

Case Number: 24CE-00941

Tax Account Number: 2443615

Site Address: 14 OHIO ST, COCOA, FL 32926

Owner: STUART L SCHULTZ 14 OHIO ST, COCOA, FL 32926-2413

Case Number: 24CE-01127

Tax Account Number: 2302757

Site Address: 1052 JERSEY ST, COCOA, FL 32927

Owner: SHIRLEY E HERBERT 1052 JERSEY ST, COCOA, FL 32927-5055

Case Number: 24CE-01166

Tax Account Number: 2815889

Site Address: 438 AVOCADO RD NW, PALM BAY, FL 32907

Owners: NANCY ASHLEY; TIMOTHY P ASHLEY
438 AVOCADO RD NW, PALM BAY, FL 32907-1825

Case Number: 24CE-01357

Tax Account Number: 2926385

Site Address: 138 BRANTLEY ST SE, PALM BAY, FL 32909

Owner: SECOND AVENUE SFR HOLDINGS III LLC
71 S WACKER DR, STE 2775, CHICAGO, IL 60606-4637

Case Number: 24CE-01358

Tax Account Number: 2930226

Site Address: 1199 GULFPORT RD SE, PALM BAY, FL 32909

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

Acknowledgments

Case Number: 09CE-02914

Tax Account Number: 2300916

Site Address: 7565 EGRET DR, TITUSVILLE, FL 32780

Owner: LALEH HATAMI RAHBARI P O BOX 5416, TITUSVILLE, FL 32783-5416

Case Number: 18CE-00818

Tax Account Number: 2933982

Site Address: 1606 AGNES AVE SE, PALM BAY, FL 32909

Owner: MARIE LUCIENNE FELIX 1606 AGNES AVE SE, PALM BAY, FL 32909

Case Number: 21CE-00128

Tax Account Number: 2318273

Site Address: 415 SEA HORSE LN, COCOA, FL 32927

Owners: WILLIAM NOEL & MARILYN NOEL 415 SEA HORSE LN, COCOA, FL 32927

Case Number: 21CE-01963

Tax Account Number: 2912314

Site Address: 207 HERITAGE ST SW, PALM BAY, FL 32908

Owner: GALV LLC 300 E 95TH ST, # 350 NEW YORK, NY 10128-5792

Case Number: 22CE-01393

Tax Account Number: 2940208

Site Address: 1449 TIDEWELL ST SE, PALM BAY, FL 32909

Owner: MICHAEL JOSEPH FARVET 1449 TIDEWELL ST SE, PALM BAY, FL 32909-6046

Case Number: 24CE-01138

Tax Account Number: 2940101

Site Address: 1480 WALDRUN ST SE, PALM BAY, FL 32909

Owner: 2018-2 IH BORROWER LP
PO BOX 4900 c/o INVITATION HOMES/RYAN LLC, SCOTTSDALE, AZ 85261-4900

Case Number: 24CE-01145

Tax Account Number: 2930554

Site Address: 1004 UNDERHILL AVE SE, PALM BAY, FL 32909

Owner: 2018-3 IH BORROWER LP

PO BOX 4900 c/o INVITATION HOMES/Ryan LLC, SCOTTSDALE, AZ 85261-4900

Case Number: 24CE-01147

Tax Account Number: 2928836

Site Address: 757 CLEAVES ST SE, PALM BAY, FL 32909

Owner: 2017-1 IH BORROWER LP

PO BOX 4900 c/o INVITATION HOMES/Ryan LLC, SCOTTSDALE, AZ 85261-4900

Case Number: 24CE-01168

Tax Account Number: 2908001

Site Address: 1399 SAXONY RD SW, PALM BAY, FL 32908

Owner: 2018-1 IH BORROWER LP

PO BOX 4900 c/o INVITATION HOMES/Ryan LLC, SCOTTSDALE, AZ 85261-4900

Case Number: 24CE-01242

Tax Account Number: 2303499

Site Address: 6888 DODGE RD, COCOA, FL 32927

Owner: MARCIA L HALE 6888 DODGE RD, COCOA, FL 32927-8306

Case Number: 24CE-01300

ax Account Number: 2101412

Site Address: 4470 LONGBOW DR, TITUSVILLE, FL 32796

Owner: SATURN HOLDINGS LLC 4655 CALLE CORTO, TITUSVILLE, FL 32780-6723

Case Number: 24CE-01458

Tax Account Number: 2111744

Site Address: 2500 N CARPENTER RD, TITUSVILLE, FL 32796

Owner: EJB TITUSVILLE DG LLC 9136 SEMINOLE BLVD, SEMINOLE, FL 33772-3148

Case Number: 24CE-01487

Tax Account Number: 2850590

Site Address: 3375 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owner: NLBH TIC LLC 8745 REITZ LAKE RD, WACONIA, MN 55387-9408