

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Thursday, 19 June 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 – 17 July 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 June 2025 Agenda Items

Public Hearing

Case Number: 23CE-00339

Tax Account Number: 2800899

Site Address: 42 ANNETTE DR, MELBOURNE, FL 32904

Owner: STEVEN W COFFEY 3376 EDGEMERE DR, ROCHESTER, NY 14612

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-00894

Tax Account Number: 2800899

Site Address: 42 ANNETTE DR, MELBOURNE, FL 32904

Owner: STEVEN W COFFEY 3376 EDGEMERE DR, ROCHESTER, NY 14612

Case Number: 24CE-01928

Tax Account Number: 2002019

Site Address: 3872 STERLING ST, MIMS, FL 32754

Owner: JODI L DIBBLE 3872 STERLING ST, MIMS, FL 32754

Case Number: 24CE-01929

Tax Account Number: 2002018

Site Address: 3884 STERLING ST, MIMS, FL 32754

Owners: TERESA M UDDO; NICHOLAS BERNARD
2400 SWEETWATER CT, MIMS, FL 32754-5900

Case Number: 25CE-00147

Tax Account Number: 2316575

Site Address: 6535 BLOSSOM RD, MERRITT ISLAND, FL 32953

Owners: GAYLE JOLLEY & CARA WALRATH
6535 BLOSSOM RD, MERRITT ISLAND, FL 32953-6820

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

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-00432

Tax Account Number: 2105280

Site Address: 2090 JAY JAY RD, TITUSVILLE, FL 32796

Owners: CANDICE VAKNIN; ADAM VAKNIN
2090 E JAY JAY RD, TITUSVILLE, FL 32796-1366

Case Number: 25CE-00441

Tax Account Number: 2417807

Site Address: 315 INLET AVE, MERRITT ISLAND, FL 32953

Owner: CARLOS PATRICK SEVILLA JR 315 INLET AVE, MERRITT ISLAND, FL 32953-3077

Case Number: 25CE-00455

Tax Account Number: 2609479

Site Address: 422 N NEPTUNE DR, SATELLITE BEACH, FL 32937

Owner: MATTHEW WHITE 422 N NEPTUNE DR, SATELLITE BEACH, FL 32937-3823

Case Number: 25CE-00472

Tax Account Number: 2406693

Site Address: 1665 FRED A TRL, COCOA, FL 32926

Owner: JACK A FITTS 1665 FRED A TRL, COCOA, FL 32926-7163

Case Number: 25CE-00596

Tax Account Number: 2848939

Site Address: 2135 SOUTH RIVER RD, MELBOURNE BEACH, FL 32951

Owners: SARA DANIELLE REINHART; BRENDA REINHART
2135 S RIVER RD, MELBOURNE BEACH, FL 32951-2929

Case Number: 25CE-00611

Tax Account Number: 2416781

Site Address: 1426 MAC ARTHUR LN, COCOA, FL 32922

Owners: WILLIAM PIKE & OPAL PIKE 1426 MC ARTHUR LN, COCOA, FL 32922

Case Number: 25CE-00619

Tax Account Number: 2954313

Site Address: 6040 RIVERSIDE DR, MELBOURNE BEACH, FL 32951

Owner: MARY G KINZER REVOCABLE LIVING TRUST UAD 12/8/2004
6040 RIVERSIDE DR, MELBOURNE BEACH, FL 32951-3741

Case Number: 25CE-00652

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-00690

Tax Account Number: 2422116

Site Address: 327 PINEDA ST, COCOA, FL 32922

Owners: JIMMY LANGLEY; HILDA LANGLEY 327 PINEDA ST, COCOA, FL 32922

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-00735

Tax Account Number: 2438957

Site Address: 75 N LEE CT, MERRITT ISLAND, FL 32952

Owner: PAUL BARWICK 75 NORTH LEE CT, MERRITT ISLAND, FL 32952

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-00747

Tax Account Number: 2443615

Site Address: 14 OHIO ST, COCOA, FL 32926

Owner: FLORIDA HOME RECOVERY & ASSISTANCE LLC
1215 CANYON WAY, WELLINGTON, FL 33414

Case Number: 25CE-00754

Tax Account Number: 2102315

Site Address: 3360 BREVARD RD MIMS, FL 32754

Owners: DONALD R HUFF aka DONALD RAY HUFF; REBECCA M HUFF aka REBECCA JOSEPHINE HUFF
LIFE ESTATE
3360 BREVARD RD, MIMS, FL 32754-5529

Case Number: 25CE-00781

Tax Account Number: 2422108

Site Address: 1413 BELLEVIEW RD, COCOA, FL 32922

Owner: MARCUS D BAILEY 1413 BELLEVIEW RD, COCOA, FL 32922-6360

Case Number: 25CE-00807

Tax Account Number: 2702808

Site Address: 28 PHYLLIS DR, MELBOURNE, FL 32934

Respondent/Violator: DAWN MILLER 28 PHYLLIS DR, MELBOURNE, FL 32934

Case Number: 25CE-00834

Tax Account Number: 2813184

Site Address: 1283 SEELEY CIR NW, PALM BAY, FL 32907

Owners: LEROY WINDMON & ORA M WINDMON
1283 SEELEY CIR NW, PALM BAY, FL 32907

Case Number: 25CE-00835

Tax Account Number: 2905314

Site Address: 798 DAMEK TER SW, PALM BAY, FL 32908

Owners: CARLOS XAVIER VICENTE ABAD & AZJAH ERRIEL OWENS
798 DAMEK TER SW, PALM BAY, FL 32908-1730

Case Number: 25CE-00865

Tax Account Number: 2900365

Site Address: 256 TREMBLEY AVE SW, PALM BAY, FL 32908

Owner: H1 PB LLC 256 TREMBLEY AVE SW, PALM BAY, FL 32908

Others

Case Number: 11CE-02561

Tax Account Number: 2814884

Site Address: 1085 DORCHESTER RD NW, PALM BAY, FL 32907

Owner: PLACIDIA CONTRERAS 1085 DORCHESTER RD NW, PALM BAY, FL 32907

Case Number: 15CE-00943

Tax Account Number: 2927022

Site Address: 950 ITHACA AVE SE, PALM BAY, FL 32909

Owner: YENIS ESPINAL 950 ITHACA AVE SE, PALM BAY, FL 32909

Case Number: 19CE-00829

Tax Account Number: 2927022

Site Address: 950 ITHACA AVE SE, PALM BAY, FL 32909

Owner: YENIS ESPINAL 950 ITHACA AVE SE, PALM BAY, FL 32909

Case Number: 22CE-00028

Tax Account Number: 2903334

Site Address: 1299 DANFORTH ST SW, PALM BAY, FL 32908

Owner: SHARON MONTANO 1299 DANFORTH ST SW, PALM BAY, FL 32908

Case Number: 22CE-01285

Tax Account Number: 2927022

Site Address: 950 ITHACA AVE SE, PALM BAY, FL 32909

Owner: YENIS ESPINAL 950 ITHACA AVE SE, PALM BAY, FL 32909

Case Number: 22CE-01349

Tax Account Number: 2815369

Site Address: 263 DELAKE RD NW, PALM BAY, FL 32907

Previous Owner: BAF 3 LLC

5001 PLAZA ON THE LAKE, STE 200, AUSTIN, TX 78746-1053

New Owner: BAF ASSETS 6 LLC

5001 PLAZA ON THE LAKE, STE 200, AUSTIN, TX 78746-1053

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-01007

Tax Account Number: 2928554

Site Address: 955 HUTCHINS ST SE, PALM BAY, FL 32909

Owners: DALE E GRANT, TRUSTEE, THE DALE E GRANT REVOCABLE TRUST
2630 WATERS EDGE DR, GAINESVILLE, GA 30504-3907

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-01297

Tax Account Number: 2318772

Site Address: 1545 CHASE HAMMOCK RD, MERRITT ISLAND, FL 32953

Owner: LESLIE LEE LEWIS REVOCABLE LIVING TRUST
1545 CHASE HAMMOCK RD, MERRITT ISLAND, FL 32953-7708

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-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: 24CE-01834

Tax Account Number: 2705778

Site Address: 7749 SOUTH DR, MELBOURNE, FL 32904

Previous Owner: SARAH MABEL POPE 2681 TRAVERSE DR, VERNON, FL 32462

New Owners: MICAH GABRIEL HUGHES & JENNIFER MARIE HUGHES

Case Number: 24CE-02014

Tax Account Number: 2404346

Site Address: 3131 IPSWICH DR, COCOA, FL 32926

Owner: MAYDA JANET MORALES 3131 IPSWICH DR, COCOA, FL 32926-4430
by Vanessa Santana, Attorney

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

Impositions

Case Number: 20CE-00689

Tax Account Number: 2927209

Site Address: 190 COLUMBIA ST SE, PALM BAY, FL 32909

Owners: CHAD LAVIN & JENNIFER LAVIN 190 COLUMBIA ST SE, PALM BAY, FL 32909

Case Number: 22CE-00640

Tax Account Number: 2927209

Site Address: 190 COLUMBIA ST SE, PALM BAY, FL 32909

Owners: CHAD LAVIN & JENNIFER LAVIN 190 COLUMBIA ST SE, PALM BAY, FL 32909

Case Number: 24CE-00248

Tax Account Number: 2514559

Site Address: 1150 & 1155 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: AT THE ULTIMATE CONSTRUCTIONS INC
3409 CURTIS DR, APOPKA, FL 32703-6717

Case Number: 24CE-00600

Tax Account Number: 3006399

Site Address: 5600 MICCO RD, MICCO, FL 32976

Owners: HAROLD FEY; NICHOLAS FEY; CHRISTI LEE FEY
5600 MICCO RD C/O NICHOLAS FEY, MICCO, FL 32976-7453

Case Number: 24CE-01283

Tax Account Number: 2409805

Site Address: 321 WESTERN AVE, COCOA, FL 32926

Owner: RUBY LEE JENKINS TRUST
PO BOX 100842, C/O RAINES INVESTMENTS INC, PALM BAY, FL 32910-0842

Case Number: 24CE-01538

Tax Account Number: 2316121

Site Address: 5658 & 5660 N HIGHWAY 1, COCOA, FL 32927

Owner: 5660 INDIAN RIVER LLC 5660 N HIGHWAY 1, COCOA, FL 32927-6007

Case Number: 24CE-01988

Tax Account Number: 2416781

Site Address: 1426 MAC ARTHUR LN, COCOA, FL 32922

Owners: WILLIAM PIKE; OPAL PIKE 1426 MC ARTHUR LN, COCOA, FL 32922

Case Number: 25CE-00044

Tax Account Number: 2103052

Site Address: 3103 BROCKETT RD MIMS, FL 32754

Owner: CHARLES A JORDAN 3103 BROCKETT RD, MIMS, FL 32754-5628

Case Number: 25CE-00215

Tax Account Number: 2908050

Site Address: 150 GALLOPO RD SW, PALM BAY, FL 32908

Owner: RICARDO RICHARD BENNETT 150 GALLOPO RD SW, PALM BAY, FL 32908

Case Number: 25CE-00216

Tax Account Number: 2945101

Site Address: 872 READING ST SE, PALM BAY, FL 32909

Owner: ERNEST Y MENSAH 26202 GOLDENPORT LN, KATY, TX 77494-6478

Case Number: 25CE-00217

Tax Account Number: 2947558

Site Address: 3075 LANGMAID AVE SE, PALM BAY, FL 32909

Owners: DWAYNE GOLDEN JR & JASMINE GOLDEN
3075 LANGMAID AVE SE, PALM BAY, FL 32909-8308

Case Number: 25CE-00219

Tax Account Number: 2901843

Site Address: 208 TRILBY RD SW, PALM BAY, FL 32908

Owners: JESSE WAYNE WILLIAMS; MARTHA ANN BRIGHTLY
208 TRILBY RD SW, PALM BAY, FL 32908-3347

Case Number: 25CE-00223

Tax Account Number: 2906413

Site Address: 1012 SAVERY RD SW, PALM BAY, FL 32908

Owners: DANETTE E GONZALEZ; CAROL SUNDERLAND
1012 SAVERY RD SW, PALM BAY, FL 32908

Case Number: 25CE-00224

Tax Account Number: 2928210

Site Address: 443 BRICKELL 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: 25CE-00228

Tax Account Number: 2808100

Site Address: 714 MUNICH ST NW, PALM BAY, FL 32907

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

Case Number: 25CE-00287

Tax Account Number: 2615883

Site Address: 3057 PINEDA CROSSING DR, MELBOURNE, FL 32940

Owner: WANDA D HOUSER 3057 PINEDA CROSSING DR, MELBOURNE, FL 32940-1415

Case Number: 25CE-00343

Tax Account Number: 2929280

Site Address: 718 MERRIMAC ST SE, PALM BAY, FL 32909

Owner: JEAN H BEHRMANN 718 MERRIMAC ST SE, PALM BAY, FL 32909-4917

Case Number: 25CE-00347

Tax Account Number: 2929120

Site Address: 781 AVALON ST SE, PALM BAY, FL 32909

Owner: ANDREA DEL CARMEN INFANTE
10015 DOWNEYS WOOD CT, BURKE, VA 22015-2731

Case Number: 25CE-00480

Tax Account Number: 3004791

Site Address: 952 BAREFOOT BLVD, BAREFOOT BAY, FL 32976

Owner: BRENDA B DEXTER, TRUSTEE, THE BRENDA B DEXTER TRUST DTD 7/8/2020
5932 SPICEWOOD LN, VERO BEACH, FL 32966-6304

Acknowledgments

Case Number: 22CE-00733

Tax Account Number: 2933999

Site Address: 1679 SALAZAR ST SE, PALM BAY, FL 32909

Owners: MICHAEL A WHITE & HOPE ANN WHITE
1679 SALAZAR ST SE, PALM BAY, FL 32909-5406

Case Number: 25CE-00005

Tax Account Number: 2432034

Site Address: 1580 TARPON ST, MERRITT ISLAND, FL 32952

Owner: ASSUREAL PROPERTIES LLC
31850 WEKIVA PINES BLVD, SORRENTO, FL 32776-7704

Case Number: 25CE-00052

Tax Account Number: 2955991

Site Address: 7074 FLORIDANA AVE, MELBOURNE BEACH, FL 32951

Owner: ROBERT D COFFMAN 7074 FLORIDIANA AVE, MELBOURNE BEACH, FL 32951

Case Number: 25CE-00169

Tax Account Number: 2301404

Site Address: 173 BONITA ST, TITUSVILLE, FL 32780

Owners: CLIFFORD WHITBY & TIQUELLA KING-WHITBY
100 BONITA ST, TITUSVILLE, FL 32780-8126

Case Number: 25CE-00247

Tax Account Number: 2103958

Site Address: 4136 BLACK GUM DR, MIMS, FL 32754

Owner: SAI RE HOLDINGS 5 LLC 3220 N COCOA BLVD, COCOA, FL 32926-6671

Case Number: 25CE-00319

Tax Account Number: 2607640

Site Address: 228 NE FIRST CT, SATELLITE BEACH, FL 32937

Owners: VINCENT CHARLES YUHAS JR & AMELIA ARQUISOLA YUHAS, TRUSTEES, THE
SHEPHERD'S FAMILY RLT UDT 6/15/2022
3920 ARCHDALE ST, MELBOURNE, FL 32940-7797

Case Number: 25CE-00481

Tax Account Number: 2606937

Site Address: 159 LANTERNBACK ISLAND DR SATELLITE BEACH, FL 32937

Owners: JOSEPH SCOTT SMYTH & SHARIE T SMYTH
159 LANTERNBACK ISLAND DR, SATELLITE BEACH, FL 32937