

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Thursday, 21 August 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 – 18 September 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

21 August 2025 Agenda Items

Public Hearing

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-01577

Tax Account Number: 2318595

Site Address: 4345 HORSESHOE BEND, MERRITT ISLAND, FL 32953

Owners: AIDA R MARTIN, TRUSTEE, THE AIDA R MARTIN PRIMARY TRUST DTD
7/21/2022 5127 LEEWARD WAY, ORLANDO, FL 32809-3042

Case Number: 24CE-01806

Tax Account Number: 2407909

Site Address: 2500 STRATFORD DR, COCOA, FL 32926

Owner: PAUL HASSINGER 2500 STRATFORD DR, COCOA, FL 32926-4352

Case Number: 25CE-00293

Tax Account Number: 2403754

Site Address: 4840 MANGO AVE, COCOA, FL 32926

Owners: DAVID L WASHBURN & CAROL L HILL 4840 MANGO AVE, COCOA, FL 32926-2920

Case Number: 25CE-00404

Tax Account Number: 2311278

Site Address: 6645 MIRAFLORES AVE, COCOA, FL 32927

Owner: KAITLYN TAYLOR 6024 RENA AVE, COCOA, FL 32927-8263

Case Number: 25CE-00520

Tax Account Number: 2301416

Site Address: 7555 S HIGHWAY 1, TITUSVILLE, FL 32780

Owner: TCLM INC 7555 US HIGHWAY 1 ST, ITUSVILLE, FL 32780

Case Number: 25CE-00553

Tax Account Number: 2953105

Site Address: 5070 SEILER ST, MELBOURNE BEACH, FL 32951

Owners: MARK RUTKOWSKI & ANNETTE MARIE ARMSTRONG-RUTKOWSKI, TRUSTEES, MARK RUTKOWSKI & ANNETTE MARIE ARMSTRONG-RUTKOWSKI REVOCABLE TRUST DTD 4/29/2021
5070 SEILER ST, MELBOURNE BEACH, FL 32951-3232

Case Number: 25CE-00581

Tax Account Number: 2509863

Site Address: 1043 GREEN RD, ROCKLEDGE, FL 32955

Owner: SPENCER DEAVILA 3609 SILVER RIDGE CT, ROSAMOND, CA 93560-6802

Case Number: 25CE-00666

Tax Account Number: 2318049

Site Address: 7000 FERN DR, COCOA, FL 32927

Owner: WILLIAM MATTHEW TEX PRICE 901 ALBIN ST, COCOA, FL 32927

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-00771

Tax Account Number: 2302628

Site Address: 1002 HIBISCUS ST, COCOA, FL 32927

Owner: MARCELINO AILA 1002 HIBISCUS ST, COCOA, FL 32927

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-00890

Tax Account Number: 2307501

Site Address: Vacant Lot 30, COCOA, FL 32927

Owner: ESPRIT HOMES LLC
1603 LYNDON B JOHNSON FWY, STE 860 DALLAS, TX 75234-6086

Case Number: 25CE-00891

Tax Account Number: 2716095

Site Address: 219 SAND PINE RD, INDIALANTIC, FL 32903

Owners: CHARISSA NOBLETT & JERYD LEE NOBLETT
219 SAND PINE RD, INDIALANTIC, FL 32903-2117

Case Number: 25CE-00923

Tax Account Number: 2956518

Site Address: 367 HIAWATHA WAY, MELBOURNE BEACH, FL 32951

Owners: NATHAN AVRUNIN, TRUSTEE, THE NATHAN AVRUNIN REVOCABLE TRUST DTD 7/12/2013
367 HIAWATHA WAY, MELBOURNE BEACH, FL 32951-3538

Case Number: 25CE-00966

Tax Account Number: 2955700

Site Address: 6540 FLORIDANA AVE, MELBOURNE BEACH, FL 32951

Owner: TAMMY J REIER 1426 ALBERT DR, MELBOURNE, FL 32935-2808

Case Number: 25CE-01000

Tax Account Number: 2731688

Site Address: 220 GROSSE POINTE, INDIALANTIC, FL 32903

Owners: MARK K TRINH, TRUSTEE, MARK K TRINH REVOCABLE LIVING TRUST DTD 12/20/2018; THU P TRINH, TRUSTEE, THU P TRINH REVOCABLE LIVING TRUST DTD 12/20/2018
110 POINSETTA ST, INDIALANTIC, FL 32903-2537

Case Number: 25CE-01013

Tax Account Number: 2905784

Site Address: 328 GEPHART ST SW, PALM BAY, FL 32908

Owner: ERNEST JUNIOR GOURDET 328 GEPHART ST SW, PALM BAY, FL 32908-1734

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-01021

Tax Account Number: 2726825

Site Address: 122 POINSETTA ST, INDIALANTIC, FL 32903

Owner: AJSJ1 LLC 180 SEAGLASS DR, MELBOURNE BEACH, FL 32951-3275

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-01148

Tax Account Number: 2814972

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

Owner: ALTO ASSET COMPANY 5 LLC
5001 PLAZA ON THE LAKE, STE 200 AUSTIN, TX 78746-1053

Case Number: 25CE-01149

Tax Account Number: 2906287

Site Address: 499 SCENIC RD SW, PALM BAY, FL 32908

Owner: CORNISHA L SHEPPERD 499 SCENIC RD SW, PALM BAY, 32908-7651

Others

Case Number: 11CE-02787

Tax Account Number: 2902212

Site Address: 457 TROTWOOD LN SW, PALM BAY, FL 32908

Owner: VIBHA VIRANI aka VIBHAA KALATHIA 445 HOTEL CIR S, SAN DIEGO, CA 92108

Case Number: 15CE-00453

Tax Account Number: 2407487

Site Address: 2508 TERRI LN, COCOA, FL 32926

Previous Owner: JAMES J GREEN

New Owner: ROBERTO BENJAMINS INC 1504 EMORY LANE, COCOA, FL 32922

Case Number: 23CE-01344

Tax Account Number: 3006709

Site Address: 8595 FLEMING GRANT RD, MICCO, FL 32976

Owner: EDWIN JOHN KOUYOUJIAN 8595 FLEMING GRANT RD, MICCO, FL 32976-2512

Case Number: 24CE-00458

Tax Account Number: 3008439

Site Address: 8875 HIGHWAY A1A, MELBOURNE BEACH, FL 32951

Owner: BAYIT EN LA PLAYA LLC, by Samantha Hausdorff, Atty for Christina Alletto, Member
2450 HOLLYWOOD BLVD STE 503, HOLLYWOOD, FL 33020

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-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-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: 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-00731

Tax Account Number: 2302009

Site Address: 900 PALM ST, COCOA, FL 32927

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

Impositions

Case Number: 11CE-01095 (07-1166)

Tax Account Number: 3004918

Site Address: 854 CASHEW CIR, BAREFOOT BAY, FL 32976

Previous Owners: JAMES & ALANA LEE CUPPY
4053 KINGSFIELD DR, PARRISH, FL 34219-7503

New Owners: AMANDA GREENE & RICHARD MORRIS
854 CASHEW CIR, BAREFOOT BAY, FL 32976

Case Number: 14CE-02235

Tax Account Number: 2839582

Site Address: 557 BURLINGTON AVE NE, PALM BAY, FL 32907

Owners: ALEXANDER BONILLA, ANNY J ROJAS
557 BURLINGTON AVE NE, PALM BAY, FL 32907

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: 24CE-01098

Tax Account Number: 2431801

Site Address: 1740 WAVECREST ST, MERRITT ISLAND, FL 32952

Owners: RICHARD HENSEL & CATALINA HENSEL
1747 WAVECREST ST, MERRITT ISLAND, FL 32952-5656

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

Case Number: 25CE-00294

Tax Account Number: 3008034

Site Address: 3755 PALM AVE, MICCO, FL 32976

Owner: GLORIA FLEMING 3755 PALM AVE, MICCO, FL 32976

Case Number: 25CE-00365

Tax Account Number: 2608491

Site Address: 611 FIRST AVE, SATELLITE BEACH, FL 32937

Owner: ROBERT F WADLEIGH JR 591 FIRST AVE, SATELLITE BEACH, FL 32937-2205

Case Number: 25CE-00432

Tax Account Number: 2105280

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

Owners: CANDICE VAKNIN; ADAM VAKNIN 1715 RIVERSIDE DR, TITUSVILLE, FL 32780

Case Number: 25CE-00476

Tax Account Number: 2719502

Site Address: 461 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-00566

Tax Account Number: 2813593

Site Address: 333 KRASSNER DR NW, PALM BAY, FL 32907

Owners: SUAN MUNG; HAU SANG
333 KRASSNER DR NW, PALM BAY, FL 32907-8711

Case Number: 25CE-00568

Tax Account Number: 2814560

Site Address: 443 BRIDGEPORT AVE NW, PALM BAY, FL 32907

Owner: ONE THIRD LAND RENTAL LLC 4 BRIGHTON RD, CLIFTON, NJ 07012-1664

Case Number: 25CE-00569

Tax Account Number: 2956625

Site Address: 407 BEVERLY CT, MELBOURNE BEACH, FL 32951

Owners: JAMES CARL WILSON III; ANNALYNN ZAMBA-WILSON
407 BEVERLY CT, MELBOURNE BEACH, FL 32951-3545

Case Number: 25CE-00570

Tax Account Number: 2901749

Site Address: 1973 JUPITER BLVD SW, PALM BAY, FL 32908

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

Case Number: 25CE-00615

Tax Account Number: 2906145

Site Address: 841 DE GROODT RD SW, PALM BAY, FL 32908

Owners: COURTNEY A RUMBLE & MITZIE A RUMBLE
841 DEGROODT RD SW, PALM BAY, FL 32908-1706

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-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

Acknowledgments

Case Number: 19CE-00533

Tax Account Number: 2905937

Site Address: 750 SCOTTEN AVE SW, PALM BAY, FL 32908

Owners: LUIROY MARSH & ELVY MARSH
750 SCOTTEN AVE SW, PALM BAY, FL 32908-7431

Case Number: 23CE-01109

Tax Account Number: 2814899

Site Address: 1024 ALTAMIRA ST NW, PALM BAY, FL 32907

Owner: DEE DEE L HENDERSHOTT 1024 ALTAMIRA ST NW, PALM BAY, FL 32907-2754

Case Number: 24CE-00697

Tax Account Number: 2408075

Site Address: 5228 HIGHWAY 520, COCOA, FL 32926

Owner: ANITA J MC CALMONT 5228 HIGHWAY 520, COCOA, FL 32926-2338