

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Thursday, 17 April 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 – 24 April 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, 17 April 2025 Agenda Items

Public Hearing

Case Number: 24CE-01406

Tax Account Number: 2004581

Site Address: 3755 AURANTIA RD, COMMON, MIMS, FL 32754

Owners: ALEXIS RAUL DEJESUS; ROSEMARY ESTEVEZ DEJESUS
1900 CORBETT RD, ORLANDO, FL 32826-4904

Case Number: 24CE-01589

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: 24CE-01695

Tax Account Number: 2443038

Site Address: 110 GRIFFIN DR, COCOA, FL 32926

Owner: COCOA SAVER STORAGE LLC 2910 KURT ST, EUSTIS, FL 32726-8318

Case Number: 24CE-01742

Tax Account Number: 2004974

Site Address: 4980 PATTY LN, MIMS, FL 32754

Owners: TONY M DENTON II; JULIE A DENTON 4980 PATTY LN, MIMS, FL 32754-6100

Case Number: 24CE-01995

Tax Account Number: 2411970

Site Address: 404 VIA FLORENCE CT, MERRITT ISLAND, FL 32953

Owners: WILLIAM LAWERENCE III; CHERISA LAWERENCE
404 VIA FLORENCE CT, MERRITT ISLAND, FL 32953-4117

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

Case Number: 24CE-02071

Tax Account Number: 2317016

Site Address: 5680 N COURTENAY PKWY, MERRITT ISLAND, FL 32953

Owner: TROY W STEPHAN 1785 CARLTON ST, MERRITT ISLAND, FL 32953

Case Number: 25CE-00038

Tax Account Number: 2002680

Site Address: 5927 STAMFORD ST, MIMS, FL 32754

Owner: CHRISTOPHER JONES 5927 STAMFORD ST, MIMS, FL 32754-6626

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-00089

Tax Account Number: 2432051

Site Address: 1595 BREAM ST, MERRITT ISLAND, FL 32952

Owner: DOUGLAS SCHWARTZ 1595 BREAM ST, MERRITT ISLAND, FL 32952-5601

Case Number: 25CE-00165

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 32937

Case Number: 25CE-00177

Tax Account Number: 2508215

Site Address: 888 BROOKSTONE DR, MERRITT ISLAND, FL 32952

Owner: CHRISTOPHER J SMITH 888 BROOKSTONE DR, MERRITT ISLAND, FL 32952

Case Number: 25CE-00181

Tax Account Number: 2417702

Site Address: 1785 SANDBAR DR, MERRITT ISLAND, FL 32953

Owners: JON A SMITHSON & MARY SMITHSON
1785 SANDBAR DR, MERRITT ISLAND, FL 32953

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-00250

Tax Account Number: 2438181

Site Address: 1405 GLEN HAVEN DR, MERRITT ISLAND, FL 32952

Owners: CHARLES M SHERIDAN & TRICIA B SHERIDAN
1405 GLEN HAVEN DR, MERRITT ISLAND, FL 32952-5820

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-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-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-00393

Tax Account Number: 2316750

Site Address: 5515 BROAD ACRES ST, MERRITT ISLAND, FL 32953

Owners: DAVID SYLVIA; BRENDEN KENNETH SYLVIA; CHELSEA PARISI
5515 BROAD ACRES ST, MERRITT ISLAND, FL 32953-7507

Case Number: 25CE-00394

Tax Account Number: 2933427

Site Address: 1560 SHAMROCK AVESE, PALM BAY, FL 32909

Owner: OTLR BMO 1 LLC 4 BRIGHTON RD, STE 204, CLIFTON, NJ 07012-1668

Case Number: 25CE-00395

Tax Account Number: 2814404

Site Address: 844 PYRACANTHA ST NW, PALM BAY, FL 32907

Owners: BETHMALYNES SEPULVEDA MARCON; JAHNOY A DAVIS
844 PYRACANTHA ST NW, PALM BAY, FL 32907-1727

Case Number: 25CE-00401

Tax Account Number: 2913533

Site Address: 2452 HARBISON AVE SW, PALM BAY, FL 32908

Owners: JUSTIN GREGORY SMITH; KARI MEGAN SMITH
2452 HARBISON AVE SW, PALM BAY, FL 32908

Case Number: 25CE-00402

Tax Account Number: 2902836

Site Address: 594 TOPEKA RD SW, PALM BAY, FL 32908

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

Case Number: 25CE-00405

Tax Account Number: 2930297

Site Address: 1362 WADSWORTH ST SE, PALM BAY, FL 32909

Owner: WADLY HOLDINGS LLC PO BOX 101070 PALM BAY, FL 32910-1070

Case Number: 25CE-00406

Tax Account Number: 2939250

Site Address: 1218 SANCHEZ ST SE, PALM BAY, FL 32909

Owners: DWIGHT DAVIS; JUDITH A DAVIS 115 43 158TH ST, JAMAICA, NY 11434

Case Number: 25CE-00407

Tax Account Number: 2926750

Site Address: 370 ROYAL ST SE, PALM BAY, FL 32909

Owners: EMILY E SANNUTI; VICTOR M FARIAS
1064 SHORE FRONT PKWY, APT 3G, ROCKAWAY PARK, NY 11694

Case Number: 25CE-00410

Tax Account Number: 2801230

Site Address: 2195 NEW YORK ST, MELBOURNE, FL 32904

Owners: BRENT D EDWARDS; JULIA F GHIZ
2195 NEW YORK ST, MELBOURNE, FL 32904-6223

Case Number: 25CE-00435

Tax Account Number: 2812435

Site Address: 541 HILLSDALE AVE NW, PALM BAY, FL 32907

Owner: ALEC DIRETTE 541 HILLSDALE AVE NW, PALM BAY, FL 32907

Case Number: 25CE-00451

Tax Account Number: 2812738

Site Address: 1342 DEFENDER ST NW, PALM BAY, FL 32907

Owner: RED MAILBOX LLC 3601 TCU BLVD, ORLANDO, FL 32817-2315

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

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

Others

Case Number: 22CE-00474

Tax Account Number: 2927060

Site Address: 1014 CALIGULA AVE 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: 22CE-01031

Tax Account Number: 2927125

Site Address: 970 AURELIA AVE SE, PALM BAY, FL 32909

Owner: 2018-1 IH BORROWER LP
PO BOX 4900 C/O INVITATION HOMES/Ryan LLC, SCOTTSDALE, AZ 85261

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-01047

Tax Account Number: 2318109

Site Address: 6905 ASTER DR, COCOA, FL 32927

Owner: TONI R PUGH 6905 ASTER DR, COCOA, FL 32927-4705

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-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-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-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

Impositions

Case Number: 11CE-01359

Tax Account Number: 2310269

Site Address: 6530 STILLWATER AVE, COCOA, FL 32927

Owners: LAURIE & DON WESSEL 6530 STILLWATER AVE, COCOA, FL 32927

Case Number: 12CE-00716

Tax Account Number: 2423914

Site Address: 1622 SUE DR, COCOA, FL 32922

Previous Owner: JAMES ALLEN COCHRAN PO BOX 001152, COCOA, FL 32923-1152

New Owners: MARIA DELIA AGUILAR & ADRIAN AGUILAR
24 FILLMORE RD, WEST YARMOUTH, MA 02673

Case Number: 13CE-00229

Tax Account Number: 2103613

Site Address: 2570 PINEAPPLE AVE, MIMS, FL 32754

Owner: RICARDO E BERRY JR 970 KNOX MC RAE DR, TITUSVILLE, FL 32780

New Owner: JONATHAN E BOSTIC 3730 PELICAN CT, WELLINGTON, FL 33414

Case Number: 16CE-00440

Tax Account Number: 2929323

Site Address: 707 MERRIMAC ST SE, PALM BAY, FL 32909

Previous Owner: TAREQ T & MARY B JAFFAL 707 MERRIMAC ST SE, PALM BAY, FL 32909

Case Number: 19CE-01520

Tax Account Number: 2900773

Site Address: 467 TROPICAIRES AVE SW, PALM BAY, FL 32908

Owner: BRANDON STEVENSON 467 TROPICAIRES AVE SW, PALM BAY, FL 32908-3430

Case Number: 19CE-01714

Tax Account Number: 2900773

Site Address: 467 TROPICAIRES AVE SW, PALM BAY, FL 32908

Owner: BRANDON STEVENSON 467 TROPICAIRES AVE SW, PALM BAY, FL 32908-3430

Case Number: 20CE-00413

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: 20CE-00762

Tax Account Number: 2929323

Site Address: 707 MERRIMAC ST SE, PALM BAY, FL 32909

Owners: TAREQ T JAFFAL & MARY B JAFFAL 707 MERRIMAC ST SE, PALM BAY, FL 32909

Case Number: 20CE-01760

Tax Account Number: 2934028

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

Owners: BROOKS P JONES & YENISA JONES
C/O JONES WELLS PUMPS 1679 TALAVERA ST SE, PALM BAY, FL 32909-5410

Case Number: 20CE-01814

Tax Account Number: 2948860

Site Address: 943 WESTPORT ST SE, PALM BAY, FL 32909

Owners: CARLOS HERNANDEZ MENENDEZ & JENNIFER CORCHO
943 WESTPORT ST SE, PALM BAY, FL 32909-7422

Case Number: 21CE-00555

Tax Account Number: 2437779

Site Address: 370 N BANANA RIVER DR, MERRITT ISLAND, FL 32952

Owner: PARADISE STRATEGICS LLC
PO BOX 32683 FAIR CHILD GARDENS AVE, PALM BEACH GARDENS, FL 33420-2683

Case Number: 21CE-01137

Tax Account Number: 2814735

Site Address: 1017 BAYSINGER ST NW, PALM BAY, FL 32907

Owner: BAF ASSETS LLC5001 PLAZA ON THE LAKE, STE 200, AUSTIN, TX 78746-1053

Case Number: 24CE-01086

Tax Account Number: 2102794

Site Address: 3412 BROCKETT RD, MIMS, FL 32754

Owner: LIBEMA PROPERTIES LLC 148 E FREDERICK AVE, LAKE MARY, FL 32746-2820

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-01115

Tax Account Number: 2704571

Site Address: 6901 HIGHWAY 192, MELBOURNE, FL 32904

Owner: HOLLY ENTERPRISES OF BREVARD INC
2108 W NEW HAVEN AVE, MELBOURNE, FL 32904-3864

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-01175

Tax Account Number: 2407873

Site Address: 2501 STRATFORD DR, COCOA, FL 32926

Owner: FENIX INVESTMENTS GROUPS LLC
12472 LAKE UNDERHILL RD, PMB 115, ORLANDO, FL 32828-7144

Case Number: 24CE-01519

Tax Account Number: 2301796

Site Address: 6965 BELFAST AVE, COCOA, FL 32927

Owner: CRYSTAL CORMIER 6965 BELFAST AVE, COCOA, FL 32927

Case Number: 24CE-01553

Tax Account Number: 2103153

Site Address: 3134 BAILEY ST, MIMS, FL 32754

Owner: VAN DER RAT PROPERTIES LLC 138 E COLONIAL DR, ORLANDO, FL 32801-1234

Case Number: 24CE-01609 (24CT-00263, 24CT-00354, 24CT-00355, 24CT-00356, 24CT-00357, 24CT-00359, 24CT-00360, 24CT-00361, 24CT-00362, 24CT-00363, 24CT-00364, 24CT-00365, 24CT-00366, 24CT-00367, 24CT-00368, 24CT-00369, 24CT-00370, 24CT-00371, 24CT-00372, 24CT-00373, 24CT-00374, 24CT-00375, 24CT-00376, 24CT-00377, 24CT-00378, 24CT-00379, 24CT-00380, 24CT-00381, 24CT-00382, 24CT-00383, 24CT-00384, 24CT-00385, 24CT-00386, 24CT-00387, 24CT-00388, 24CT-00389, 24CT-00390, 24CT-00391, 24CT-00392, 24CT-00393, 24CT-00394, 24CT-00395, 24CT-00396, 24CT-00397, 24CT-00398, 24CT-00399, 24CT-00400, 24CT-00401, 24CT-00402, 24CT-00403)

Violator/Respondent: KENNETH ROBERT JACOBS JR; SECURE FENCE AND RAIL, LLC
690 N HIGHWAY US 1, OAK HILL, FL 32759

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-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-01815

Tax Account Number: 2308085

Site Address: BRIDGE RD, COCOA, FL 32927

Owners: PATSY D COHEN & CHARLOTTE A HEALY, TRUSTEES, PATSY D COHEN REVOCABLE TRUST EST 5/25/16
1001 YALE DR, HOLLYWOOD, FL 33021-5376

Case Number: 24CE-02092

Tax Account Number: 2316198

Site Address: 516 BOWMAN BLVD, COCOA, FL 32927

Owner: VALERIE ANNE BARBER 516 BOWMAN BLVD, COCOA, FL 32927-4922

Case Number: 25CE-00084

Tax Account Number: 2955870

Site Address: 102 FONTAINE ST, MELBOURNE BEACH, FL 32951

Owner: ARTUR TOBOLA 2982 SW 45TH ST, FORT LAUDERDALE, FL 33312-5657

Acknowledgments

Case Number: 11CE-00664

Tax Account Number: 2004354

Site Address: 3812 LUCERNE AVE, MIMS, FL 32754

Owner: TARPON IV LLC PO BOX 100736 ATLANTA, GA 30384-0736

Case Number: 17CE-01561

Tax Account Number: 2900435

Site Address: 339 WILTON AVE SW, PALM BAY, FL 32908

Owners: LESLIE I & OLIVIA E PORCIUNCULA
PMB 123 744 OTAY LAKES RD, CHULA VISTA, CA 91910

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: 23CE-00837

Tax Account Number: 2930468

Site Address: 961 TAFT AVE SE, PALM BAY, FL 32909

Owners: JOHN W CRITES, II & SHANNON CRITES
961 TAFT AVE SE, PALM BAY, FL 32909-5120

Case Number: 24CE-01399

Tax Account Number: 2927092

Site Address: 907 AURELIA AVE SE, PALM BAY, FL 32909

Owner: ROHAN C CASSIE 2718 SW 82 AVE, #104, MIRAMAR, FL 33025

Case Number: 24CE-01520

Tax Account Number: 2718771

Site Address: 611 KINGSWOOD AVE, MELBOURNE, FL 32935

Owner: BARBARA PAULCHECK 626 BLOKE AVE SEPALM BAY, FL 32909-4654

Case Number: 24CE-01640

Tax Account Number: 2409274

Site Address: A LN, COCOA, FL 32926

Owner: PATRICIA ANN BAILEY 219 A LN, COCOA, FL 32926-4101

Case Number: 24CE-02017

Tax Account Number: 2935304

Site Address: 1045 WACONA ST SE, PALM BAY, FL 32909

Owner: PATRICIA ELLEN GRACE MCMAHON
1045 WACONA ST SE, PALM BAY, FL 32909-5270

Case Number: 25CE-00015

Tax Account Number: 2441939

Site Address: FORTENBERRY RD, MERRITT ISLAND, FL 32952

Owners: GLENN T SUNDIN & CYNTHIA R SUNDIN
560 HIDDEN CREEK DR, MERRITT ISLAND, FL 32952-5201

Case Number: 25CE-00026

Tax Account Number: 3019551

Site Address: 547 CHURCH ST, MELBOURNE, FL 32904

Owner: 547 CHURCH STREET LLC 1875 HIDDEN LAKE DR, ROCKLEDGE, FL 32955-3056