

# **AGENDA**

## **CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

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

Thursday, 21 November 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**
  - 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 – 19 December 2024**  
**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, 21 November 2024 Agenda Items

## Public Hearing

Case Number: 23CE-01073

Tax Account Number: 2004581

Site Address: 4795 HIGHWAY 1, COMMON, MIMS, FL 32754

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

Case Number: 24CE-00097

Tax Account Number: 2432048

Site Address: 1565 BREAM ST, MERRITT ISLAND, FL 32952

Owners: JAMES B SMARTT; PATRICIA E SMARTT  
1565 BREAM ST, MERRITT ISLAND, FL 32952

Case Number: 24CE-00989

Tax Account Number: 2405561

Site Address: 2546 N PACER LN, COCOA, FL 32926

Owner: LOIS A POLLARD, TRUSTEE, LOIS A POLLARD REVOCABLE TRUST DTD 12/3/2009  
225 JENIFER CT, MERRITT ISLAND, FL 32952

Case Number: 24CE-01084

Tax Account Number: 2605769

Site Address: CONFIDENTIAL PURSUANT TO FLORIDA STATUTES

Owner: KEITH JOHNSON CONFIDENTIAL PURSUANT TO FLORIDA STATUTES  
by Victor Watson, Attorney

Case Number: 24CE-01103

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: 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-01174

Tax Account Number: 2103519

Site Address: 2620 HARRY T MOORE AVE, MIMS, FL 32754

Owner: 2354 TALMADGE DRIVE LLC 2050 WHITE SANDS DR, TITUSVILLE, FL 32780-2609

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-01283

Tax Account Number: 2409805

Site Address: 321 WESTERN AVE, COCOA, FL 32926

Owner: RUBY LEE JENKINS TRUST 3827 E LAKEVIEW BLVD, COCOA, FL 32926

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-01323

Tax Account Number: 2422058

Site Address: 401 PINEDA ST, COCOA, FL 32922

Owner: PLINIO JILMER MIRANDA GONZALES  
54 WALNUT ST, APT 11, WALTHAM, MA 02453-4434

Case Number: 24CE-01381

Tax Account Number: 2315044

Site Address: 4165 ROYAL PALM AVE, COCOA, FL 32926

Owners: THOMAS E TEACH; GLORIA A TEACH  
4165 ROYAL PALM AVE, COCOA, FL 32926-6845

Case Number: 24CE-01386

Tax Account Number: 2800212

Site Address: 7740 PINE LAKE DR, MELBOURNE, FL 32904

Owner: SAI RE HOLDINGS LLC 3220 N HIGHWAY 1, COCOA, FL 32926-6671

Case Number: 24CE-01453

Tax Account Number: 2427627

Site Address: 485 FALMOUTH AVE, MERRITT ISLAND, FL 32952

Owners: SIMON PETER RITTER; ANN E RITTER  
485 FALMOUTH AVE, MERRITT ISLAND, FL 32952

Case Number: 24CE-01488

Tax Account Number: 2316121

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

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

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-01527

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: 24CE-01562

Tax Account Number: 2104789

Site Address: 2555 PARRISH RD, TITUSVILLE, FL 32796

Owners: BLAKE A SCHNEERER; BLAKE SCHNEERER  
2555 PARRISH RD, TITUSVILLE, FL 32796-7810

Case Number: 24CE-01593

Tax Account Number: 2615986

Site Address: PINEDA CROSSING RETENTION POND COMMON AREA  
MELBOURNE, FL 32940

Owner: PINEDA CROSSING HOMEOWNERS' ASSOCIATION INC  
1978 US HIGHWAY 1, STE 106 ROCKLEDGE, FL 32955-3722

Case Number: 24CE-01667

Tax Account Number: 3006602

Site Address: 8360 HICKORY CT, MICCO, FL 32976

Owner: LISE L FISHER 8360 HICKORY CT, MICCO, FL 32976

Case Number: 24CE-01702

Tax Account Number: 2951433

Site Address: 2926 GRANT AVE SE, PALM BAY, FL 32909

Owner: RONALD G GISCOMBE 2926 GRANT AVE SE, PALM BAY, FL 32909

Case Number: 24CE-01703

Tax Account Number: 2938375

Site Address: 915 ST JOHNS 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-01705

Tax Account Number: 2903384

Site Address: 1259 WATERWAY ST SW, PALM BAY, FL 32908

Owner: YADNOE JUNIOR VIALET 1259 WATERWAY ST SW, PALM BAY, FL 32908-7599

Case Number: 24CE-01707

Tax Account Number: 2815285

Site Address: 186 HURTIG AVE NW, PALM BAY, FL 32907

Owners: TRAM NGOC TRUONG; HUY MANH PHAM  
186 HURTIG AVE NW, PALM BAY, FL 32907

Case Number: 24CE-01755

Tax Account Number: 2906590

Site Address: 557 GARBELMANN ST SW, PALM BAY, FL 32908

Owner: HECTOR CUETO RODRIGUEZ 557 GARBELMANN ST SW, PALM BAY, FL 32908

Case Number: 24CE-01826

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

## **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: 11CE-01905

Tax Account Number: 3010477

Site Address: CENTRAL AVE, MICCO, FL 32976

Owner: MARLEN INVESTMENTS LLC 2240 FRONT ST #303, MELBOURNE, FL 32901

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: 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: 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: 22CE-01214

Tax Account Number: 2905927

Site Address: 785 GERHARD AVE SW, PALM BAY, FL 32908

Owner: RUBEN MELENDEZ 785 GERHARD AVE SW, PALM BAY, FL 32908-7444

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-01473

Tax Account Number: 2901015

Site Address: 501 WINDSWEPT AVE SW, PALM BAY, FL 32908

Owner: MCH SFR PROPERTY OWNER 1B LLC  
14355 COMMERCE WAY, MIAMI LAKES, FL 33016-1502

## **Impositions**

Case Number: 10CE-01185

Tax Account Number: 2813601

Site Address: 508 HOLMES AVE NW, PALM BAY FL 32908

Owner: PRADIL DORVILUS 508 HOLMES AVE NW, PALM BAY, FL 32907

Case Number: 11CE-01143 (09-0238)

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: 13CE-01928

Tax Account Number: 2317155

Site Address: 313 RONALD ST, COCOA FL 32927

Previous Owner: TERRI PARSONS 313 RONALD ST, COCOA FL 32927

New Owners: DEBRA ANNETTE STANTON AGOSTINO & SCOTT DEAN STANTON 1050 SW COLORADO AVE, PORT SAINT LUCIE, FL 34953

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: 19CE-02038

Tax Account Number: 2914339

Site Address: 481 LARINO RD SW, PALM BAY, FL 32908

Owners: CARLOS M ROJAS & ANA ROJAS AKA ANA I MELENDEZ  
481 LARINO RD SW, PALM BAY, FL 32908

Case Number: 21CE-01957

Tax Account Number: 2914339

Site Address: 481 LARINO RD SW, PALM BAY, FL 32908

Owners: CARLOS M ROJAS & ANA ROJAS AKA ANA I MELENDEZ  
481 LARINO RD SW, PALM BAY, FL 32908

Case Number: 21CE-01959

Tax Account Number: 2926795

Site Address: 387 COCOA ST SE, PALM BAY, FL 32909

Owners: SHERVIN GAVIN CHUNG & SHERRY ALEXIS ALPHONSO  
387 COCOA ST SE, PALM BAY, FL 32909-4312

Case Number: 21CE-01963

Tax Account Number: 2912314

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

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

Case Number: 21CE-01988

Tax Account Number: 2813601

Site Address: 508 HOLMES AVE NW, PALM BAY FL 32908

Owner: PRADIL DORVILUS 508 HOLMES AVE NW, PALM BAY, FL 32907

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-00169

Tax Account Number: 3018973

Site Address: 3925 DOMAIN CT, MELBOURNE, FL 32934

Owners: DANIEL PETER SELCH & DANIELA ROSE SELCH  
3925 DOMAIN CT, MELBOURNE, FL 32934-7921

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: 23CE-01180

Tax Account Number: 2410879

Site Address: 3927 EAST RIDGEWOOD DR, COCOA, FL 32926

Owners: BERNARD RAMIREZ; ELUVIA RAMIREZ  
3927 E RIDGEWOOD DR, COCOA, FL 32926-5924

Case Number: 24CE-00255

Tax Account Number: 2424517

Site Address: 1435 W KING ST, COCOA, FL 32922

Owner: KING STREET MHP LLC 28 W FLAGLER ST, STE 900, MIAMI, FL 33130-1894

Case Number: 24CE-00262

Tax Account Number: 2407505

Site Address: 2551 TERRI LN, COCOA, FL 32926

Owner: KARON ASTWOOD 1834 BAYHILL DR, MELBOURNE, FL 32940-6300

Case Number: 24CE-00271

Tax Account Number: 2317995

Site Address: 6994 DOGWOOD DR, COCOA, FL 32927

Owner: BLUE COLLAR ROOTS #1 LLC PO BOX 9, SHARPES, FL 32959-0009

Case Number: 24CE-00414

Tax Account Number: 2418465

Site Address: 1385 TAURUS CT, MERRITT ISLAND, FL 32953

Owners: PHILLIP G MACINTYRE & LORI M MACINTYRE  
1385 TAURUS CT, MERRITT ISLAND, FL 32953

Case Number: 24CE-00539

Tax Account Number: 2306294

Site Address: 6430 HOMESTEAD AVE, COCOA, FL 32927

Owners: JAMES HUFFORD & SHERRI D STANLEY  
6430 HOMESTEAD AVE, COCOA, FL 32927

Case Number: 24CE-00614

Tax Account Number: 2314978

Site Address: 4000 LUCIANO AVE, COCOA, FL 32926

Owner: DONALD S WRIGHT JR 4000 LUCIANO AVE, COCOA, FL 32926-6814

Case Number: 24CE-00908

Tax Account Number: 2418596

Site Address: 820 HAMPTON WAY, MERRITT ISLAND, FL 32953

Owners: ROBERT D GRANT JR & ROBERT D GRANT, SR  
820 HAMPTON WAY, MERRITT ISLAND, FL 32953-3354

Case Number: 24CE-00950

Tax Account Number: 2718005

Site Address: 1540 ALPHA DR, MELBOURNE, FL 32935

Owner: WILLARD THOMAS 1540 ALPHA DR, MELBOURNE, FL 32935-4147

Case Number: 24CE-01324

Tax Account Number: 2607443

Site Address: 120 EGRET DR, SATELLITE BEACH, FL 32937

Owner: LINDA S CONNER 120 EGRET DR, SATELLITE BEACH, FL 32937

Case Number: 24CE-01460

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-01470

Tax Account Number: 2959177

Site Address: 1790 WAPELLO AVE SE, PALM BAY, FL 32909

Owners: AARON MCKENZIE; ALKITA L MCKENZIE  
1790 WAPELLO AVE SE, PALM BAY, FL 32909

## **Acknowledgments**

Case Number: 17CE-00306

Tax Account Number: 2948412

Site Address: 614 FLOYD ST SE, PALM BAY, FL 32909

Owners: JEAN T DELVA & ROSE C PAPIN 614 FLOYD ST SE, PALM BAY, FL 32909

Case Number: 22CE-00166

Tax Account Number: 2948412

Site Address: 614 FLOYD ST SE, PALM BAY, FL 32909

Owners: JEAN T DELVA & ROSE C PAPIN 614 FLOYD ST SE, PALM BAY, FL 32909

Case Number: 22CE-00167

Tax Account Number: 2948412

Site Address: 614 FLOYD ST SE, PALM BAY, FL 32909

Owners: JEAN T DELVA & ROSE C PAPIN 614 FLOYD ST SE, PALM BAY, FL 32909

Case Number: 22CE-01093

Tax Account Number: 2812094

Site Address: 1767 ORCHID CT NW, PALM BAY, FL 32907

Owner: JACQUELINE A FLETCHER, TRUSTEE, JACQUELINE ANDREA FLETCHER RLT UDT 10/23/14  
1767 ORCHID CT NW, PALM BAY, FL 32907

Case Number: 22CE-01218

Tax Account Number: 2812094

Site Address: 1767 ORCHID CT NW, PALM BAY, FL 32907

Owner: JACQUELINE A FLETCHER, TRUSTEE, JACQUELINE ANDREA FLETCHER RLT UDT 10/23/14  
1767 ORCHID CT NW, PALM BAY, FL 32907

Case Number: 24CE-00276

Tax Account Number: 2426863

Site Address: 235 N TROPICAL TRL, LOT A, MERRITT ISLAND, FL 32953

Owner: M SUE CODY, TRUSTEE, M SUE CODY TRUST DTD 10/26/2000  
3345 CANAVERAL GROVES BLVD, COCOA, FL 32926

Case Number: 24CE-00948

Tax Account Number: 2441808

Site Address: 3700 ROLLE PL, COCOA, FL 32926

Owner: ARLENE RIGGINS SIMMONS PO BOX 560117, ROCKLEDGE, FL 32956-0117

Case Number: 24CE-00953

Tax Account Number: 2501505

Site Address: 106 VICTORIA ST, MERRITT ISLAND, FL 32952

Owner: PHD VENTURES LLC 10315 HART BRANCH CIR, ORLANDO, FL 32832-5915

Case Number: 24CE-01108

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, #102, COCOA, FL 32927-6080

Case Number: 24CE-01150

Tax Account Number: 3006602

Site Address: 8360 HICKORY CT, MICCO, FL 32976

Owner: LISE L FISHER 8360 HICKORY CT, MICCO, FL 32976

Case Number: 24CE-01181

Tax Account Number: 2609528

Site Address: 426 S NEPTUNE DR, SATELLITE BEACH, FL 32937

Owners: ALEXANDRA NICOLE YACALIS; CASEY NIERENBERG  
426 S NEPTUNE DR, SATELLITE BEACH, FL 32937-3825



Case Number: 24CE-01417

Tax Account Number: 2420666

Site Address: 145 NEEDLE BLVD, MERRITT ISLAND, FL 32953

Owner: MELISSA YEN NGUYEN, TRUSTEE, THE 3M LIVING TRUST DTD 2/12/2020  
203 SEDONA PL, SAN JOSE, CA 95116-4928