AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2025-08
August 13, 2025 – 1:00 PM
Palm Bay City Council Chambers
120 Malabar Road, SE

CALL TO ORDER:

SWEARING IN:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2025-07, July 9, 2025

BUILDING CODE COMPLIANCE OLD BUSINESS:

1.	25950	25	QUEEN, GINGER	444 CONOVER AVE NE BUILDING PERMIT REQ
2.	25711	25	WESTON, SOHANNE R.A	219 ELDRON BLVD SE BUILDING PERMIT REQ

BUILDING CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 25715-25	LAWTON, IRENE	$50.00 PER DAY

BUILDING CODE COMPLIANCE HEARINGS:

1.	26132	25	HERNANDEZ, EDWARD FRANCISCO PEREZ	2149 PUMPKIN PL NE FAIL TO OBTAIN FINAL
2.	26133	25	JOHNSON, JAYMI A	313 CYCLE ST NE FAIL TO OBTAIN FINAL

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

3.	26134	25	MORALES, EBLING R	2564 CHATHAM WAY NE BUILDING PERMIT REQ
4.	26135	25	NOVAK, MARY L	223 MAYWOOD AVE NW BUILDING PERMIT REQ
5.	26136	25	VINAY KALPURE KUMAR R.A	740 ANGLE ST NE BUILDING PERMIT REQ

CODE COMPLIANCE OLD BUSINESS:

1.	26016	25	EATON, JASON LEE	1431 ELDRON BLVD SE TGWS / T&D
2.	26716	25	AGARIE, LACEANN N	1981 DANR DR NE LAND DEVELOPMENT
3.	26717	25	AGARIE, ALFRED R & MURINE N	1965 DANR DR NE LAND DEVELOPMENT

CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 25639-25	ROSALES, PATSY	$50.00 PER DAY
CEB 25854-25	MONTEIRO, ADELINA L	$50.00 PER DAY
CEB 25856-25	ERVINA KERR COYLE T	$50.00 PER DAY
CEB 25861-25	KLINGER, KENNETH J	$50.00 PER DAY
CEB 25863-25	TOLOSA, NANCY	$50.00 PER DAY
CEB 25864-25	PRATT, DEVIN L	$50.00 PER DAY
CEB 25865-25	BUSJIT, AMANA	$50.00 PER DAY
CEB 25866-25	PALM BAY WEST LLC	$50.00 PER DAY
CEB 25869-25	VANDIVER, JAMES	$50.00 PER DAY
CEB 25872-25	PEARSON, TRACY A	$50.00 PER DAY
CEB 25875-25	VAUGHAN, ELEONORE	$50.00 PER DAY
CEB 25896-25	TAUNT LAND TRUST	$50.00 PER DAY
CEB 25898-25	VANDIVER, JAMES	$50.00 PER DAY
CEB 25899-25	PARKER, KAYLA	$50.00 PER DAY

CEB 25901-25	KATZ, ARIEL	$50.00 PER DAY
CEB 25920-25	JEAN-LOUISE, MARIE	$200.00 SET FINE
CEB 25921-25	MESHULAM, DAVID	$200.00 SET FINE
CEB 25923-25	JUVANIT INVESTMENT LLC	$200.00 SET FINE
CEB 25927-25	BONNICK, MARY & MICHAEL	$200.00 SET FINE
CEB 25929-25	SCHULZ, MARYANN V	$200.00 SET FINE
CEB 25931-25	ROMERO, RAYMOND	$200.00 SET FINE
CEB 25933-25	TOBIAS, LAURA E & FRED A	$200.00 SET FINE
CEB 25934-25	ANDERBERG, GARTH N	$200.00 SET FINE
CEB 25936-25	RIDLEY, TABATHA	$200.00 SET FINE
CEB 25938-25	FERRARO, PABLO	$200.00 SET FINE
CEB 25940-25	NEXGEN GLOBAL GREEN	$200.00 SET FINE
CEB 25942-25	PERETZ, GABRIEL	$50.00 PER DAY
CEB 25943-25	EVERS, GENEVIEVE	$50.00 PER DAY

CODE COMPLIANCE HEARINGS: PER DAY FINE

Number	Case	Year	Name	Location
1.	26039	25	MINTON, JAMES W	2824 SHWONDA AVE NE LIVING IN TENTS ON LOT
2.	26040	25	REID, JILL	2583 CHATHAM WAY NE FENCE / T&D / RV
3.	26041	25	PALM BAY PLAZA INC OF USA	1921 ROBERT J CONLAN STRIP PLAZA ZONING
4.	26042	25	CABA, NICHOLAS ROBERT	2813 FLORESTA DR NE PARKING / RV / T&D
5.	26043	25	SEWELL, ALBERTHA S	751 CHELSEA AVE NE T&D
6.	26044	25	BARBAKAT, NASSER A	721 CAYUGA AVE NE JUNK VEH & REPAIRS

Number	Case	Year	Name	Location
7.	26045	25	SECREST, LAUNA	874 HAMPTON DR NE LIVING IN TENTS
8.	26046	25	HELMRICH, DON	1254 WILD ROSE DR NE JUNK VEHS
9.	26047	25	BRANNAN, JOHN M & AMIE	1268 WILD ROSE DR NE BOAT FORWARD
10.	26048	25	DIANE L MC CONNELL TRUST	2738 FLORESTA DR NE ROW USE TO PARK BOAT
11.	26049	25	DOOLEY, BRENT & BRNADON S	2795 DOVEWOOD ST NE T&D / PARKING / POOL
12.	26050	25	PALM BAY MARINA LLC 1955	1640 WATER DR NE FAIL TO MAIN
13.	26051	25	PALM BAY MARINA LLC 1955	1636 WATER DR NE FAIL TO MAIN
14.	26052	25	NEVA MARLENE COULTER	2864 GLASSNER AVE NE NO ELECTRIC OR WATER
15.	26053	25	SILHAN, CHRISTIAN & KAREN	1738 RANGOON RD NW PARKING / TGW
16.	26054	25	HASKELL, KYLE	1723 MISSOURI RD NW RV / JUNK VEH / TGW
17.	26055	25	SARLO, MERISSA MERIDETH & CHARLES R	591 AUF CT NW TGW
18.	26056	25	SKY 11 PROPERTY LLC	1090 EARLY DR NW TGW
19.	26057	25	MCINTYRE, ROY & MARLYN	503 SKINNER TER SE CULVERT

Number	Case	Year	Name	Location
20.	26058	25	PHAN, TUNG & LINDSEY, LACY	942 SALINA ST SE NO ELECTRIC OR WATER
21.	26059	25	CONFIDENTIAL	1082 BAYSINGER ST NW ILLEGAL DRIVEWAY
22.	26060	25	DALEY, EDWARD A	1359 BIARRITZ ST NW ILLEGAL DRIVEWAY
23.	26061	25	CLEM, PAUL D	407 BREVARD AVE SE T&D / UTILITIES
24.	26062	25	SALTZMAN, CHRISTOPHER	390 BALI ST SE RV PARKED IN ROW
25.	26063	25	JOSE & SYLVIA REYES REVOCABLE TRUST	580 DREAM AVE SE ILLEGAL DRIVEWAY
26.	26064	25	FKH SFR N LP	118 CARMELITE AVE NW T&D / JUNK VEH
27.	26065	25	RIVERA, JUAN ANGEL	357 COWNIE AVE SE NO ELECTRIC OR WATER
28.	26066	25	TOUSSAINT, PATRICK	868 AMERICANA BLVD T&D / JUNK VEH
29.	26067	25	LENT, JOLENE	1278 JENKIN AVE NE SHUTTERS
30.	26068	25	BRINK, JACKLYN	201 HAGERSTOWN ST FAIL TO MAIN / SCREENS
31.	26069	25	PANAIT, RADU & RANA, ELA RAJYA LAXMI	2782 LAKELAND AVE SW ILLEGAL DRIVEWAY
32.	26070	25	MCH SFR PROPERTY OWNER 1 LLC	1315 AMELIA AVE SW ILLEGAL DRIVEWAY

Number	Case	Year	Name	Location
33.	26071	25	WILLIAMS III, MARTINELLO	1221 SEXTON RD SW JUNK VEH / PARKING
34.	26072	25	IH6 PROPERTY FLORIDA LP	433 OLDENBERG ST SW RV / ROW FOR PARKING
35.	26073	25	SEIFERT, JAMES DEREK	499 PAIGO ST SE USE W/O A C/O
36.	26074	25	MELENDEZ, ROSA J	2260 SANS SOUCI AVE ROW USE
37.	26075	25	BERRIE, CORENNA	1106 WILD ROSE DR NE TGWV / JUNK VEH
38.	26076	25	WOLFE, PHILLIP / HOUSE TAKEOVER LLC	813 BADGER DR NE TGWV / FENCE / POOL

CODE COMPLIANCE HEARINGS: SET FINE

Number	Case	Year	Name	Location
1.	26077	25	ZARSE, FRITZ D & LINDA	1804 SEAGRAPE ST NE TGWV
2.	26078	25	BLAIR, DAVID T	2386 ROYAL PALM DR NE TGWV
3.	26079	25	SALMON, IVAN WESLEY & LORACE	1383 GINZA RD NW NSVT / TRASH
4.	26080	25	HUYNH, TRUNG & TANG, HANH	1719 RED BUD CIR NW NSVT
5.	26081	25	SIXS COMPANIES LLC	550 JUPITER BLVD NW NSVT
6.	26082	25	HINDS, JOAN CARMELITA & PETERS, HORTENSE	1175 BACA AVE NW DEAD TREE

Number	Case	Year	Name	Location
7.	26083	25	M&P GENERAL SERVICES LLC	1191 GLENCOVE AVE NW TGWV / T&D
8.	26084	25	EATON, NATALIE M	1111 PASADENA RD SE NSVT
9.	26085	25	HUANG, XINGSHI	1373 WADE ST SE NSVT
10.	26086	25	SANTIAGO JR., RAMON LUIS	1126 WELDON ST SE TGWV
11.	26087	25	GIBBS, JUSTIN L & MICHELLE M	1196 SIBONEY ST NW TGWV
12.	26088	25	FRANK, GEAN	756 DOVERBROOK RD DEAD TREE
13.	26089	25	REAP, ALODIA	536 CHIPPEWA AVE NE NSVT
14.	26090	25	ADLER, SUSAN STOUT	1080 FLAGAMI RD SE NSVT
15.	26091	25	BRIGHT FE LLC	451 AUSTRALIAN RD NW NSVT
16.	26092	25	BARNES, VERNICE V & CAMILLE L	491 BLACK HORSE ST SE NSVT
17.	26093	25	DEVITA, STANLEY	1360 SAPULPA RD SW NSVT
18.	26094	25	INTERNATIONAL DAVISA ORLANDO LLC	398 DANIS RD SW NSVT
19.	26095	25	MANSOURI, MICHAEL & MONICA; LAZAR, CAR	1140 HAMMACHER AVE NSVT

Number	Case	Year	Name	Location
20	26096	25	BRIGHTLAND HOMES OF FLORIDA LLC	500 DAVID CIR SW NSVT
21.	26097	25	BRIGHTLAND HOMES OF FLORIDA LLC	506 DAVID CIR SW NSVT
22.	26098	25	YOUNG, JONATHAN	700 TEJON AVE SW NSVT
23.	26099	25	CALIXTE, SOLANGE & OLISCAT, JEAN	561 TRUMPET ST SW NSVT
24.	26100	25	HENRY, TREVOR	1255 SEABOLD RD SW NSVT
25.	26101	25	SHERMAN, MILLICENT	375 OLSMAR ST SW NSVT
26.	26102	25	AUGUSTINE, FRANCISCO & CLAUDIA	760 BANYAN ST SW NSVT
27.	26103	25	BRIGHTLAND HOMES OF FLORIDA LLC	391 HARRINGTON ST SW NSVT
28.	26104	25	RODRIGUEZ, FAUSTO & DUARTE, SULY	750 DANIELS AVE SW NSVT
29.	26105	25	RODRIGUEZ, FAUSTO & DUARTE, SULY	744 DANIELS AVE SW NSVT
30.	26106	25	BUNCH-A LOTS LLC	491 SCANLON RD SW NSVT
31.	26107	25	LINDO, WILBERT & LILLIAN	399 HARLE CT SW NSVT
32.	26108	25	ROMAN, PAUL E	2142 WHITESIDE AVE SE NSVT

Number	Case	Year	Name	Location
33.	26109	25	INNOCENT, PHAYOLA	3281 WESDAY RD SE NSVT
34.	26110	25	SILVER PALM HOMES LLC	2906 WILKINSON AVE SE NSVT
35.	26111	25	SOTOMAYOR HERNANDEZ, JOSE D	1406 DAMON RD SE UTILITIES
36.	26112	25	ALVAREZ, KENDALIZ	943 CRANBERRY RD SE UTILITIES
37.	26113	25	VELEZ, JESUS & RENEE	1120 COMMERCE RD SE UTILITIES
38.	26114	25	BELBUSTI, LAUREN	886 EVERGLADE AVE SE UTILITIES
39.	26115	25	WAGNER, MARK W & SHERRY LYNN	710 AIROSO RD SE UTILITIES
40.	26116	25	GAREN, MARTIN B & MELINESE N	551 BRICKELL ST SE UTILITIES
41.	26117	25	SECOND AVENUE SFR HOLDINGS III LLC	921 CULPEPPER AVE SE UTILITIES
42.	26118	25	MCCOLLOM, KELLY A	265 BENCHOR RD NW UTILITIES
43.	26119	25	VEDRINE, ARMAND & ANALTIDE	570 BIRD AVE SE UTILITIES
44.	26120	25	LARA, JEREMY	459 CAROLINA AVE NW UTILITIES
45.	26121	25	BEDOLLI, LEANNE	1101 DORCHESTER RD UTILITIES

Number	Case	Year	Name	Location
46.	26122	25	BRIAND, DONALD R	865 DUPONT ST NE UTILITIES
47.	26123	25	SATTERFIELD III, JAMES B & STEPHANIE Y	436 CELLINI AVE NE UTILITIES
48.	26124	25	GOLDEN, RONALD	2807 FITZPATRICK AVE UTILITIES
49.	26125	25	WISE, CHRISTOPHER	109 FAYETTEVILLE ST UTILITIES
50.	26126	25	SECOND AVENUE SFR HOLDINGS III LLC	342 DANIS RD SW UTILITIES
51.	26127	25	SMITH, JOHN	762 DARBY AVE SW UTILITIES
52.	26128	25	TK & TK PROPERTIES LLC	251 DANDURAND ST SW UTILITIES
53.	26129	25	SECOND AVENUE SFR HOLDINGS III LLC	2820 FELDA AVE SE UTILITIES
54.	26130	25	CAMPBELL, KELENE P & EUGENE J	3043 DAGGET AVE SE UTILITIES
55.	26131	25	ANGELO, KEITH & MCCGREGOR, KEITH L	506 DAVID CIR SW UTILITIES

NEXT BOARD MEETING DATE: SEPTEMBER 10, 2025

ADJOURNMENT:

If an individual decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at this meeting, a record of the proceedings will be required, and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

In accordance with the Americans with Disabilities Act, persons needing special accommodations for this meeting shall, at least 48 hours prior to the meeting, contact Code Compliance at (321) 952-3430 or Florida Relay System at 711.

If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website or documents contained therein interferes with your ability to access information, please contact us. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.