AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2025-11
November 12, 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. 2025-10, October 8, 2025

BUILDING CODE COMPLIANCE HEARINGS:

1.	26316	25	BRAY, PHILLIP	191 VIA CATALANO CT BUILDING PERMIT REQ
2.	26317	25	VENABLE, YVONNE	1607 DOZIER CIR SE PERMIT EXP
3.	26318	25	HARRIS, BRANDI MARLA	1216 KYLAR DR NW POOL PERMIT EXPIRED
4.	26319	25	MILLER, KENNETH ALAN	1424 KRIN CT NE PERMIT EXP

CODE COMPLIANCE OLD BUSINESS:

1.	26270	25	WETTER, PHILIP	3209 TORRENCE AVE SE TGWV / DUMPSTER

CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 26054-25	HASKELL, KYLE	$50.00 PER DAY

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

CEB 26141-25	LIFE CHANGER'S OUTREACH	$50.00 PER DAY
CEB 26142-25	CARVER, SEEBE	$50.00 PER DAY
CEB 26145-25	RUSSELL, JOHN BROOKMAN	$50.00 PER DAY
CEB 26146-25	JUDY HAGER COLLINS REVOC	$50.00 PER DAY
CEB 26149-25	MULLENAX, CLINT	$50.00 PER DAY
CEB 26154-25	RM1 SFR PROPCO B LP	$50.00 PER DAY
CEB 26156-25	ISRAEL, ROCHA	$50.00 PER DAY
CEB 26160-25	MARC, MARTIN PAJOTTE	$50.00 PER DAY
CEB 26161-25	D32 INVEST LLC	$50.00 PER DAY
CEB 26162-25	FOWLER, DESIREE	$50.00 PER DAY
CEB 26164-25	SCOTT, WILLIE MAE	$50.00 PER DAY
CEB 26167-25	RAYNOR, GERALDINE	$50.00 PER DAY
CEB 26169-25	RAY, JAMES GREGORY	$200.00 SET FINE
CEB 26170-25	RIVERA IV, JOSE JOAQUIN	$200.00 SET FINE
CEB 26171-25	WABBERSEN, BRADLEY	$200.00 SET FINE
CEB 26172-25	EVAN, AIDA C	$200.00 SET FINE
CEB 26173-25	FRANCOIS, GUY	$200.00 SET FINE
CEB 26174-25	VIRGINIA MAE HECK SCEARC	$200.00 SET FINE
CEB 26175-25	FREDERICK, JESUSA B	$200.00 SET FINE
CEB 26176-25	NIZAMUDDIN, MOHAMMAD	$200.00 SET FINE
CEB 26178-25	CADET, ULRICH & MILONE	$200.00 SET FINE
CEB 26179-25	BOYER, PAUL L	$200.00 SET FINE
CEB 26181-25	PAYAN, DEY	$200.00 SET FINE
CEB 26182-25	SANCHEZ, TIFFANY & JUAN	$200.00 SET FINE
CEB 26186-25	HASSOUN, NAWAL	$200.00 SET FINE
CEB 26188-25	EMERALD ALFA LLC	$200.00 SET FINE
CEB 26189-25	RIDLEY, TABATHA	$200.00 SET FINE
CEB 26191-25	COSMO L & SYLVIA M MCINTO	$200.00 SET FINE
CEB 26194-25	MITAYNS JR., OTILIO ROSARIO	$200.00 SET FINE

CEB 26195-25	ALTEMA, ELNA	$200.00 SET FINE
CEB 26200-25	VILLARICO, ESTELITA B	$200.00 SET FINE
CEB 26201-25	STENSON, ALBERT F & JOANN	$200.00 SET FINE
CEB 26204-25	HICKEN, JOSEPH	$200.00 SET FINE
CEB 26207-25	CAHALAN LIVING TRUST	$200.00 SET FINE
CEB 26208-25	SESSOMS, JOSEPH	$200.00 SET FINE
CEB 26209-25	COSHED LLC	$200.00 SET FINE
CEB 26210-25	RICHARDSON, ANGELA	$200.00 SET FINE
CEB 26211-25	THOMAS, GEORGE & MAXINE	$200.00 SET FINE
CEB 26212-25	PANTHER LFTY0437 DAO LLC	$200.00 SET FINE
CEB 26215-25	PEREZ, JANCELY	$200.00 SET FINE

CODE COMPLIANCE HEARINGS: PER DAY FINE

Number	Case	Year	Name	Location
1.	26320	25	VH & RD HOLDINGS LLC	2586 PALM BAY RD NE NEON LIGHTING-PERMIT
2.	26321	25	COLEMAN III, CHARLES A	780 CHELSEA AVE NE TGW
3.	26322	25	BRADFORD, KACIE L	2026 PORT MALABAR PARKING
4.	26323	25	SASSNETT, EDWARD CARL	2557 AMBERLY RD NE LIVING IN VEH / T&D
5.	26324	25	LEWIS, ROBERT W & GAUDETTE, CHARLES N	2387 ROYAL PALM DR NE MOLD ON HOME
6.	26325	25	TOLMAN, JOHN L	1837 COCO PLUM ST NE TGW
7.	26326	25	SZOECS, FRANCIS	1925 SAGO PALM ST NE TGW

Number	Case	Year	Name	Location
8.	26327	25	GOTTA II, RAYMOND R	906 BEACON ST NW JUNK VEH
9.	26328	25	JOHNSON, SELENIA M	1105 LYNRIDGE LN NE TGW
10.	26329	25	GUTIERREZ, BEVERLY	400 HOMESTEAD AVE NE TGW
11.	26330	25	LIVELY IV, WILBERT FRANCIS & LIVELY, TIFFAN	1764 TAYMOUTH ST NW RV
12.	26331	25	F G REALTY INC	898 PALM BAY RD NE POTHOLES IN PARKING
13.	26332	25	SUNSHINE REAL ESTATE HOLDINGS LLLP	894 PALM BAY RD NE POTHOLES IN PARKING
14.	26333	25	LAGUERRE, ADELINE	765 STARLAND ST SE JUNK VEH
15.	26334	25	GORDON JR., JEREMY	970 CULPEPPER AVE SE CULVERT PIPE
16.	26335	25	SHANER, DENISE RENE & DONALD WAYNE	202 CORY AVE NE LIVING IN VEH / T&D
17.	26336	25	DENTON, JONATHAN J	1885 GARCIA ST NE JUNK VEH / ROW
18.	26337	25	CALLAHAN, KELSEY A	637 DUNBARTON CIR NE FENCE / JUNK VEH / TGW
19.	26338	25	HOHN, NICHOLAS	1235 CRAFTSLAND LN NE JUNK VEH / TGW / T&D
20.	26339	25	PATEL, JAYSHREE	490 SANTO DOMINGO HOMELESS CAMP/ T&D

Number	Case	Year	Name	Location
21.	26340	25	ADAMS HOMES OF NORTHWEST FLORIDA INC	980 LE BARTON ST SW USE W/O CO / DRIVEWAY
22.	26341	25	X3 DEVELOPMENT INC	110 WARE AVE SW TGW- UNFINISHED HOME
23.	26342	25	ONE THIRD CONSTRUCTION LLC	831 SANFORD ST SW TGW
24.	26343	25	CAMIC, MARC CHRISTOPHER	312 NOGALES AVE NE FENCE W/O SITE PLAN
25.	26344	25	DORSEY, TORRENCE N & WILLIAMS, ALEXYUS C	157 HILLSBOROUGH AVE JUNK VEH / TRASH SERV
26.	26345	25	JOSEPH, GLENDA	634 ANTIGUA ST NE RV PARKING /POD
27.	26346	25	TURNER BUNNELL, LYNETTE S & DUSTIN M	1064 NEVADA DR NE WINDOWS/ FENCE
28.	26347	25	GONZALES, DIANA	182 BILTMORE AVE NE DEAD TREES / FENCE
29.	26348	25	SPRIGGS, JULIA L	211 MAYPORT AVE NW TGW
30.	26349	25	LADOW, PHILIP & FLEMING, ASHLEY	474 ALESIO AVE SE PARKING / RV
31.	26350	25	STUSSE, JAMES F & BARBARA L	572 AVONDALE RD NE T&D / PARKING / TGW
32.	26351	25	CURRY, TRAVIS J	735 HUNTINGTON ST NE FAIL TO MAIN EXT
33.	26352	25	BEDNAR, LINDA ANN	1624 BAKER ST NE FENCE / LIVING IN VEH

Number	Case	Year	Name	Location
34.	26353	25	SCHMIDT, JENNIFER	1001 STARFIRE ST SE FENCE / TGWV
35.	26354	25	ADAMS HOMES OF NORTHWEST FLORIDA INC	1247 TIFFINY AVE SE OLD FENCE DEBRIS
36.	26355	25	BURNS, DIANE	1441 WALDRUN ST SE FAIL TO MAIN / RV PARK
37.	26356	25	PANASUK, NICHOLAS W	1872 THORNTON AVE SE PARKING – RVS
38.	26357	25	BAF ASSETS 5 LLC	2131 RAMSDALE DR SE TGW
39.	26358	25	CARGILL, KRYSTAL ANASTASIA	1160 CANFIELD CIR SE TGW
40.	26359	25	BASCOM 101A PROPERTY LLC	1917 WARRIOR AVE SE ILLEGAL DRIVEWAY
41.	26360	25	FORTUNE LAND ENTERPRISES INC	954 TOLUCA ST SE ILLEGAL DRIVEWAY
42.	26361	25	SNYDER, JEAN LINDA	1111 WYOMING DR SE R-O-W

CODE COMPLIANCE HEARINGS: SET FINE

Number	Case	Year	Name	Location
1.	26362	25	PAQUETTE, DONNA	2106 ADVANA ST NE TGWV
2.	26363	25	HUANG, XINGSHI	2247 WASHINGTON ST NSVT
3.	26364	25	VARELA DELIZ, EDIEL J	713 BANKS ST NW NSVT / DEAD TREE

Number	Case	Year	Name	Location
4.	26365	25	FICKEN, DAVID C & BECKHAM, CANDACE P	163 KREFELD RD NW NSVT
5.	26366	25	PEREZ, SABRINA BARAQUE	1750 SEELEY CIR NW NSVT
6.	26367	25	GOTTLIB, VICTORIA BEER & ARIE	1742 DALROY ST NW NSVT
7.	26368	25	ORTIZ, GLORIA M	1340 MEDINA AVE NW NSVT
8.	26369	25	SUNRISE PLAZA ENTERPRISE INC	1348 GLENCOVE AVE NW NSVT
9.	26370	25	DAVIS, MARY A	1806 ANDOVER ST NW NSVT
10.	26371	25	TRIPLE CROWN LLC	805 ROSTOCK CIR NW NSVT
11.	26372	25	WJHFL LLC D/B/A WJH LLC	1790 ORCHID CT NW TGWV
12.	26373	25	D32 INVEST LLC	459 KRASSNER DR NW TGWV
13.	26374	25	PITTS, GREGG A	418 ROME AVE NE TGWV
14.	26375	25	SHAMBLEN, JAMES E	1883 ZAMINDER ST NW TGWV
15.	26376	25	WILSON, FRANKLIN N & MICHAEL A & BOOTHE, M	891 DU BOIS AVE SE NSVT
16.	26377	25	TORRES, LUZ M	986 GRANATA AVE SE NSVT

Number	Case	Year	Name	Location
17.	26378	25	KAPOUSIS, KOSTAS	1017 FLINTLOCK AVE SE NSVT
18.	26379	25	RODRIGUEZ, FRANK SERRANO & FELCITA	915 BRADDOCK AVE SE NSVT
19.	26380	25	SALIBENI, FRANCIS P M	1491 ELDRON BLVD SE NSVT
20	26381	25	KAY & CRUZ VENTURES LLC	2270 KENT ST NE NSVT
21.	26382	25	HI-TECH DEVELOPMENT GROUP INC	100 TILE AVE SW NSVT
22.	26383	25	SHOMARI HEARN TRUSTEE	170 TILE AVE SW NSVT
23.	26384	25	BEVERLEY SQUIRE WIGGINS REVOCABLE LIVI	190 TILE AVE SW NSVT
24.	26385	25	SOUTHERN IMPRESSION HOMES LLC	188 TUDOR RD SW NSVT
25.	26386	25	SALAS, ANDREA	739 GERHARD AVE SW NSVT
26.	26387	25	RODRIGUES, JOYCE	786 SCHRADER AVE SW NSVT
27.	26388	25	TC HOMES DESIGN LLC	774 GERLITZ RD SW NSVT
28.	26389	25	JEAN-BAPTISTE, JEAN GILNER	371 SEABULL AVE SW NSVT
29.	26390	25	DUCREPIN, MICHEL	3310 LA FRANCE AVE SW NSVT

Number	Case	Year	Name	Location
30.	26391	25	GEDDES, HERMAN	846 OWL ST SW NSVT
31.	26392	25	DAVID MOALLEM TRUST & PIRZADEH, SIROOS & M	2300 DE GROODT RD SW NSVT
32.	26393	25	KEW LLC	2101 DE GROODT RD SW NSVT
33.	26394	25	WILKINS, JACQUELINE	2055 OLYMPIA AVE SW NSVT
34.	26395	25	MP DEVELOPERS INC	250 SAYBROOK RD SW NSVT
35.	26396	25	PATTERSON, SRISUDA	382 ALBERCA ST NW NSVT
36.	26397	25	YUN-YI-LU	475 ALESIO AVE SE NSVT
37.	26398	25	ROCHA, NOEL	434 FRANKFORD AVE NW NSVT
38.	26399	25	BRIAND, DONALD	407 CELLINI AVE NE NSVT
39.	26400	25	TSAI, DAVID & LILY LEE	3707 JUPITER BLVD SE TGWV
40.	26401	25	PUTIRA, JAMES R	458 CORAL AVE SE NSVT
41.	26402	25	SUKHI, CHAND RICO	470 GREGORY ST SE NSVT
42.	26403	25	MORETTI, ANTHONY J & VIRGINIA	351 BRESCIA ST NE NSVT

Number	Case	Year	Name	Location
43.	26404	25	LOGAN BROWN, MARY LOUISE & ADAMS, VIVIAN J	131 NADELL AVE NW NSVT
44.	26405	25	GORDON & GEN YE NG TRUSTEES	3272 WALLACE AVE SE NSVT
45.	26406	25	MC PHERSON, EUKOL G & EUGENIE	1500 HERO ST SE NSVT
46.	26407	25	EPPS, CRAIG	1498 NIBS CT SE NSVT
47.	26408	25	WJHFL LLC D/B/A WJH LLC	2980 FLANDERS AVE SE NSVT
48.	26409	25	ONE THIRD CONSTRUCTION LLC	1066 WYOMING DR SE NSVT
49.	26410	25	SHARIEF, SHABANA	1106 WYOMING DR SE NSVT
50.	26411	25	SJEFI, YUVAL	1118 WYOMING DR SE NSVT
51.	26412	25	JO ASH REAL ESTATE SALES LLC	1370 TORGERSON RD SE NSVT
52.	26413	25	GOLDSTEIN, NORMAN	1687 SAN FILIPPO DR SE NSVT
53.	26414	25	FERNANDEZ, LUIS A	2258 SANTA MARIA AVE NSVT
54.	26415	25	CARON, RAYMOND	954 TURQUOISE ST SE NSVT
55.	26416	25	HIPPOLYTE, LEONTY	1066 WEBSTER RD SE NSVT

Number	Case	Year	Name	Location
56.	26417	25	MAURICE & JENNIFER ETTIENNE TRUSTEES	3043 HACKENSACK AVE NSVT
57.	26418	25	FSL HOMES LLC	2991 DAGGET AVE SE NSVT
58.	26419	25	551 JEWELL LAND TRUST	551 JEWELL ST SE NSVT
59.	26420	25	WORK ETHIC LLC	1366 TORGERSON RD SE NSVT
60.	26421	25	HOSKINS, WILLIE & PETA ANN	1617 BOLANOS ST SE NSVT
61.	26422	25	MILLER, LONNY S & JACQUELINE	999 PYRACANTHA ST NW UTILITIES
62.	26423	25	MONROE, JAKE CHARLES & LOVETT, DENISE	1126 SIBONEY ST NW UTILITIES
63.	26424	25	PRICE, MATTHEW D & SAMANTHA L	844 TEDDER RD SE UTILITIES
64.	26425	25	MOHAMED, RAINIER DEAN & DEO, REANNA	1374 TORDIRA ST SE UTILITIES
65.	26426	25	SMART, TRICIA HOPE	2480 SAN FILIPPO DR SE UTILITIES
66.	26427	25	DELIVRANCE, FINDER	3160 HALBLUM AVE SE UTILITIES

NEXT BOARD MEETING DATE: DECEMBER 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.