AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2025-12
December 10, 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. 2025-11, November 12, 2025

BUILDING CODE COMPLIANCE HEARINGS:

1.	26428	25	HILLSLEY, SHANE	5311 PINEWOOD DR NE BUILDING PERMIT REQ
2.	26429	25	HILLSLEY, SHANE	5325 PINEWOOD DR NE BUILDING PERMIT REQ
3.	26430	25	HILLSLEY, SHANE	5117 PINEWOOD DR NE BUILDING PERMIT REQ
4.	26431	25	HILLSLEY, SHANE	4001 PINEWOOD DR NE BUILDING PERMIT REQ

BUILDING CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 25715-25	LAWTON, IRENE	$50.00 PER DAY
CEB 26136-25	VINAY KALPURE KUMAR R.A.	$50.00 PER DAY
CEB 26137-25	TELEMACHOS, NICHOLAS	$50.00 PER DAY

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 25639-25	ROSALES, PATSY	$50.00 PER DAY
CEB 26001-25	SULLIVAN, NORA A	$50.00 PER DAY
CEB 26217-25	LEKANDER, CHAD	$50.00 PER DAY
CEB 26218-25	ROBINSON, KIMBERLY	$50.00 PER DAY
CEB 26221-25	ST JOHNS PRESERVE HOME	$50.00 PER DAY
CEB 26222-25	MARC, MARTINE PAJOTTE	$50.00 PER DAY
CEB 26223-25	WILSON, SUE E	$50.00 PER DAY
CEB 26225-25	GRADWELL, JASON KENNNET	$50.00 PER DAY
CEB 26226-25	MARTINEZ, AMANDA & KARA	$50.00 PER DAY
CEB 26229-25	BAF ASSETS 4 LLC	$50.00 PER DAY
CEB 26238-25	TOMLIN JR., JOHN	$50.00 PER DAY
CEB 26243-25	HERNANDEZ, ALBERTO	$50.00 PER DAY
CEB 26246-25	DE BLASIO, RICHARD &GAYLE	$50.00 PER DAY
CEB 26247-25	POWELL, CARRIE A	$50.00 PER DAY
CEB 26248-25	CARMEN PADILLA-CASTILLO	$50.00 PER DAY
CEB 26251-25	MENO, DANNY & RIVER, INA	$50.00 PER DAY
CEB 26252-25	COLON, FRANCINE & LESTER	$50.00 PER DAY
CEB 26254-25	DIXON, JOAN L	$50.00 PER DAY
CEB 26257-25	EGUED, ALFREDO & AMARILY	$200.00 SET FINE
CEB 26258-25	WILLIAMS, PASHA	$200.00 SET FINE
CEB 26259-25	CORREIA, R JAN	$200.00 SET FINE
CEB 26262-25	ST-JUSTE, SEBASTIEN JONTH	$200.00 SET FINE
CEB 26264-25	GENESIS HOMES OF FLORIDA	$200.00 SET FINE
CEB 26265-25	JAN SAKS INVESTMENTS LTD	$200.00 SET FINE
CEB 26267-25	AMOS, LOCKSLEY & AND ERIC	$200.00 SET FINE
CEB 26272-25	SANS SOUCI 2193 LLC	$200.00 SET FINE
CEB 26274-25	BOCAINA PROPERTIES LLC	$200.00 SET FINE

CEB 26275-25	WJHFL LLC D/B/A WJH LLC	$200.00 SET FINE
CEB 26276-25	SYLVESTRE, NEHEMIE	$200.00 SET FINE
CEB 26279-25	CABRERE, MAGDELYN R	$200.00 SET FINE
CEB 26280-25	TAHARALLY, ROBERT E	$200.00 SET FINE
CEB 26282-25	TRINITY FINANCIAL SERVICES	$200.00 SET FINE
CEB 26283-25	MEDWINTER, DWAYNE & AND	$200.00 SET FINE
CEB 26285-25	ROYAL MINT 10 LLC	$200.00 SET FINE
CEB 26287-25	MEJIA LOPEZ INVESTMENTS C	$200.00 SET FINE
CEB 26288-25	BISUNDIAL, GOWTAMDYAL	$200.00 SET FINE
CEB 26289-25	POWELL, JUDITH	$200.00 SET FINE
CEB 26294-25	BRIGHT HOUSE NETWORKS L	$200.00 SET FINE
CEB 26295-25	BROWN, MARY LOUISE LOGA	$200.00 SET FINE
CEB 26296-25	TANG, HANG & HIEN	$200.00 SET FINE
CEB 26298-25	ROYAL MINT 10 LLC	$200.00 SET FINE
CEB 26299-25	RICHARD, CHRISTOPHER M	$200.00 SET FINE
CEB 26300-25	GOUIN, FIDELINE	$200.00 SET FINE
CEB 26303-25	BROWN, ROGER, SANDRENA	$200.00 SET FINE
CEB 26304-25	BELL, CECILI L	$200.00 SET FINE
CEB 26305-25	WETZLER, SHLOMO	$200.00 SET FINE
CEB 26307-25	VIERA, SUSANNE	$200.00 SET FINE
CEB 26308-25	RHODES, JOHN	$200.00 SET FINE
CEB 26310-25	MCMAHON, JAMES & BEATTY	$200.00 SET FINE
CEB 26312-25	FKH SFR M LP	$200.00 SET FINE
CEB 26313-25	RED MAILBOX LLC	$200.00 SET FINE

CODE COMPLIANCE HEARINGS: PER DAY FINE

Number	Case	Year	Name	Location
1.	26432	25	WERNER, FRANK P & LINDA I	897 SADNET CIR NE EXCESS VEG

Number	Case	Year	Name	Location
2.	26433	25	KT AUTOSLAES & BAILEY'S AUTO REPAIR	2677 PINE ST NE FENCE / T&D
3.	26434	25	TRUST #1906 SAGO PALM	1906 SAGO PALM ST NE TGW
4.	26435	25	MCKEE, SHERRY	1340 CREEL RD NE RV PARKING
5.	26436	25	ZAGOFSKY, HERMAN N	1598 NEBRASKA ST NE POOL / TGW
6.	26437	25	AFFORDABLE COMMERCIAL RENTALS	340 THOR AVE SE STORING VEHS / FENCE
7.	26438	25	CHALMERS, PETRA & JOHN SCOTT	1351 ZANZIBAR RD SE JUNK VEH
8.	26439	25	EATON, JASON LEE	1431 ELDRON BLVD SE RV
9.	26440	25	NESMITH, KELVIN	351 AINSLEY ST SE BTR / RV
10.	26441	25	PHELAND II, BRADFORD W & LOURDES B	997 GULFPORT RD SE RV ON VACANT LOT
11.	26442	25	MCGAW, MONIQUE J ROBERTS	1080 BRADDOCK AVE SE FENCE / T&D / WINDOWS
12.	26443	25	VINCENT, CAROL	101 DISTRICT ST SE EXCESS VEG
13.	26444	25	JACKSON, CHINYERE	298 HAINES RD SW ILLEGAL DRIVEWAY
14.	26445	25	SCALZO JR., JOHN & PAMELA	791 GERLITZ RD SW ILLEGAL DRIVEWAY

Number	Case	Year	Name	Location
15.	26446	25	SLATER, LACI	705 DAMEK TER SW FENCE / ROW USE
16.	26447	25	TVRDIK, DOUGLAS	857 HAINEY ST SW ILLEGAL DRIVEWAY
17.	26448	25	LLERENA, ABNER DAVID & KEREN	427 ROME AVE NE PARKING / ROW USE
18.	26449	25	BAYARDO, ANDREW & JODIE	999 HOSBINE ST SE MOBILE VENDOR
19.	26450	25	KAREN L GALAROWICZ REVOCABLE TRUST	185 BENCHOR RD NW FENCE / TGW / T&D
20.	26451	25	BAILES, WILLIAM R	110 ANGELO RD SE SHED / PERMIT
21.	26452	25	MAHER, TIMOTHY O'HARA & MAZZA, TRACY LYNN	600 BRISBANE ST NE FENCE
22.	26453	25	REAVES, JENNIFER & BROGLEY, JOHN	381 ESTERBROOK AVE EXCESS VEG
23.	26454	25	HOLLOWAY, SEAN & AMANDA PAIGE	729 CHATEAU ST SE JUNK VEHS
24.	26455	25	THOMPSON, KYLE A	710 FRISCO ST SE FAIL TO MAIN
25.	26456	25	DUNOSKI, MELISA L	2104 SANS SOUCI AVE PARKING / RV

CODE COMPLIANCE HEARINGS: SET FINE

Number	Case	Year	Name	Location
1.	26457	25	ANDERSON, KARLEEN, TYLER, & JARED	770 BARACOA AVE NE NSVT

Number	Case	Year	Name	Location
2.	26458	25	COOPER, MINNIE	2238 MONROE ST NE NSVT
3.	26459	25	GONZALEZ, JUAN	807 GERA AVE NW TGWV
4.	26460	25	MORROW, TABETHA & ADAM	1091 SHERIDAN AVE NW TGWV
5.	26461	25	D32 INVEST LLC	1760 ASHCROFT ST NW TGWV
6.	26462	25	AWER, CLAUDETTE	1281 HEDGECOTH ST NW NSVT
7.	26463	25	DOBSON, ALAVAN LLOYD & DESNA	1311 HEDGECOTH ST NW NSVT
8.	26464	25	HUNTER, DEVON & FELICA	1522 EAGLE AVE NW DEAD TREE ONLY
9.	26465	25	ESPRIT HOMES LLC	555 CACTI CT NW DEAD TREE
10.	26466	25	BOIGRIS, KAREEN	1260 VANDALIA AVE SE NSVT
11.	26467	25	ONE THIRD CONSTRUCTION LLC	938 BRADDOCK AVE SE NSVT
12.	26468	25	FISCUS, ELLEN E	611 SAN FILIPPO DR SE NSVT
13.	26469	25	DORSAINVIL, MORANIE	1476 SALAZAR ST SE NSVT
14.	26470	25	FURTAK-POBROTYN, PIOTR & JOANNA	1570 NEWPORT ST SE NSVT

Number	Case	Year	Name	Location
15.	26471	25	B10 LIVE WELL LLC	1527 WACKER AVE SE NSVT
16.	26472	25	LAUI, KWAN	1570 RUSHMORE AVE SE NSVT
17.	26473	25	MORRIS, ROSHAUN	1087 ST JOHN'S ST SE NSVT
18.	26474	25	WAI, WILLIAM SING & NG, YUEN TING NICOLA	1003 ST JOHN'S ST SE NSVT
19.	26475	25	LI, WEI MING	1132 SYKES RD SE NSVT
20	26476	25	WAI, WILLIAM SING & NG, YUEN TING NICOLA	1003 ST JOHN'S ST SE DEAD TREES
21.	26477	25	GAYLE, SAMANTHA	910 SALINA ST SE DEAD TREES
22.	26478	25	SALMON, TWAIN KAMARI & WEST, COURTNEY MARIE	187 BRANTLEY ST SE TGWV
23.	26479	25	MARITT, RACHEAL ABIGAIL	1380 MEADOWBROOK RD TWGV
24.	26480	25	ANURADHA N ATHANIKAR LIVING TRUST	385 WENDOVER RD SW NSVT
25.	26481	25	MOALLEM, DAVID & JOAN P MOALLEM TRUSTEES	800 WAKAW LN SW NSVT
26.	26482	25	MAYORAL-LUBA, RAFAEL	613 GARVEY RD SW NSVT
27.	26483	25	KUJAWA, DAVID	355 DANIS RD SW NSVT

Number	Case	Year	Name	Location
28.	26484	25	MALDONADO, ENRIQUE & MARIA	405 SCARLET RD SW NSVT
29.	26485	25	ABBAS, SYED	1125 HARLAND RD SW NSVT
30.	26486	25	ANDERSON, DAYMION & TAMEIKA	2177 BEGONIA AVE SW NSVT
31.	26487	25	SAEZ, EDDIE & ESTRELLA	413 HALLCREST ST SW NSVT
32.	26488	25	GENESIS HOMES OF FLORIDA	1056 WING RD SW TGW UNFINISHED HOME
33.	26489	25	PEREZ, JAVIER MARTINEZ	1140 TUPELO RD SW NSVT
34.	26490	25	ADAMS HOMES OF NORTHWEST FLORIDA INC	837 TARR AVE SW NSVT
35.	26491	25	D'OYEN, LINVAL A	455 CELLINI AVE NE NSVT
36.	26492	25	SACHS CAPITAL GROUP LP: IDENTICAL INVESTMEN	3255 JUPITER BLVD SE NSVT
37.	26493	25	ROYAL MINT 10 LLC	159 HOFFER AVE NW NSVT
38.	26494	25	LGI HOMES -FLORIDA LLC	526 BLACK HORSE ST SE NSVT
39.	26495	25	TIMGMT ACOUISITIONS LLC	1395 ILLINOIS ST NW NSVT
40.	26496	25	MURPHY, KIERRA MICHELLE	170 BAYAMO AVE NE TGWV / PARKING

Number	Case	Year	Name	Location
41.	26497	25	PAUL, KETTY	1390 GILROY ST NW NSVT
42.	26498	25	TUSTIN, LINDA MAY	599 BLACK HORSE ST SE TGWV
43.	26499	25	HUANG, XINGSHI	1649 WALDO ST SE NSVT
44.	26500	25	MENSO HOMES LLC	1536 SANTONIAN ST SE NSVT
45.	26501	25	FSL HOMES LLC	1864 THOMASVILLE AVE NSVT
46.	26502	25	JOLCOVER, JEFFREY	1571 WICHITA BLVD SE NSVT
47.	26503	25	FLORIDA AFFORDABLE RENTALS LLC	942 QUINN ST SE NSVT
48.	26504	25	GIBRALTAR DEVELOPMENT LLC	3256 TRAINFO AVE SE NSVT
49.	26505	25	WHYBREW LLC	825 CRICKET DR NE NSVT
50.	26506	25	FRITZ LIVING TRUST	2694 RAMSDALE DR SE NSVT
51.	26507	25	LYNBROOK PLAZA LLC	868 JUPITER BLVD NW FIRE INSPECTIONS FEES
52.	26508	25	RACETRAC PETROLEUM INC	5995 BABCOCK ST NE FIRE INSPECTIONS FEES
53.	26509	25	JONES, JOSEPH D & ROWLAND, NICOLE E.	1327 WALTHAN ST SE TRASH SERVICE

NEXT BOARD MEETING DATE: JANUARY 14, 2026

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.