AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2026-01
January 14, 2026 – 1:00 PM
Palm Bay City Council Chambers
120 Malabar Road, SE

CALL TO ORDER:

SWEARING IN:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2025-12, December 10, 2025

BUILDING CODE COMPLIANCE HEARINGS:

1.	26604	26	ROBERT H BELLAMY JR TRUST	1261 RIDGE RD NE BUILDING PERMIT REQ
2.	26605	26	THE 562 TERMINAL FACILITY LTD PARTNERSH	3505 BAYSIDE LAKES BL BUILDING PERMIT REQ
3.	26606	26	MARIANA MARCANO R.A.	980 BACON CIR NE BUILDING PERMIT REQ

CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 26043-25	SEWELL, ALBERTHA S	$50.00 PER DAY
CEB 26270-25	WETTER, PHILIP	$50.00 PER DAY
CEB 26320-25	VH & RH HOLDINGS LLC	$50.00 PER DAY
CEB 26322-25	BRADFORD, KACIE L	$50.00 PER DAY
CEB 26327-25	GOTTA II, RAYMOND R	$50.00 PER DAY
CEB 26328-25	JOHNSON, SELENIA M	$200.00 SET FINE

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

CEB 26329-25	GUTIERREZ, BEVERLY	$50.00 PER DAY
CEB 26334-25	GORDON JR., JEREMY	$50.00 PER DAY
CEB 26335-25	SHANER, DENISE RENE	$50.00 PER DAY
CEB 26336-25	DENTON, JONATHAN J	$50.00 PER DAY
CEB 26337-25	CALLAHAN, KELSEY A	$50.00 PER DAY
CEB 26338-25	HOHN, NICHOLAS	$50.00 PER DAY
CEB 26341-25	X3 DEVELOPMENT INC	$200.00 SET FINE
CEB 26346-25	BUNNELL, LYNETTE S TURNE	$50.00 PER DAY
CEB 26347-25	GONZALES, DIANA	$200.00 SET FINE
CEB 26349-25	LADOW, PHILIP & FLEMING, A	$50.00 PER DAY
CEB 26352-25	BEDNAR, LINDA ANN	$50.00 PER DAY
CEB 26353-25	SCHMIDT, JENNIFER	$50.00 PER DAY
CEB 26356-25	PANASUK, NICHOLAS W	$50.00 PER DAY
CEB 26357-25	BAF ASSETS 5 LLC	$50.00 PER DAY
CEB 26360-25	FORTUNE LAND ENTERPRISE	$50.00 PER DAY
CEB 26362-25	PAQUETTE, DONNA	$200.00 SET FINE
CEB 26363-25	HUANG, XINGSHI	$200.00 SET FINE
CEB 26364-25	DELIZ, EDIEL J VARELA	$200.00 SET FINE
CEB 26365-25	FICKEN, DAVID & BECKHAM, C	$200.00 SET FINE
CEB 26366-25	PEREZ, SABRINA BARAQUE	$200.00 SET FINE
CEB 26367-25	BEER DE GOTTLIB, VICTORIA	$200.00 SET FINE
CEB 26368-25	ORTIZ, GLORIA M	$200.00 SET FINE
CEB 26369-25	SUNRISE PLAZA ENTERPRISE	$200.00 SET FINE
CEB 26370-25	DAVIS, MARY A	$200.00 SET FINE
CEB 26371-25	TRIPLE CROWN LLC	$200.00 SET FINE
CEB 26372-25	WJHFL LLC D/B/A WJH LLC	$200.00 SET FINE
CEB 26376-25	WILSON, FRANKLIN N & MICH	$200.00 SET FINE
CEB 26378-25	KAPOUSIS, KOSTAS	$200.00 SET FINE
CEB 26379-25	RODGRIGUEZ, FRANK SERRA	$200.00 SET FINE

CEB 26380-25	SALIBENI, FRANCIS P M	$200.00 SET FINE
CEB 26383-25	SHOMARI HEARN TRUSTEE	$200.00 SET FINE
CEB 26385-25	SOUTHERN IMPRESSION HOM	$200.00 SET FINE
CEB 26386-25	SALAS, ANDREA	$200.00 SET FINE
CEB 26390-25	DUCREPIN, MICHEL	$200.00 SET FINE
CEB 26397-25	YUN-YI LU	$200.00 SET FINE
CEB 26400-25	TSAI, DAVID & LILY LEE	$200.00 SET FINE
CEB 26401-25	PUTIRA, JAMES R	$200.00 SET FINE
CEB 26402-25	SUKHI, CHAND RICO	$200.00 SET FINE
CEB 26404-25	BROWN, MARY LOUISE LOGA	$200.00 SET FINE
CEB 26405-25	GORDON & GEN YE NG TRUST	$200.00 SET FINE
CEB 26408-25	WJHFL LLC D/B/A WJH LLC	$200.00 SET FINE
CEB 26409-25	ONE THIRD CONSTRUCTION L	$200.00 SET FINE
CEB 26410-25	SHARIEF, SHABANA	$200.00 SET FINE
CEB 26411-25	SJEFI, YUVAL	$200.00 SET FINE
CEB 26412-25	JO ASH REAL ESTATES SALE	$200.00 SET FINE
CEB 26413-25	GOLDSTEIN, NORMAN	$200.00 SET FINE
CEB 26414-25	FERNANDEZ, LUIS A	$200.00 SET FINE
CEB 26415-25	CARON, RAYMOND	$200.00 SET FINE
CEB 26416-25	HIPPOLYTE, LEONTY	$200.00 SET FINE
CEB 26417-25	MAURICE & JENNIFER	$200.00 SET FINE
CEB 26418-25	FSL HOMES LLC	$200.00 SET FINE
CEB 26419-25	551 JEWELL LAND TRUS	$200.00 SET FINE
CEB 26421-25	HOSKINS, WILLIE & PET	$200.00 SET FINE
CEB 26422-25	MILLER, LONNY S & JAC	$200.00 SET FINE
CEB 26423-25	MONROE, JAKE CHARLE	$200.00 SET FINE
CEB 26424-25	PRICE, MATTHEW D	$200.00 SET FINE
CEB 26426-25	SMART, TRICIA HOPE	$200.00 SET FINE
CEB 26427-25	DELIVRANCE, FINDER	$200.00 SET FINE

OLD BUSINESS:

1. CEB 26344-25 CITY OF PALM BAY V TORRENCE N DORSEY AND ALEXYUS C WILLIAMS
157 HILLSBOROUGH AVE NW, PALM BAY

CODE COMPLIANCE HEARINGS: PER DAY FINE

Number	Case	Year	Name	Location
1.	26510	26	RIVERA, JUAN ANGEL	357 COWNIE AVE SE TGW/ T&D /WINDOWS
2.	26511	26	SYLVIA, EUGENE A & RICHARD, SHARON M	1732 EDITH ST NE FAIL TO MAIN FENCE
3.	26512	26	REYNALDO, MARIA & NEGRON, MODESTO	285 JOY HAVEN AVE NW TGW/ JUNK VEHS
4.	26513	26	LOPEZ, MIGUEL & ARMINDA	197 HAWTHORNE LN NE TGW
5.	26514	26	NEESE, JAMES	174 MEMORY LN NE RV PARKING
6.	26515	26	LINSNORD BEAUBRUN REVOCABLE TRUST	331 BOUGAINVILLEA ST FENCE/ ROOF/ TGW
7.	26516	26	DAVIS, TED	668 BELVEDERE RD NW T&D / TGW
8.	26517	26	WONG, PETER & HOANG, LE TUYET	2853 BASIL AVE SW T&D
9.	26518	26	URRY, KORY	2859 BASIL AVE SW T&D
10.	26519	26	URRY, LAWRENCE & KRISTIE	2848 BASIL AVE SW RV TRAILER / T&D
11.	26520	26	LA FORGE, PETER & TERESA	559 HELIFAX ST SW BLIGHT INFLUENCE

Number	Case	Year	Name	Location
12.	26521	26	NIEVES, CARLOS	777 DAYSLAND AVE SW RV TRAILER / T&D
13.	26522	26	YANNAYON, DAVID & JOYCE	425 SARAGASSA AVE SW RV BUS / T&D
14.	26523	26	YANNAYON, DAVID & JOYCE	425 SARAGASSA AVE SW BLIGHT INFLUENCE
15.	26524	26	FINCHER, HOLLIE	227 HAINES RD SW RV BOAT / TGW
16.	26525	26	CALERO JR., ISMAEL & CALERO, MARGARITA	1084 WELCH RD SE GARAGE DOOR / FENCE
17.	26526	26	MALDONADO, ELVIRA	1080 WELCH RD SE WINDOWS / T&D
18.	26527	26	PROPHYL, GERLINS	1871 COGAN DR SE RV BOAT
19.	26528	26	RUDDIMAN, EVELYN & COLON-CORREA, EVELYN	1825 WARTON AVE SE LARGE SERVICE VEH
20.	26529	26	FOLEY, KEVIN A & MICHELLE A	2740 DAISY AVE SE CULVERT
21.	26530	26	BURNS, DIANE	1441 WLDRUN ST SE ILLEGAL CULVERT
22.	26531	26	KOSOVAN, VIVIAN C & NICHOLAS	1050 LEE AVE NW T&D IN ROW
23.	26532	26	HATFIELD-KRANICZ, KAROLINE ROSE	1341 LAMPLIGHTER DR TGW
24.	26533	26	GARCEAU, JUNE A	1064 ESSEN AVE NW FENCE PERMIT

Number	Case	Year	Name	Location
25.	26534	26	ENIDE VILMA REVOCABLE TRUST	1086 LOCUST AVE NW ILLEGAL CULVERT
26.	26535	26	ONEILL, KARA & BRIAN	1649 GLENRIDGE ST NW TGW
27.	26536	26	NIEC, CARLOS J	534 RHEINE RD NW WINDOWS / TGW
28.	26537	26	JOHNSON, MARCUS J & ROBERSON JR., ANDREA N	2231 WASHINGTON ST PARKING
29.	26538	26	EES INVESTMENT GROUP LLC	2254 HENRY ST NE NO POWER OR WATER
30.	26539	26	CUNNIFF JR., JOSEPH EARNEST	2807 GLASSNER AVE NE MAJOR VEH REPAIR

CODE COMPLIANCE HEARINGS: SET FINE

Number	Case	Year	Name	Location
1.	26540	26	J D POWELL TRUSTEE	1375 JUPITER BLVD NW TGW NEW CONSTRUCT
2.	26541	26	J D POWELL TRUSTEE	1359 JUPITER BLVD NW T&D/ TGW NEW CONST
3.	26542	26	ECHEVERRIA, GAYLE MARIE & PETERSON, D	1151 ALTAMIRA ST NW NSVT
4.	26543	26	GVL COMMUNITY LLC	425 CALABRIA AVE SE DEAD TREES
5.	26544	26	SESTI, LOUIS M & MARY ANNE	118 HILLOCK AVE NW NSVT
6.	26545	26	TIMGMT ACQUISITIONS LLC	1169 NORDIC ST NW NSVT

Number	Case	Year	Name	Location
7.	26546	26	SCARPA, GABRIEL P & ROSE M	470 FERNANDINA ST NW NSVT
8.	26547	26	AL OWALSL, FAHAD	884 DARTMOUTH AVE SW NSVT
9.	26548	26	MARGARET MARY RODGERS REVOCABLE	2851 ANJAR AVE SW NSVT
10.	26549	26	ST LOUIS, BERNADETTE	485 FOUR WINDS ST SW NSVT
11.	26550	26	NEGOWETTI, TEODOR & MARY	1105 WING RD SW NSVT – CLOSED
12.	26551	26	CASTIN, MAUD JEAN LOUIS	1054 SAVERY RD SW NSVT
13.	26552	26	PHULCHAN, YOUKLAN & RORY	1354 AMELIA AVE SW NSVT
14.	26553	26	TANCO, ARSENIO & ALICE KHU	2138 RAMSDALE DR SE NSVT
15.	26554	26	MODONESI, ANTONIO A & JADDA HAWAYEK	398 FORBES ST SE NSVT
16.	26555	26	CSMA SFR HOLDINGS II-LSE LLC	126 FOLEY ST SE NSVT
17.	26556	26	WELLS, CHARLES & CYNTHIA	348 DAILEY ST SE NSVT
18.	26557	26	MC KEON, KEVIN & JAMES MC KEON JR.	669 GAGNON ST SE NSVT
19.	26558	26	SAN FILIPPO INVESTMENT LLC	1915 SAN FILIPPO DR SE NSVT

Number	Case	Year	Name	Location
20	26559	26	BADAWI JR., MOAID	1401 WALDRUN ST SE NSVT
21.	26560	26	FLEMING, DENISE	1289 WYOMING DR SE NSVT
22.	26561	26	O'NEAL, CECILE L	1121 LARKSPUR ST SE NSVT
23.	26562	26	MADEUS, HENOC & JESULA	2677 PALMER AVE SE NSVT
24.	26563	26	ONE THIRD CONSTRUCTION	1030 WESTPORT ST SE NSVT
25.	26564	26	RXD PROPERTIES LLC	656 FLOYD ST SE NSVT
26.	26565	26	PLATON, GLORIA O	1130 LARKSPUR ST SE NSVT
27.	26566	26	GARBACIK, GERALDINE L	1141 LARKSPUR ST SE NSVT
28.	26567	26	RM1 SFR PROPCO LD LP	1150 LARKSPUR ST SE NSVT
29.	26568	26	GRACIEUSE, JEROME	1614 RICARDO ST SE NSVT
30.	26569	26	GALETTE, DEMITRE AKEIL	1279 SAN MATIO ST SE NSVT
31.	26570	26	DUMADAG, LORETO & RIZALINA	3180 ELDRON BLVD SE NSVT
32.	26571	26	LGI HOMES- FLORIDA LLC	481 BUFFUM AVE NE NSVT

Number	Case	Year	Name	Location
33.	26572	26	JENNINGS, JOAN A	2114 RANDALL AVE SE NSVT
34.	26573	26	BARBUTI, GINO	2685 CARSON DR SE NSVT
35.	26574	26	GENESIS HOMES OF FLORIDA LLC	1283 RAGEN RD SE TGWV
36.	26575	26	RED MAILBOX LLC	246 BELLBROOK ST SE TGWV
37.	26576	26	RXD PROPERTIES LLC	1330 LAMPLIGHTER DR NSVT
38.	26577	26	ESPRIT HOMES LLC	1851 HOLBROOK RD NW NSVT
39.	26578	26	MEDINA, CARMEN V & VARGAS, GLADYS E	805 AACHEN AVE NW NSVT
40.	26579	26	WARNTER, LAURIE & CURRAN, SUSAN	1714 HEARTWELLVILLE NSVT
41.	26580	26	WOO, JAMES & BESS	800 GLENDALE AVE NW NSVT
42.	26581	26	N1 INVESTMENTS LLC	1858 CAJEPUT CT NW NSVT
43.	26582	26	SHAMBLEN, JAMES E & NELLIE M	1883 ZAMINDER ST NW TGWV
44.	26583	26	ROSE, RITA & MARIA CHRISTINE GENEVIEVE	1224 BEI CT NW NSVT AND DEAD TREE
45.	26584	26	LOU DX3 LLC	1362 WADE ST SE NSVT

Number	Case	Year	Name	Location
46.	26585	26	DUPOUX, ISLANDE	578 REMBRANDT ST SE NSVT
47.	26586	26	PEREYRA, EVELYN G	376 AINSLEY ST SE NSVT
48.	26587	26	770 ALPHA FUND LLC	2263 MONROE ST NE TGWV
49.	26588	26	KILMER PROPERTIES INC	153 RING AVE NE BTR
50.	26589	26	CAROLE MULTI SERVICES & FOOD PRODUCTS LLC	6265 MINTON RD NE FIRE INSPECTION FEES
51.	26590	26	LARIONNE, ERCLIEN & WITZA L	189 DONALD AVE NE FIRE INSPECTIONS FEES
52.	26591	26	BARRACUDA STATIONS LLC	1090 MALABAR RD SE FIRE INSPECTIONS FEES
53.	26592	26	ISAACMEIR LLC	142 MALABAR RD SW 102 FIRE INSPECTION FEES
54.	26593	26	PALM BAY PLAZA INC OF USA	1921 ROBERT J CONLAN FIRE INSPECTION FEES
55.	26594	26	PALM BAY PLAZA INC OF USA	1921 ROBERT J CONLAN FIRE INSPECTION FEES
56.	26595	26	GRANDVIEW APARTMENTS FL LLC	1500 WINDWOOD DR NE FIRE INSPECTION FEES
57.	26596	26	PALM BAY MOBIL LLC	1703 PALM BAY RD NE FIRE INSPECTION FEES
58.	26597	26	PALM BAY ONE PROPERTIES LLC	2280 WILHELMNA CT NE FIRE INSPECTION FEES

Number	Case	Year	Name	Location
59.	26598	26	PALM BAY PLAZA INC OF USA	1921 ROBERT J CONLAN FIRE INSPECTION FEES
60.	26599	26	PB & J GARDENS INVESTMENTS LLC	2475 PALM BAY RD NE FIRE INSPECTION FEES
61.	26600	26	PB & J GARDENS INVESTMENTS LLC	2475 PALM BAY RD 12504 FIRE INSPECTION FEES
62.	26601	26	VINCE DECONNA DISTRIBUTING INC	1990 DANR DR NE FIRE INSPECTION FEES
63.	26602	26	SHEMAIT, RAMY KELLY	2611 PALM BAY RD NE FIRE INSPECTION FEES
64.	26603	26	METRO EAST WEST LLC	4651 BABCOCK ST NE BTR

NEXT BOARD MEETING DATE: FEBRUARY 11, 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.