AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2026-02
February 11, 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. 2026-01, January 14, 2026

BUILDING CODE COMPLIANCE HEARINGS:

1.	26607	26	CONFIDENTIAL OWNER	1761 HAYS ST NW BUILDING PERMIT REQ
2.	26608	26	KUMAR, VINAY KALPURE R.A	2358 PORT MALABAR BL BUILDING PERMIT REQ
3.	26609	26	ETIENNE, EDELAINE	2509 PALISADES DR SE BUILDING PERMIT REQ
4.	26610	26	ROBERT JAMES JOHNSON III R.A	287 TRILBY RD SW BUILDING PERMIT REQ
5.	26611	26	QUINTERO, DEBORAH	1271 MEDINA AVE NW BUILDING PERMIT REQ
6.	26612	26	TIRADO, JOSE MANUEL	685 GLENEAGLES DR SE BUILDING PERMIT REQ

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

7.	26613	26	RICHARDSON, RODNEY B & JOHNSON, ANTONE S	1248 DAWN ST NE BUILDING PERMIT REQ

CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 25902-25	NECKLES, HAROLD	$50.00 PER DAY
CEB 26063-25	JOSE&SYLVIA REYES REVOC	$50.00 PER DAY
CEB 26393-25	KEW LLC	$200.00 SET FINE
CEB 26448-25	LLERENA, ABNER DAVID	$50.00 PER DAY
CEB 26449-25	BAYARDO, ANDREW & JODIE	$50.00 PER DAY
CEB 26451-25	BAILES, WILLIAM R	$50.00 PER DAY
CEB 26454-25	HOLLOWAY, SEAN & AMANDA	$50.00 PER DAY
CEB 26455-25	THOMPSON, KYLE A	$50.00 PER DAY
CEB 26459-25	GONZALEZ, JUAN	$200.00 SET FINE
CEB 26461-25	D32 INVEST LLC	$200.00 SET FINE
CEB 26465-25	ESPRIT HOMES LLC	$200.00 SET FINE
CEB 26466-25	BOIGRIS, KAREEN	$200.00 SET FINE
CEB 26467-25	ONE THIRD CONSTRUCTION	$200.00 SET FINE
CEB 26468-25	FISCUS, ELLEN E	$200.00 SET FINE
CEB 26469-25	DORSAINVIL, MORANIE	$200.00 SET FINE
CEB 26471-25	B10 LIVE WELL LLC	$200.00 SET FINE
CEB 26473-25	MORRIS, ROSHAUN	$200.00 SET FINE
CEB 26474-25	WAI, WILLIAM SING	$200.00 SET FINE
CEB 26475-25	LI, WEI MING	$200.00 SET FINE
CEB 26476-25	WAI, WILLIAM SING	$200.00 SET FINE
CEB 26477-25	GAYLE, SAMANTHA	$200.00 SET FINE
CEB 26482-25	MAYORAL-LUBA, RAFAEL	$200.00 SET FINE
CEB 26483-25	KUJAWA, DAVID	$200.00 SET FINE
CEB 26485-25	ABBAS, SYED	$200.00 SET FINE
CEB 26486-25	ANDERSON, DAYMION & TAM	$200.00 SET FINE

CEB 26489-25	PEREZ, JAVIER MARTINEZ	$200.00 SET FINE
CEB 26491-25	D'OYEN, LINVAL A	$200.00 SET FINE
CEB 26492-25	SACHS CAPITAL GROUP LP	$200.00 SET FINE
CEB 26493-25	ROYAL MINT 10 LLC	$200.00 SET FINE
CEB 26495-25	TIMGMT ACQISITIONS LLC	$200.00 SET FINE
CEB 26496-25	MURPHY, KIERRA MICHELLE	$200.00 SET FINE
CEB 26497-25	PAUL, KETTY	$200.00 SET FINE
CEB 26498-25	TUSTIN, LINDA MAY	$200.00 SET FINE
CEB 26508-25	RACETRAC PETROLEUM INC	$200.00 SET FINE

CODE COMPLIANCE HEARINGS: PER DAY FINE

Number	Case	Year	Name	Location
1.	26614	26	SILKE, KRISTEN ANN	1127 TREEBARK AVE NE EXCESS VEG / TGW
2.	26615	26	FLORIDA EAST COAST RAILWAY LLC	1401 MAIN ST NE EXCESS VEG
3.	26616	26	WHITEMAN, JESSIE H	2801 FLORESTA DR NE LIVING IN SHED
4.	26617	26	WASHINGTON, WILLIE	2695 SOUTHOVER DR NE TGW / T&D
5.	26618	26	GIBBS, CLARENCE NOAH	2339 ROYAL PALM DR NE T&D
6.	26619	26	ROSE MARY SCOTT ESTATE	2595 SOUTHOVER DR PARKING/LIVING IN VEH
7.	26620	26	DIEHL, WILLIAM PIERCE & CHRISTINE	1368 MADOC ST NW DRIVING IN SWALE
8.	26621	26	HASKELL, KYLE	1723 MISSOURI RD NW RV PARKING / TGW

Number	Case	Year	Name	Location
9.	26622	26	BARNES, ALBERT L	1107 ALBION ST NW FAIL TO MAIN FENCE
10.	26623	26	GEBBIE III, GEORGE J	995 ITZEHOE AVE NW COMM VEH PARKING
11.	26624	26	MIDDLETON JR., GARRY & REBECCA DONNA	1780 RADISSON ST NW COMM VEH / RV PARKING
12.	26625	26	DEMETRUIS, HAROLD A	1319 HAVRE ST NW FAIL TO MAIN FENCE
13.	26626	26	DEAMON, JOSHUA M & ANGELA S	1405 BARTON AVE NW FAIL TO MAIN FENCE
14.	26627	26	EGAN JR., JOHN J	949 CANTON ST NW DRIVEWAY IN DISREPAIR
15.	26628	26	CHEVRY, JEAN & NYRVA	354 EMERSON DR NW TGW / JUNK VEH
16.	26629	26	BABCOCK FOUNDATION SQUARE LLC	6672 BABCOCK ST SE USE W/O C/O
17.	26630	26	PALLADIO DEVELOPMENT LLC	1294 VALENCIA ST SE TGW
18.	26631	26	ALCAIRO, EFRAN V & CRYSTAL L	1666 SAINT ST SE JUNK VEHS /LIVING IN RV
19.	26632	26	ARGAUGH, BARBARA A	1659 SAIPAN ST SE ROOF IN DISREPAIR
20.	26633	26	ZHENG, RU YI	1674 SAIPAN ST SE TGW
21.	26634	26	PALLADIO DEVELOPMENT LLC	899 BRICKELL ST SE TGW

Number	Case	Year	Name	Location
22.	26635	26	FERRANTI, SALVATORE	778 BRICKELL ST SE FAIL TO MAIN EXT
23.	26636	26	VALLADARES, DOLLY TERESA & PURCELL, A	718 BRICKELL ST SE SEAWALL IN FRONT
24.	26637	26	SINGLETON II, NORMAN	487 ABELLO RD SE TGW
25.	26638	26	LARSEN, FRITZ	771 RALEIGH RD SE R-O-W USE
26.	26639	26	LISTHROP, JOYCE & ALLEN, DANIELA	1598 ADVIEW RD SE FAILED CULVERT
27.	26640	26	PALLADIO DEVELOPMENT LLC	901 BRICKELL ST SE TGW
28.	26641	26	DARLING, ALISSA RENEE	831 AIRPORT AVE SE R-O-W USE
29.	26642	26	PALM BAY WEST LLC	190 MALABAR RD SW 101 FAIL TO MAIN FENCE
30.	26643	26	BAF ASSETS LLC	428 TRUMPET ST SW JUNK VEH/TGW/PARKING
31.	26644	26	AKOUD, HALA	361 OSMOSIS DR SW JUNK VEHS/ PARKING
32.	26645	26	PARKER, KAYLA	581 WAYLAID AVE SW CULVERT
33.	26646	26	ROY, JOHNATHAN & ALYSHA	2235 GASCON RD SW ACCESSORY BUILDING
34.	26647	26	VANDIVER, JAMES	531 HALEYBURY ST SW ILLEGAL DRIVEWAY

Number	Case	Year	Name	Location
35.	26648	26	SFR OWNER ML BORROWER LLC	531 GALLAGHER ST SW JUNK VEHS
36.	26649	26	ALVARADO, ERICA	555 GALLAGHER ST SW RV PARKING
37.	26650	26	DE BRASI, PATRIZIO & LICHTER, SEBASTIAN	631 TOOLEY RD SW T&D
38.	26651	26	ENGE, JUAN O NIEMANN	170 GLADIOLA RD NE T&D
39.	26652	26	SSA LAND TRUST HOLDINGS LLC	500 AVIATION AVE NE TGW / EXCESS VEG
40.	26653	26	BOTTS, RAMONA M	998 NIXON CIR NE RV / PARKING
41.	26654	26	AYALA, HERIBERTO B & AUDREY BONITA	442 AMERICANA BLVD RV
42.	26655	26	EWING, AARON C	1800 THORNTON AVE SE USE W/O C/O

CODE COMPLIANCE HEARINGS: SET FINE

Number	Case	Year	Name	Location
1.	26656	26	SILKE, DOUGLAS T	705 ANGLE ST NE TGWV
2.	26657	26	HOWARD B HILLMAN CO-TRUSTEE	2190 ROBERT J CONLAN NSVT
3.	26658	26	IZURIETA, EDGAR	1305 UNTER AVE NW NSVT
4.	26659	26	PITTS, GREGG A	418 ROME AVE NE DEAD TREES

Number	Case	Year	Name	Location
5.	26660	26	CASERO, JUAN JOSE	892 GILLMAR AVE NW TGWV
6.	26661	26	MEN, MONIROTH	1495 MADISON RD NW NSVT
7.	26662	26	ORTEGA, ARIEL & ILISIA	1466 VALERIUS ST SE NSVT
8.	26663	26	COGLE, MAURICE & JULIA	1031 PASADENA RD SE NSVT
9.	26664	26	MEDIAVILLA, JOSE L	1313 WADSWORTH ST SE NSVT
10.	26665	26	ROCA, ERIC	986 GRANTA AVE SE NSVT
11.	26666	26	FAHIM, HANY	1187 DE GROODT RD SW NSVT
12.	26667	26	BENNETT, CONRAD & JOAN	798 GEOFFREY AVE SW NSVT
13.	26668	26	SANCHEZ, MURIEL	825 DARTMOUTH AVE SW NSVT
14.	26669	26	DAUPHIN, YOLANDA	841 DARTMOUTH AVE SW NSVT
15.	26670	26	ABREU, EDWIN & TERESITA	512 HAMWOOD ST SW NSVT
16.	26671	26	TENN, DAMION	537 LAFAYETTE ST SW NSVT
17.	26672	26	CINZIA, WALTER, & SIMONE CARESIA	525 LAFAYETTE ST SW NSVT

Number	Case	Year	Name	Location
18.	26673	26	MORENO, GERMAN ANDRES	1305 BIARRITZ ST NW NSVT
19.	26674	26	HUANG, XINGSHI	498 IXORA AVE NW NSVT
20	26675	26	BOESCH, ELIZABETH	217 CERTOSA AVE NE NSVT
21.	26676	26	KIM JONES AGNECY INC	4805 BABCOCK ST NE BTR
22.	26677	26	PB & J GARDENS INVESTMENT LLC	2475 PALM BAY RD 14503 BTR
23.	26678	26	BROWN, A'TREYANNA TYSHON PRISCILLA	151 TITAN RD SE TRASH SERVICE
24.	26679	26	HUB BUILDERS PALM BAY LLC	331 WARWICK ST SE TRASH SERVICE
25.	26680	26	MONTROND, CARMY SILVEIRA	2061 WALSH AVE SE TRASH SERVICE
26.	26681	26	ESTIME, VANIE GOMES	466 SARAGASSA AVE SW TRASH SERVICE
27.	26682	26	CHRISS, JAMES	1225 SCRANTON ST SW TRASH SERVICE
28.	26683	26	KATZ, ARIEL	539 OCEAN SPRAY ST TRASH SERVICE
29.	26684	26	CAMPBELL, JACOB	141 TUCSON RD SW TRASH SERVICE
30.	26685	26	TORRES, HAYCHELLE GONZALEZ	311 SAN FILIPPO DR SE TRASH SERVICE

Number	Case	Year	Name	Location
31.	26686	26	LEBLANC, TEESASHA	320 KRASSNER DR NW TRASH SERVICE
32.	26687	26	JENIK MANAGEMENT GROUP BAYSIDE	3555 BAYSIDE LAKES #7 FIRE INSPECTION FEES
33.	26688	26	JENIK MANAGEMENT GROUP BAYSIDE	3555 BAYSIDE LAKES #3 FIRE INSPECTION FEES
34.	26689	26	PARK AT PALM BAY LIMITED	1200 HADLEY CIR SE FIRE INSPECTION FEES
35.	26690	26	THE HADY FAMILY LTD PARTNERSHIP	1240 CLEARMONT ST # 4 FIRE INSPECTION FEES
36.	26691	26	GONZALEZ, EFRAIN	1970 AGORA CIR SE FIRE INSPECTION FEES
37.	26692	26	A SQUARED MANAGEMENT LLC	5985 BABCOCK ST NE FIRE INSPECTION FEES
38.	26693	26	SIERRA, MICHAEL A & FRESIA & KATHLEEN M	2010 AGORA CIR SE FIRE INSPECTION FEES

NEXT BOARD MEETING DATE: MARCH 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.