AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2026-07
July 8, 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. 2026-06, June 10, 2026

SUBMITTAL OF DIGITAL EVIDENCE PACKET:

CODE COMPLIANCE HEARINGS: PER DAY FINES

1. CV26-01567 / 407 BREVARD AVE SE / PAUL D CLEM, property owner of 407 Brevard Ave SE, is in violation of the following City Code.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition.
    - Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.

2. CV26-01699 / 1234 CRAFTSLAND LN NE / SAROJINI MAHABUB, property owner of 1234 Craftsland LN NE, is in violation of the following City Code.
    - Section 73.02(A) - Performing major vehicle repairs in a residential area. Section 110.17 - Business being operated without the required business tax receipt. to wit: contact community and economic development (BTR) for details at 321-952-3419
    - Section 74.25(C)(1) - Parking is prohibited except within the paved driveway or adjacent to the driveway. A maximum of two (2) operable vehicles (per

property) is permitted to be parked on the side of the driveway opposite the front door of the residence.

- Section 74.25(D) - Parking of vehicles shall not exceed two (2) on a single side or one (1) on each side. This shall exclude the front and rear of the property.
- Section 74.25(H) - No vehicle shall at any time be in a state of major disassembly, disrepair, or being stripped or dismantled unless being performed in a garage or similarly enclosed area or painting vehicles unless inside approved booth.
- Section 74.06(A) (4) - No person shall park a vehicle upon any street or public area for storage or as junk or dead storage for more than twenty-four (24) hours. to wit: vehicles parked in median with no parking sign posted
- Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.

3. CV26-01625 / 2386 ROYAL PALM DR NE / DAVID T BLAIR, property owner of 2386 Royal Palm Dr NE, is in violation of the following City Code.
    - Section 93.03 - Tall grass and weeds or undergrowth is not allowed to grow to a height of more than twelve inches (12") that constitutes a public nuisance and a serious threat to public welfare.

4. CV26-01673 / 2837 GLASSNER AVE NE / EMERALD ALFA LLC, property owner of 2837 Glassner Ave NE, is in violation of the following City Code.
    - Section 93.031(A) (1) - Exterior of premises or structure not maintained in good repair.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition.
    - 2021 IPMC 304.6 - Exterior Walls shall be in good repair with no defects.
    - 2021 IPMC 304.9 - overhanging extensions including but not limited to soffits and fascia shall be maintained in good repair.
    - 2021 IPMC 304.7 - Roof and drainage shall be maintained in good repair.
    - Section 93.03 - Tall grass and weeds or undergrowth is not allowed to grow to a height of more than twelve inches (12") that constitutes a public nuisance and a serious threat to public welfare.

5. CV26-01189 / 1750 BOTTLEBRUSH DR NE #103 / PALM POINT LAND TRUST, property owner of 1750 Bottlebrush DR NE, is in violation of the following City Code.

- Section 172.002 - Building or structure erected, moved, added to or altered without required permit. to wit: entry door.

6. CV26-01590 / 5040 DIXIE HWY NE #27 / SUN MANOR MHP LLC, property owner of 5040 Dixie Hwy NE #27, is in violation of the following City Code.
    - Section 93.031(A) - Maintaining a condition that constitutes a blighting influence on adjacent properties and constitutes a hazard to public health, safety and welfare. To wit: plumbing exposed and not capped off
    - Section 93.031(A) (1) - Exterior of premises or structure not maintained in good repair. to wit: windows/doors not secured, back of trailer exposed
    - 2021 IPMC 304.6 - Exterior Walls shall be in good repair with no defects.
    - 2021 IPMC 304.13 - Every window shall be in sound condition and good repair.
    - Section 93.03 - Public Nuisance that constitutes a serious threat to public welfare. to wit: plumbing exposed
    - Section 173.045(C) - Failure to install exterior covering; To Wit: Skirting
    - Section 97.15 (A) (3) - Structure vacant, unguarded, open at doors or windows and found to have back of trailer expose.

7. CV26-01287 / 1196 GLANCY AVE NW / CHRISTOPHER DEHAL AND LAUNA DIXON, property owner of 1196 Glancy Ave NW, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. to wit; junk vehicle stored in the driveway.

8. CV26-01284 / 1348 GILPIN ST NW / ALTO ASSET COMPANY 1 LLC F/K/A SRMZ 4 ASSET COMPANY, property owner of 1348 Gilpin St NW, is in violation of the following City Code.
    - Section 74.25(F) - Recreational vehicles prohibited to park or be stored in front of residence. Recreational vehicles parked on street side of corner lot (opposite the side interior property line) must be screened by a 6-foot-tall opaque fence. To Wit; recreational vehicle/cargo trailer parked forward of the house.

9. CV26-00819 / 873 HELM AVE NW / DANIEL J BACH, property owner of 873 Helm Ave NW, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. TO WIT; junk vehicles parked in the driveway and yard.

- Section 74.25(C)(1) - Parking is prohibited except within the paved driveway or adjacent to the driveway. A maximum of two (2) operable vehicles (per property) is permitted to be parked on the side of the driveway opposite the front door of the residence. To Wit; parking vehicles on an unpaved surface in the front yard on the same side as the front door
- Section 74.06(A) (4) - No person shall park a vehicle upon any street or public area for storage or as junk or dead storage for more than twenty-four (24) hours. To Wit; storing a trailer in the right of way.
- Section 74.25(F) - Recreational vehicles prohibited to park or be stored in front of residence. Recreational vehicles parked on street side of corner lot (opposite the side interior property line) must be screened by a 6-foot-tall opaque fence. To Wit; Utility trailer/recreational vehicle parked in the front yard forward of the house
- Section 93.03 - Tall grass and weeds or undergrowth is not allowed to grow to a height of more than twelve inches (12") that constitutes a public nuisance and a serious threat to public welfare. To Wit; grass and weeds in excess of 12” throughout the yard
- Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare. To Wit; trash, debris, rubbish and junk stored in the front yard.

10. CV26-01271 / 1561 BARTON AVE NW / EDWARD AND SIOBHAN BASTEDO, property owner of 1561 Barton Ave NW, is in violation of the following City Code.
    - Section 74.25(F) - Recreational vehicles prohibited to park or be stored in front of residence. Recreational vehicles parked on street side of corner lot (opposite the side interior property line) must be screened by a 6-foot-tall opaque fence. To Wit; recreational vehicle/boat parked forward of the house.

11. CV26-01280 / 1072 PACE DR NW / THIEN KIM TRAN AND TIEN THI NGUYEN, property owner of 1072 Pace Dr NW, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. to wit; junk vehicle stored on the property.

12. CV26-01063 / 591 ADVENTURE AVE NW / MARK LOMBARDI, property owner of 591 Adventure Ave NW, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. Florida Fire Prevention Code as adopted by

- Section 33.21(A) of the City of Palm Bay Code of Ordinances. to wit: shutter on windows
- Section 93.031(A) - Maintaining a condition that constitutes a blighting influence on adjacent properties and constitutes a hazard to public health, safety and welfare. To Wit: tires

13. CV26-01048 / 113 SAYBROOK RD SW / JOHN GARBACIK SR., property owner of 113 Saybrook RD SW, is in violation of the following City Code.
    - Section 174.007(A) - Fence erected of improper materials. to wit: signs on top of fence code of ordinances violation as listed below: 178.015 schedule of signs in residential zoning districts. the table setting forth the type, size, location, number, and allowable sign illumination for signs located on parcels within industrial districts is found in appendix c. To Wit: pole sign

14. CV26-01122 / 1132 KAREENA ST NW / DENNIS RAY LETT JR., property owner of 1132 Kareena St NW, is in violation of the following City Code.
    - Section 74.25(F) - Recreational vehicles prohibited to park or be stored in front of residence. Recreational vehicles parked on street side of corner lot (opposite the side interior property line) must be screened by a 6-foot-tall opaque fence. To Wit: trailer

CODE COMPLIANCE HEARINGS: SET FINES

1. CV26-01364 / 198 ESTERBROOK AVE NE / ROSE MARIE CURRERI, property owner of 198 Esterbrook Ave NE, is in violation of the following City Code.
    - Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. to wit: lot left of 200 Esterbrook Ave NE

2. CV26-01365 / 198 ESTERBROOK AVE NE / ROSE MARIE CURRERI, property owner of 198 Esterbrook Ave NE, is in violation of the following City Code.
    - Section 93.04 - Dead tree(s) on unimproved property. To Wit: two dead trees

3. CV26-01414 / 1618 WANETA ST SE / RICOT VINCENT, property owner of 1618 Waneta St SE, is in violation of the following City Code.

- Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. To Wit: lot left of 1610 Waneta St SE

4. CV26-01135 / 2020 PALM BAY RD NE #08 / ARLINGTON SHOPPING PLAZA LLC, property owner of 2020 Palm Bay Rd NE, is in violation of the following City Code.
    - Section 33.26 (B) - Late payment fee imposed for failure to pay fire safety inspection fee within thirty (30) working days after delivery of the notice of required fee. to wit: see attached invoice for payment information for further details contact fire marshal’s office at 321-726-2663.

5. CV26-01083 / 2020 PALM BAY RD NE #08 / ARLINGTON SHOPPING PLAZA LLC, property owner of 2020 Palm Bay Rd NE #08, is in violation of the following City Code.
    - Section 110.17 - Business being operated without the required business tax receipt. to wit: contact community and economic development (BTR) for details at 321-952-3419 Andrea's Almond Cake, Inc.

6. CV26-01575 / 2485 PORT MALABAR BLVD NE/ 4600 DIXIE HWY APARTMENTS LLC, property owner of 2485 Port Malabar Blvd NE, is in violation of the following City Code.
    - Section 110.18 - A property owner shall not permit a business to be operated without the required business tax receipt. to wit: contact community and economic development (BTR) for details at 321-952-3419 to wit: tides at palm bay apartments

7. CV26-01584 / 1445 SPORTSMAN LN NE / APARTMENTS AT PALM BAY LLC, property owner of 1445 Sportsman LN NE, is in violation of the following City Code.
    - Section 110.17 - Business being operated without the required business tax receipt. To Wit: contact community and economic development (BTR) for details at 321-952-3419 To Wit: Magnolia at Palm Bay

8. CV26-01043 / 2685 KIRBY CIR NE / KIRBY CIRCLE WAREHOUSE COMPLEX LLC, property owner of 2685 Kirby Cir NE, is in violation of the following City Code.

- Section 110.17 - Business being operated without the required business tax receipt. To Wit: contact community and economic development (BTR) for details at 321-952-3419 Myers Irrigation Inc.

9. CV26-01361 / 2836 BASIL AVE SW / RAPHAL AND BHAGMATIE HARIPERSAUD, property owner of 2836 Basil Ave SW, is in violation of the following City Code.
    - Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. To Wit: lot rear of 2819 Sage Ave SW.

10. CV26-01359 / 2813 SAGE AVE SW / TARPON IV LLC, property owner of 2813 Sage Ave SW, is in violation of the following City Code.
    - Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. To Wit: lot left of 2819 Sage Ave SW

11. CV26-01360 / 2825 SAGE AVE SW / TARPON IV LLC, property owner of 2825 Sage Ave SW, is in violation of the following City Code.
    - Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. To Wit: lot right of 2819 Sage Ave SW

12. CV26-01427 / 800 PEYTON AVE SW / EMMEOD STEWART AND ANGELA LEE, property owner of 800 Peyton Ave SW, is in violation of the following City Code.
    - Section 93.04 - Dead tree(s) on unimproved property.
    - Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear

lot lines that have an adjacent improved property on the side indicated below.

13. CV26-01606 / 414 TRUVALL ST SW / BRITE PROPERTIES OF FLORIDA LLC, property owner of 414 Truvall St SW, is in violation of the following City Code.
    - Section 176.004 (B)(1) - Maintaining prohibited use in the right-of-way. To Wit: porta potty prior to doing any repairs in the right-of-way or on city property, please contact public works at 321-952-3437, a permit may be required. Section 93.03 - Tall grass and weeds or undergrowth is not allowed to grow to a height of more than twelve inches (12") that constitutes a public nuisance and a serious threat to public welfare.

14. CV26-01399 / 1092 ALMINAR AVE SE / ONE THIRD CONSTRUCTION LLC, property owner of 1092 Alminar Ave SE, is in violation of the following City Code.
    - Section 93.03 - Tall grass and weeds or undergrowth is not allowed to grow to a height of more than twelve inches (12") that constitutes a public nuisance and a serious threat to public welfare.
    - Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.

AUTHORIZATION TO IMPOSE FINES:

1. CV25-04151 / 769 JAMES CIR NE / JOHN J SIMMONS
   The Code Special Magistrate held a public hearing on *March 11, 2026*, at which time the Special Magistrate found the owner, *John J Simmons*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *March 26, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
    - Section 93.03 - Tall grass and weeds or undergrowth is not allowed to grow to a height of more than twelve inches (12") that constitutes a public nuisance and a serious threat to public welfare.

2. CV26-00509 / 1741 COCO PLUM ST NE / CLARANCE NOAH GIBBS
   The Code Special Magistrate held a public hearing on *April 8, 2026*, at which time the Special Magistrate found the owner, *Clarance Noah Gibbs*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *April 23, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
    - Section 74.25(C)(1) - Parking is prohibited except within the paved driveway or adjacent to the driveway. A maximum of two (2) operable vehicles (per

property) is permitted to be parked on the side of the driveway opposite the front door of the residence. Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare

3. CV26-00514 / 2839 STARLIGHT CIR NE / ALEX AND GLENDA COOK
   The Code Special Magistrate held a public hearing on *April 8, 2026*, at which time the Special Magistrate found the owner, *Alex and Glenda Cook*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 13, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
   - Section 93.031(A) - Maintaining a condition that constitutes a blighting influence on adjacent properties and constitutes a hazard to public health, safety and welfare.
   - Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.

4. CV26-00589 / 949 ABETO ST NE / OLIVIA NIEVES
   The Code Special Magistrate held a public hearing on *April 8, 2026*, at which time the Special Magistrate found the owner, *Olivia Nieves*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *April 23, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
   - Section 74.25(H) - No vehicle shall at any time be in a state of major disassembly, disrepair, or being stripped or dismantled unless being performed in a garage or similarly enclosed area or painting vehicles unless inside approved booth.

5. CV26-00721 / 479 SCODELLA ST SW / BAF 3 LLC
   The Code Special Magistrate held a public hearing on *April 8, 2026*, at which time the Special Magistrate found the owner, *BAF 3 LLC*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *April 23, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
   - City of Palm Bay Property Maintenance Code as adopted by Section 93.043 of the Palm Bay Code of Ordinances. 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. To Wit: entry staircase in disrepair

6. CV25-04171/ 555 KARNEY AVE NE / BLENDONA O GORDON
   The Code Special Magistrate held a public hearing on *April 8, 2026*, at which time the Special Magistrate found the owner, *Blendona O Gordon*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *April 23, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
   - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. To Wit; two inoperable cars parked in the driveway.

7. CV26-00029 / 814 PYRACANTHA ST NW / SHANE DURKIN
   The Code Special Magistrate held a public hearing on *April 8, 2026*, at which time the Special Magistrate found the owner, *Shane Durkin*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *April 23, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
   - Section 74.25(F) - Recreational vehicles prohibited to park or be stored in front of residence. Recreational vehicles parked on street side of corner lot (opposite the side interior property line) must be screened by a 6-foot-tall opaque fence. To Wit; RV parked in the driveway forward of the house

8. CV26-00452 / 968 VANGI LN NE / BARBARA CARR
   The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Barbara Carr*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 28, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
   - Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.
   - Section 93.031(A) - Maintaining a condition that constitutes a blighting influence on adjacent properties and constitutes a hazard to public health, safety and welfare

9. CV26-00536 / 311 SAN FILIPPO DR SE / HAYCHELLE GONZALEZ TORRES
   The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Haychelle Gonzalez Torres*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 28, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.

- Section 176.020 - No person, firm, corporation, or governmental agency shall construct, remove, alter, reconstruct, access the right-of-way temporarily or permanently, repair, or relocate any curb, culvert, sidewalk, driveway, gutter, pavement, or other improvement in any city road or easement without obtaining a driveway permit from the Public Works Department. Prior to doing any repairs in the right-of-way or on city property, please contact public works at 321-952-3437, a permit is required.
- 2021 IPMC 308.1 - Rubbish or garbage accumulation is not allowed on the premises.

10. CV26-00682 / 1611 NORMAN ST NE / PATRICK S BARCZUK
    The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Patrick s Barczuk*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 28, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
    - 2021 IPMC 304.6 - Exterior Walls shall be in good repair with no defects. Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. To Wit: unregistered vehicle in driveway
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition.

11. CV26-00521 / 223 SAN MARINO RD SW / SFR OWNER ML BORROWER LLC
    The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Barbara Carr*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 28, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
    - Section 93.031(A) - Maintaining a condition that constitutes a blighting influence on adjacent properties and constitutes a hazard to public health, safety and welfare.
    - Section 93.042 - Maintaining/storing refuse.

12. CV26-00807 / 1750 HYDRANGEA RD NW / NEW BIRTH BAPTIST CHURCH INC OF PALM BAY
    The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *New Birth Baptist Church Inc of Palm Bay*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 23, 2026*, to correct the following violation(s)

or a fine of $200.00 be charged for the violation; and if not in compliance by the above designated dates the City is authorized to take all reasonable actions to bring the property into compliance and charge the property owner with the reasonable cost of the actions along with the fine imposed.

- Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. To Wit; property to the right of 1744 Hydrangea.

13. CV26-00397 / 114 ANDERSON AVE NE / RUDY S D PANGANIBAN
The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Rudy S D Panganiban*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 23, 2026*, to correct the following violation(s) or a fine of $200.00 be charged for the violation; and if not in compliance by the above designated dates the City is authorized to take all reasonable actions to bring the property into compliance and charge the property owner with the reasonable cost of the actions along with the fine imposed.
    - Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. To Wit; tall grass and weeds as well as vines growing along the fence to the left of 122 Anderson.

14. CV26-00751 / 511 ENTRADA ST SE / TSUNG YUNG AND LILLIAN HOU
The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Tsung Yung and Lillian Hou*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 23, 2026*, to correct the following violation(s) or a fine of $200.00 be charged for the violation; and if not in compliance by the above designated dates the City is authorized to take all reasonable actions to bring the property into compliance and charge the property owner with the reasonable cost of the actions along with the fine imposed.
    - Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected

trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. To Wit; Lot left of 521 Entrada St SE.

15. CV26-00459 / 782 DUNCAN RD SE / ERIKA MELGAR BAELLA
    The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Erika Melgar Baella*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 23, 2026*, to correct the following violation(s) or a fine of $200.00 be charged for the violation; and if not in compliance by the above designated dates the City is authorized to take all reasonable actions to bring the property into compliance and charge the property owner with the reasonable cost of the actions along with the fine imposed.
    - Section 93.03 - Tall grass and weeds or undergrowth is not allowed to grow to a height of more than twelve inches (12") that constitutes a public nuisance and a serious threat to public welfare. To Wit: house unfinished and vacant

16. CV26-00791 / 495 BAHIA CT NW / AUSTIN G HALE
    The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Austin G Hale*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 23, 2026*, to correct the following violation(s) or a fine of $200.00 be charged for the violation; and if not in compliance by the above designated dates the City is authorized to take all reasonable actions to bring the property into compliance and charge the property owner with the reasonable cost of the actions along with the fine imposed.
    - Section 93.031(A) - Maintaining a condition that constitutes a blighting influence on adjacent properties and constitutes a hazard to public health, safety and welfare. TO WIT; Trash, debris, rubbish, junk and other items stored on vacant parcels creating a blighting and deteriorating influence on surrounding homes
    - Section 173.001 - Maintaining prohibited use of a building, structure or land for the zoning district in which it is located. To Wit; Storage of vehicles, junk, trash and other miscellanies items on a vacant parcel
    - Section 93.04 - Accumulation of trash and debris and/or unsightly matter on unimproved property that constitutes a public nuisance and a serious threat

to public welfare. To Wit; Trash, debris, junk, rubbish and other miscellanies items dumped throughout the property.

17. CV26-00069 / 101 BUBBLING LN NW / AVERY SPRINGS PROPERTY OWNERS' ASSOCIATION INC
    The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Erika Melgar Baella*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 28, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
    - Section 93.031(A) - Maintaining a condition that constitutes a blighting influence on adjacent properties and constitutes a hazard to public health, safety and welfare. To Wit; Mildew on the fence along Biarritz St is a blighting influence on surrounding properties.
    - Section 93.03l(A) (1) - Failure to maintain exterior of structure free of discoloration, mildew and/or rust. To Wit; mildew is on the fence that runs along Biarritz St.

18. CV26-00853 / 825 CRICKET DR NE / WHYBREW LLC
    The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Rudy S D Panganiban*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 28, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.
    - Section 93.04 (A) (1) - Requires that owners of unimproved property shall not permit weeds, grass or other vegetative matter (except for protected trees as defined in Chapter 180 of the Palm Bay Code of Ordinances) to exceed twelve inches (12") in height within fifteen feet (15') of side and rear lot lines that have an adjacent improved property on the side indicated below. To Wit: rear of 438 Nogales.

19. CV26-00799 / 685 GLENEAGLES DR SE / JOSE MANUEL TIRADO
    The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Barbara Carr*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 28, 2026*, to correct the following violation(s) or a fine of *$50 per day* would be imposed.

- Section 172.005(A) - Failure to request required building/construction inspection. To Wit: BL24-06159 (screen enclosure) and BL24-00666 (swimming pool)

CODE COMPLIANCE LIEN REDUCTIONS:

1. 18-03049 / 2507 CHATHAM WAY / 2507 CHATHAM WAY LAND TRUST

The Code Special Magistrate held a public hearing on *September 12, 2018*, at which time the Special Magistrate found the owner, *Holly Chesnutt Estate*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *September 21, 2018*, to correct the violation(s) or a fine of *$100 per day* would be imposed.

The property was in violation from July 3, 2018, to April 16, 2019, without cooperation from the owner.

2. 18-03051 / 2507 CHATHAM WAY / 2507 CHATHAM WAY LAND TRUST

The Code Special Magistrate held a public hearing on *October 10, 2018*, at which time the Special Magistrate found the owner, *Holly Chesnutt Estate*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *October 19, 2018*, to correct the violation(s) or a fine of *$100 per day* would be imposed.

The property was in violation from July 3, 2018, to February 19, 2021, without cooperation from the owner.

3. 18-05618 / 2507 CHATHAM WAY / 2507 CHATHAM WAY LAND TRUST

The Code Special Magistrate held a public hearing on *January 9, 2019*, at which time the Special Magistrate found the owner, *Holly Chesnutt Estate*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *January 19, 2019*, to correct the violation(s) or a fine of *$150 per day* would be imposed.

The property was in violation from December 20, 2018, to March 21, 2019, without cooperation from the owner.

NEXT BOARD MEETING DATE: August 12, 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.