AMENDED

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2026-08
August 12, 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. 2026-07, July 8, 2026

SUBMITTAL OF DIGITAL EVIDENCE PACKET:

CODE COMPLIANCE HEARINGS: PER DAY FINES

1. CV26-01026 / 1479 ASHBORO CIR SE / JOHN A. AND TAMI L BATTON, property owner of 1479 Ashboro Cir SE, 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: solar panels
    - Section 93.031(A) (1) - Exterior of premises or structure not maintained in good repair. To Wit: driveway in disrepair

2. CV26-01697 / 1650 BURGANDY ST SE / WALTER S MACLAUGHLIN REVOCABLE TRUST, property owner of 1650 Burgandy St SE, is in violation of the following City Code.
    - Section 176.004 (B)(1) - Maintaining prohibited use in the right-of-way. To Wit: Debris in the row 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 176.005 - Any person(s), firm, business entity, or corporation that damages property located on, under, across or along a right-of-way or

easement or any city road or other city improvement shall be required to either restore the damaged property to its condition prior to the damage or shall pay to the city the sum of money determined by the Public Works Department to be necessary to restore the damaged area to its condition prior to the damage. Any such restoration shall meet all construction and engineering standards of the city. 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.

3. CV26-00866 / 2501 PALOMAR AVE SE / ASHA HINDS, property owner of 2501 Palomar Ave SE, is in violation of the following City Code.
    - Section 172.004 - Use of structure or land without the required certificate of occupancy.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed.

4. CV26-01118 / 1641 TUGWELL ST SE / LESLIE WILLIAMS, property owner of 1641 Tugwell St SE, is in violation of the following City Code.
    - 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. To Wit: Illegal driveway 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.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed.
    - Section 73.02(A) - Performing major vehicle repairs in a residential area.
    - Section 74.06(A) (4) - No person shall park a vehicle upon any street or public area for storage or as junkage or dead storage for more than twenty-four (24) hours.

This case has come into voluntary compliance and is now closed.

5. CV26-00410 / 1392 SCHNEIDER ST SW / TIMOTHY APWISCH, property owner of 1392 Schneider St SW, is in violation of the following City Code.
    - 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 93.03 - 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.

6. CV26-01597 / 472 WARRINGTON RD SW / MARK DOW, property owner of 472 Warrington Rd SW, is in violation of the following City Code.
    - Section 172.004 - Use of structure or land without the required certificate of occupancy.
    - Section 74.25(G) - No vehicle shall be parked or stored upon a vacant parcel of land that does not have a principal structure with a valid Certificate of Occupancy issued

7. CV26-01228 / 981 ALMERIA LN SW / ROBERT SUMNER, property owner of 981 Almeria Ln SW, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed.
    - Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.

8. CV26-00673 / 991 ALMERIA LN SW / LINCOLN BROWN, property owner of 991 Almeria Ln SW, is in violation of the following City Code.
    - 2021 IPMC 304.7 - Roof and drainage shall be maintained in good repair.
    - 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.
    - 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 93.03 - 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.

9. CV26-01199 / 1232 ETHEL CIR NE / ARTHUR E LORETTI JR., AND DONNA LORETTI, property owner of 1232 Ethel Cir NE, is in violation of the following City Code.
    - Section 93.03 - Tall grass and weeds and accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.

This case has come into voluntary compliance and is now closed.

10. CV26-01380 / 1616 JACINTO AVE NW / ETHEL SULKIS TRUST, property owner of 1616 Jacinto Ave NW, 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; exterior damaged walls and plywood over windows is a blighting and deteriorating influence on surrounding properties
    - Florida Fire Prevention Code as adopted by Section 33.21(A) of the City of Palm Bay Code of Ordinances. To Wit; windows boarded up and there is no storm threat
    - 2021 IPMC 304.6 - Exterior Walls shall be in good repair with no defects. To Wit; exterior walls are damaged
    - 2021 IPMC 304.9 - overhanging extensions including but not limited to soffits and fascia shall be maintained in good repair. To Wit; soffits are in disrepair and missing in some areas
    - Section 93.031(A) (1) - Failure to maintain exterior of structure free of mildew and/or rust and paint deteriorated To Wit; exterior walls are covered in mildew and dirt

11. CV26-01398 / 1425 HEALEY ST NW / KENNETH AND GORDON ANDREWS, property owner of 1425 Healey St NW, is in violation of the following City Code.
    - Section 93.031(A) (1) - Exterior of premises or structure not maintained in good repair. To Wit; driveway has collapsed on the edge and needs to be repaired

12. CV26-01201 / 1883 ZAMINDER ST NW / JAMES E AND NELLIE M SHAMBLEN, property owner of 1883 Zaminder St NW, is in violation of the following City Code.
    - Florida Fire Prevention Code as adopted by Section 33.21(A) of the City of Palm Bay Code of Ordinances. To Wit; storm shutters over windows and there is no storm threat
    - 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 73.21(B) - No Junk or inoperable motor or other vehicles allowed. TO WIT; junk vehicle stored in the driveway.

13. CV26-01945 / 1300 NATAL ST NW / JOHN L AND JOYCE CLAY, property owner of 1300 Natal St NW, 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; junk stored throughout the yard creating a blighting and deteriorating influence on surrounding properties.

- 2021 IPMC 304.13 - Every window shall be in sound condition and good repair. To Wit, rear porch windows are broken and covered with black bags and plywood.
- Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. To Wit; junk /inoperable vehicle stored in the driveway and junk cargo trailer with flat tires stored in the rear
- Section 93.03 - Tall grass and weeds and accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare. TO WIT; unsightly junk stored through the yard with grass and weeds growing in it.

14. CV26-01113 / 872 VANCE CIR NE / SHAULA MALIE BAUER, property owner of 872 Vance Cir NE, 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: mildew on the exterior walls and the excessive overgrowth of foliage is creating a blighting and deteriorating influence on surrounding properties.
    - Section 93.041 - Excessive vegetation that constitutes a public nuisance and a serious threat to public welfare. To Wit: vegetation is overgrown to the point its growing over the property line, up the house walls and creating a nuisance
    - Section 93.031(A) (1) - Failure to maintain exterior of structure free of mildew and/or rust and paint deteriorated To Wit: the exterior walls have mildew on them and support poles have paint deteriorating.

15. CV26-01349 / 1608 EARLHAM AVE NW / LINDA THOMPSON, property owner of 1608 Earlham Ave NW, 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; used tires stored in the right of way will not be picked up by republic
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition. To Wit; the fence is falling down and has supports to keep some sections upright.
    - Section 74.25(C)(1) - Parking prohibited except within the paved driveway or adjacent to the driveway. A maximum of two (2) operable vehicles (per

property) are permitted to be parked on the side of the driveway opposite the front door of the residence. To Wit; storing a utility trailer in the front yard.

- 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/utility trailer parked in the front yard forward of the house.
- Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. TO WIT; inoperable vehicle stored on residential property.
- Section 172.002 - Building or structure erected, moved, added to or altered without required permit. To Wit; installed a mini split AC an removed old condenser without a permit.
- 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.

16. CV26-01178 / 1750 WAKE FOREST RD NW / LAURA LASTER, property owner of 1750 Wake Forest Rd NW, is in violation of the following City Code.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition. To Wit; the fence is falling over and missing parts.
    - 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.

This case has come into voluntary compliance and is now closed.

17. CV26-01171 / 1579 DALLAM AVE NW / ERIC DIAZ, property owner of 1579 Dallam Ave NW, is in violation of the following City Code.
    - Florida Fire Prevention Code as adopted by Section 33.21(A) of the City of Palm Bay Code of Ordinances. To Wit; storm shutters on the windows and there is no storm threat.
    - 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 are in excess of 12” particularly around the house and driveway.

- 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; weeds growing through paver gaps and vines growing up the side of the house are creating a blighting and deteriorating influence on surrounding properties.

18. CV26-00243 / 156 HILTON AVE NW / ROBERTO CERVERA, property owner of 156 Hilton Ave NW, 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; unfinished siding on house that is a blighting influence on surrounding properties.
    - Section 93.031(A) (1) - Exterior of premises or structure not maintained in good repair. To Wit; exterior of house has unfinished or unpainted siding.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. To Wit; several inoperable vehicles in the front yard and driveway.

19. CV26-00821 / 1426 GILES ST NW / FLAVIE SYLVAIN, property owner of 1426 Giles St NW, is in violation of the following City Code.
    - Florida Fire Prevention Code as adopted by Section 33.21(A) of the City of Palm Bay Code of Ordinances. To Wit; storm shutters up and there is no storm threat.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. To Wit; junk vehicles parked on the property.
    - 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; old wood fencing roadside will not be picked up.

20. CV26-01115 / 852 VANCE CIR NE / BRUCE EDWARD HARTT II AND SUSAN L HALLORAN, property owner of 852 Vance Cir NE, is in violation of the following City Code.
    - 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. To Wit; vehicles are driving across the unpaved city right of way to access detached garage.

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.

21. CV26-00595 / 1842 DELAWARE ST NW / JOHNNY J CAMPBELL AND LISA PARKER, property owner of 1842 Delaware St NW, 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; trash, debris, junk and refuse stored throughout the property creating a blighting and deteriorating influence on surrounding properties
    - 2021 IPMC 308.1 - Rubbish or garbage accumulation is not allowed on the premises. To Wit; the accumulation of rubbish and garbage throughout the property
    - 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 74.25(F) - No vehicle shall be used for living, sleeping or housekeeping purposes. To Wit; using a recreational vehicle as a dwelling.

22. CV26-01925 / 1296 CHEB PL NW / MONTUFAR FAMILY REVOCABLE TRUST, property owner of 1296 Cheb Pl NW, is in violation of the following City Code.
    - Section 74.25(F) - No vehicle shall be used for living, sleeping or housekeeping purposes. TO WIT; the fifth wheel recreational vehicle is being utilized as a dwelling

23. CV26-00616 / 307 CHERRY TREE CIR NW / ERIC C AND MELANIE ANA BACCHUS, property owner of 307 Cherry Tree Cir NW, is in violation of the following City Code.
    - Section 74.25(B) - It shall be unlawful for any person, either as agent, owner, occupant, lessee, tenant or otherwise, to park, store, stop, deposit or allow, cause or permit to be parked, stored, stopped, or deposited on any public or private property of the RR, RE, RS 1, RS-2, RS-3, SF-1, SRE, RM-10, RM-15, RM-20, BMUV, RMH or RVP zoning districts any commercial vehicle at any time. To Wit; semi parked on residential property.

24. CV26-01235 / 1361 DALLAM AVE NW / IRNELLE DODARD, property owner of 1361 Dallam Ave NW, is in violation of the following City Code.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition. To Wit; the fence is falling down, missing sections and in overall disrepair

25. CV26-01188 / 1304 CROMEY RD NE / JAIME EDGARDO MOREL RAMOS AND IRAYDA MOREL, property owner of 1304 Cromey Rd 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: electrical, stucco, windows and doors.

This case has come into voluntary compliance and is now closed.

26. CV26-02033 / 1812 SEAGRAPE ST NE / CHARLES N GAUDETTE AND LORILYN GAUDETTE, property owner of 1812 Seagrape St 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.

27. CV26-02218 / 1945 BIG CYPRESS ST NE / DONNA BARRON, property owner of 1945 Big Cypress St 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.

28. CV26-01595 / 2775 FRANCIS ST NE / NOEL FUNELAS, property owner of 2775 Francis St NE, is in violation of the following City Code.
    - Section 74.25(D) - Vehicles parked on the side of a residence located on a corner lot must be screened from the street adjacent to the side of the residence by a 6-foot tall opaque fence.
    - Section 74.25(C)(1) - Parking prohibited except within the paved driveway or adjacent to the driveway. A maximum of two (2) operable vehicles (per property) are permitted to be parked on the side of the driveway opposite the front door of the residence.
    - 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

- 74.25(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. 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: Property being used for storage

29. CV26-01081 / 974 CITRUS AVE NE / AUSTSIN V WOLFE AND REBECCA D WOLFE, property owner of 974 Citrus Ave 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: dock constructed with no permit

30. CV26-01645 / 1011 SUNSWEPT RD NE / WILLIAM L VINTROUX, property owner of 1011 Sunswept Rd NE, is in violation of the following City Code.
    - Section 93.041 - Excessive vegetation that constitutes a public nuisance and a serious threat to public welfare. To Wit: encroaching onto neighbors at 999 Sunswept road Section 93.032(A) - Failure to properly maintain swimming pool. To Wit: complaints of algae and mosquito infestation

31. CV26-01829 / 2682 PALM BAY RD NE / KT AUTOSALES AND BAILEY'S AUTO REPAIR, property owner of 2682 Palm Bay RD NE, is in violation of the following City Code.
    - Code of Ordinances Violation as Listed Below: To Wit: 176.009 access to commercial and industrial land. No public or private street, road, easement or driveway within a residential area or on which residentially zoned land abuts shall be used as vehicular access or as a through road to any commercially or industrially zoned land, uses or businesses and no lot shall be created, building permit issued nor curb cut or driveway permitted or approved that will allow or create access to any commercially or industrially zoned land or uses through a residential area except: (A) Access onto collector arterial roads. (B) Access to corner lots at intersections of any street with a collector or arterial road. (C) For emergency ingress or egress where access is physically controlled and used only for emergency evacuation or access. (D) Access to existing commercially or industrially zoned land or uses in existence at the time of adoption of this section that

have no alternative means of ingress or egress to an existing public or private street.

- 173.020 intent of standard zoning districts (n) Highway Commercial District (HC). The intent of this district is to permit highway-oriented businesses and regional scale facilities located along or near the intersection of major arterials and transportation nodes.
- 176.050 PAVING STANDARDS. All parking spaces, access drives, and loading zones shall be paved in accordance with the design standards set forth in the current edition of the City of Palm Bay Public Works Manual and the Land Development Code.
- 176.061 OFF-STREET LOADING STANDARDS. Off-street loading and service facilities shall be provided in accordance with the following standards and specifications: (A) On the same lot with every structure or use, hereinafter erected or created there shall be provided and maintained adequate space for loading and unloading of materials, goods or things and for delivery and shipping so that vehicles for the service may use this space without encroaching on or interfering with the public use of sidewalks, streets, parking areas, aisles, driveways and alleys by pedestrians and vehicles. (B) Where any structure is enlarged or any use is extended so that the size of the resultant occupancy comes within the scope of this section, the full amount of off-street loading space shall be supplied and maintained for the structure or use in its enlarged or extended size. Where the use of a structure or land or any part thereof is changed to a use requiring off-street loading space under this section, the full amount of off-street loading space shall be supplied and maintained to comply with this section. (C) For the purposes of this section, an off-street loading space shall be an area at the grade level at least fourteen (14) feet wide, forty-five (45) feet long, and having fourteen (14) feet of vertical clearance. Each off-street loading space shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combinations. No off-street loading space or necessary access way thereto shall be designated or utilized as off-street parking space. Each off-street loading space shall be accessible from the interior of any building it is intended to serve. (D) Off-street loading spaces shall be provided and maintained in accordance with the following schedule. For any use not specifically mentioned in this section, the requirements for off-street loading for a use which is mentioned and to which the unmentioned use is similar shall apply. Where there is any question as to the off-street loading needs of any other use, the number shall be determined and fixed by the City Manager or designee. Use Size Number of Loading Spaces

Commercial - Retail 5,000 to 25,000 sq. ft. Commercial - Service Over 25,0000 and 50,000 sq. ft. Over 50,000 sq. ft. 50,000 square feet, or fractional part thereof Assembly/Lodging/Institutional 10,000 to 50,000 sq. ft. Over 50,000 sq. ft. 50,000 square feet, or fractional part thereof 1 space 2 spaces 2 spaces plus 1 for each additional 1 space 1 space plus 1 for each additional Light manufacturing, warehouse, research and development, assembly, or similar industrial use 10,000 to 50,000 sq. ft. 1 space Over 50,000 sq. ft. 50,000 square feet, or fractional part thereof 1 space plus 1 for each additional (E) Off-street loading facilities used to meet the needs of one (1) use shall not be considered as meeting the off-street loading needs of any other use. (F) No area supplied to meet the required off-street parking areas for a use shall be utilized for or be deemed to meet the requirements of this section for off-street loading facilities. (G) Nothing in this section shall prevent the collective, joint, or combined provision of off-street loading facilities for two (2) or more buildings or uses; provided, that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are so located and arranged as to be usable thereby. (H) Plans for buildings or uses requiring off-street loading facilities under the provisions of this section shall clearly indicate the location, dimensions, clearance, and access of such required off street loading facilities.

The City would like to table this case until the September 9, 2026 hearing.

32. CV26-01702 / 2966 GEMINI AVE NE / ALFREDO EGUED AND AMARILYS EGUED, property owner of 2966 Gemini Ave 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. To Wit: Vacant

33. CV26-01678 / 3298 JACKSON AVE NE / FEDERAL NATIONAL MORTGAGE ASSOCIATION, property owner of 3298 Jackson 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.
    - 2021 IPMC 304.6 - Exterior Walls shall be in good repair with no defects.
    - Section 93.031(A) (1) - Exterior paint on structure deteriorated.

- 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.

34. CV26-01635 / 3298 JACKSON AVE NE / FEDERAL NATIONAL MORTGAGE ASSOCIATION, property owner of 3298 Jackson 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.
    - 2021 IPMC 304.6 - Exterior Walls shall be in good repair with no defects.
    - Section 93.031(A) (1) - Exterior paint on structure deteriorated.
    - 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.

This case has come into voluntary compliance and is now closed.

35. CV26-00953 / 1961 PORT MALABAR BLVD NE / GRACE R WYLIE REVOCABLE TRUST DONALD A WYLIE, property owner of 1961 Port Malabar Blvd NE, is in violation of the following City Code.
    - Section 93.03l(A) (1) - Failure to maintain exterior of structure free of discoloration, mildew and/or rust.

This case has come into voluntary compliance and is now closed.

36. CV26-01619 / 2053 BRADWAY ST NE / MIRANDA L BLASS, property owner of 2053 Bradway St NE, is in violation of the following City Code.
    - 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 74.25(B) - It shall be unlawful for any person, either as agent, owner, occupant, lessee, tenant or otherwise, to park, store, stop, deposit or allow, cause or permit to be parked, stored, stopped, or deposited on any public or private property of the RR, RE, RS 1, RS-2, RS-3, SF-1, SRE, RM-10, RM-15, RM-20, BMUV, RMH or RVP zoning districts any commercial vehicle at any time. To Wit: Large Trailer

37. CV26-00826 / 4500 DIXIE HWY NE / 4500 DIXIE HWY LLC, property owner of 4500 DIXIE HWY 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: addition without permit

38. CV26-01700 / 1232 DAWN ST NE / SYLVIA JUANITA KIMREY AND SYLVIA SUSANNE MERKEL, property owner of 1232 Dawn St NE, is in violation of the following City Code.
    - Section 74.25(C)(1) - Parking prohibited except within the paved driveway or adjacent to the driveway. A maximum of two (2) operable vehicles (per property) are 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 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.
    - Section 150.41(A) (2) (b) - Trash containers/recycling bins shall not be at curbside other than after 5:00 P.M. the day prior to collection and the day of collection.

39. CV26-01666 / 1270 MARIPOSA DR NE / VERONICA CRUDDAS, property owner of 1270 Mariposa Dr NE, is in violation of the following City Code.
    - Section 74.25(C)(1) - Parking prohibited except within the paved driveway or adjacent to the driveway. A maximum of two (2) operable vehicles (per property) are permitted to be parked on the side of the driveway opposite the front door of the residence.
    - 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.

40. CV26-01918 / 1480 MARIPOSA DR NE/ JEAN ANTONIO DA SILVA DE ALMEIDA AND AMANDA PIRES SA SI, property owner of 1480 Mariposa Dr NE, is in violation of the following City Code.
    - Section 74.25(B) - It shall be unlawful for any person, either as agent, owner, occupant, lessee, tenant or otherwise, to park, store, stop, deposit

or allow, cause or permit to be parked, stored, stopped, or deposited on any public or private property of the RR, RE, RS 1, RS-2, RS-3, SF-1, SRE, RM-10, RM-15, RM-20, BMUV, RMH or RVP zoning districts any commercial vehicle at any time. To Wit: semi parking continuously in residential neighborhood

41. CV26-01016 / 1890 MANGO ST NE / ANDREAS LICHTENSTEIN, property owner of 1890 Mango St NE, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. To Wit: tag expired

42. CV26-02322 / 2518 AMBERLY RD NE/ LUIS ARLEY VASQUEZ, property owner of 1579 Dallam Ave NW, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed.
    - Section 74.25(C)(1) - Parking prohibited except within the paved driveway or adjacent to the driveway. A maximum of two (2) operable vehicles (per property) are permitted to be parked on the side of the driveway opposite the front door of the residence.
    - 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 74.25(B) - It shall be unlawful for any person, either as agent, owner, occupant, lessee, tenant or otherwise, to park, store, stop, deposit or allow, cause or permit to be parked, stored, stopped, or deposited on any public or private property of the RR, RE, RS 1, RS-2, RS-3, SF-1, SRE, RM-10, RM-15, RM-20, BMUV, RMH or RVP zoning districts any commercial vehicle at any time. TO WIT: TRAILER
    - 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
    - Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.

43. CV26-02088 / 970 WATEROAK DR NE / P B BREVARD INVESTMENTS LLC, property owner of 970 Wateroak Dr 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: VEGETATION ENCROACHING ONTO REAR OF 850 WATEROAK DRIVE NE

The City would like to table this case until the September 9, 2026 hearing.

CODE COMPLIANCE HEARINGS: SET FINES

1. CV26-01288 / 1451 TRAVERSE ST SE / TROY-MOSES ORIGINALS INC, property owner of 1451 Traverse 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 right of 1441 Traverse St Se

This case has come into voluntary compliance and is now closed.

2. CV26-01665 / 1327 SALINA ST SE / M & M LAND TRUST, property owner of 1327 Salina 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 right of 1319 Salina

3. CV26-01880 / 1066 GANAWAY AVE SW / MAURICIO VELA, property owner of 1066 Ganaway 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 1080 Ganaway Ave SW

4. CV26-01206 / 805 ROSTOCK CIR NW / TRIPLE CROWN LLC, property owner of 805 Rostock Cir NW, is in violation of the following City Code.
    - Section 93.04 - Dead tree(s) on unimproved property. TO WIT; several dead trees on unimproved property that pose a risk of falling on neighboring homes

This case has come into voluntary compliance and is now closed.

5. CV26-01581 / 1820 ROBERT J CONLAN BLVD NE / PALM BAY DEVELOPMENT GROUP LLC, property owner of 1820 Robert J Conlan Blvd 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: encroaching onto 1741 Seagrape Street Ne

6. CV26-01938 / 1218 BIANCA DR NE / EDWIN P CUNNINGHAM, property owner of 1218 Bianca 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. To Wit: Vacant

The City would like to table this case until the September 9, 2026 hearing.

7. CV26-01962 / 2380 ERSOFF BLVD NE / AIDA C EVAN, property owner of 2380 ERSOFF BLVD 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. To Wit: Vacant

8. CV26-02067 / 1280 MEADOWBROOK RD NE / INGRID G HANSON, property owner of 1280 Meadowbrook Rd 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. TO WIT: Vacant 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: tree struck by lightning - split in half and laying on the ground

9. CV26-01929 / 2106 ADVANA ST NE / DONNA PAQUETTE, property owner of 2106 Advana St 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. To Wit: Vacant

10. CV26-01155 / 4270 MINTON RD NW / 43 W 46TH STREET LLC, property owner of 4270 Minton Rd NW, 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; Failure to pay fire inspection fees for several units and years. See attached documentation. To Wit: see attached invoice for payment information for further details contact fire marshal's office at 321-726-2663.

AUTHORIZATION TO IMPOSE FINES:

1. CV25-00065 / 3155 TROPICAL CIR SE / RM1 SFR PROPCO B LP
   The Code Special Magistrate held a public hearing on *March 11, 2026*, at which time the Special Magistrate found the owner, *RM1 SFR PROPCO B LP*, 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 *$50.00 per day* would be imposed. The owner came before the Special Magistrate on May 13, 2026, and requested an extension of the compliance date. An extension until June 27, 2026, was granted.
    - Section 174.007(I) - Failure to obtain fence permit. A building permit zoning review application is required prior to installation. You may apply for your building permit zoning review at: https://ims.palmbayfl.gov. TO WIT: Fence with no permit/encroaching neighbor's property.

2. CV26-00066 / 3131 TROPICAL CIR SE / RM1 SFR PROPCO B LP
   The Code Special Magistrate held a public hearing on *March 11, 2026*, at which time the Special Magistrate found the owner, RM1 SFR Propco B LP, 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 *$50.00 per day* would be imposed. The owner came before the Special Magistrate on May 13, 2026, and requested an extension of the compliance date. An extension until June 27, 2026, was granted.

- Section 174.007(I) - Failure to obtain fence permit. A building permit zoning review application is required prior to installation. You may apply for your building permit zoning review at: https://ims.palmbayfl.gov. TO WIT: Fence with no permit/encroaching neighbor's property.

3. CV26-00582 / 600 BRISBANE ST NE / TIMOTHY O'HARA MAHER AND TRACY LYNN MAZZA
   The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Timothy O'Hara Maher and Tracy Lynn Mazza*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *June 12, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
   - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. TO WIT: Red vehicle with flat tires (van)

4. CV26-00648 / 1365 GILROY ST NW / ROSA GONZALEZ
   The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Rosa Gonzalez*, 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 date, 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 right of 1371 Gilroy St NW

5. CV26-00635 / 566 FIREBRAND ST SW / RUTH RODMAN
   The Code Special Magistrate held a public hearing on *May 13, 2026*, at which time the Special Magistrate found the owner, *Ruth Rodman*, 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 date, 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 right of 558 Firebrand ST SW

6. CV26-01202 / 1330 CREEL RD NE / ALICE BROWN AND JERMIL BAXTER
   The Code Special Magistrate held a public hearing on *June 10, 2026*, at which time the Special Magistrate found the owner, *Alice Brown and Jermil Baxter*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *June 25, 2026*, to correct the following violation(s) or a fine of *$50.00 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.

7. CV26-00811 / 1085 NEVADA DR NE / MATTHEW D & TILAR K BROOKS
   The Code Special Magistrate held a public hearing on June *10, 2026*, at which time the Special Magistrate found the owner, *Matthew D and Tilar K Brooks*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *June 25, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
   - Section 172.002 - Building or structure erected, moved, added to or altered without required permit. TO WIT: Failure to retain a permit for the driveway and culvert extension.

8. CV26-01322 / 2070 BLUESTEM CIR NE / KAREN LYNN A CROWDER
   The Code Special Magistrate held a public hearing on *June 10, 2026*, at which time the Special Magistrate found the owner, *Karen Lynn A Crowder*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *June 25, 2026*, to correct the following violation(s) or a fine of *$50.009* per day* would be imposed.
   - Section 172.004 - Use of structure or land without the required certificate of occupancy. TO WIT: Revoked due to no power and water.

9. CV26-01049 / 205 NEMO CIR NE / FRANCELLA DAVIS
   The Code Special Magistrate held a public hearing on *June 10, 2026*, at which time the Special Magistrate found the owner, *Francella Davis*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *June 20, 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 date, 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 right of 197 Nemo Cir NE

10. CV26-00933 / 2095 HARBELL AVE SW / JORGE GARCIA BOLIVAR
    The Code Special Magistrate held a public hearing on *June 10, 2026*, at which time the Special Magistrate found the owner, *Jorge Garcia Bolivar*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *June 25, 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 date, 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 right of 2087 Harbell Ave SW

11. CV26-01153 / 1157 KAREENA ST NW / D32 INVEST LLC
    The Code Special Magistrate held a public hearing on *June 10, 2026*, at which time the Special Magistrate found the owner, *D32 Invest LLC*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *June 20, 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.

CODE COMPLIANCE LIEN REDUCTIONS:

1. CV24-02190 / 900 BIG HORN CIR NW / KEITH A BLODGETT

The Code Special Magistrate held a public hearing on *November 13, 2024*, at which time the Special Magistrate found the owner, *Keith A Blodgett*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *November 28, 2024*, to correct the violation(s) or a fine of *$50.00 per day* would be imposed.

The property was in violation from June 6, 2024, to July 28, 2026, without cooperation from the owner.

2. CV24-00278 / 1925 SAGO PALM ST NE / FRANCIS SZOECS

The Code Special Magistrate held a public hearing on *March 13, 2024*, at which time the Special Magistrate found the owner, *Francis Szoecs*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *March 24, 2024*, to correct the violation(s) or a fine of *$50.00 per day* would be imposed.

The property was in violation from February 2, 2024, to December 18, 2025, without cooperation from the owner.

3. CV23-00975 / 1925 SAGO PALM ST NE / FRANCIS SZOECS

The Code Special Magistrate held a public hearing on *September 13, 2023*, at which time the Special Magistrate found the owner, *Francis Szoecs*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *September 28, 2023*, to correct the violation(s) or a fine of *$50.00 per day* would be imposed.

The property was in violation from June 16, 2023, to March 10, 2026, without cooperation from the owner.

4. CV25-00490 / 1130 SALINA ST SE / NANCY TOLOSA

The Code Special Magistrate held a public hearing on *May 14, 2025*, at which time the Special Magistrate found the owner, *Nancy Tolosa*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *May 29, 2025*, to correct the violation(s) or a fine of *$50.00 per day* would be imposed.

The property was in violation from February 18, 2025, to September 17, 2025, without cooperation from the owner.

NEXT BOARD MEETING DATE: September 9, 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.