AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2026-10
October 14, 2026 – 1:00 PM
Palm Bay City Council Chambers
120 Malabar Road, SE

CALL TO ORDER:

SWEARING IN:

ADOPTION OF MINUTES:

1. Regular Meeting No. 2026-09, September 9, 2026

SUBMITTAL OF DIGITAL EVIDENCE PACKET:

CODE COMPLIANCE OLD BUSINESS:

1. CV26-01542 / 1071 JOHNSTON RD SE / CHARLES L HODGDON, property owner of 1071 Johnston Rd SE, 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: SHUTTERS UP ON WINDOWS WITH NO THREAT OF STORMS
    - 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

This case was originally brought before the Magistrate on September 9, 2026, where it was found to be in violation of Florida Fire Prevention Code as adopted by Section 33.21(A) of the City of Palm Bay Code of Ordinances and 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. It was ordered that the respondent bring the above described property into compliance with City Code by September 24, 2026, or that a fine of $50.00 be imposed for each and every day the violation continues or is repeated.

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

CODE COMPLIANCE HEARINGS: PER DAY FINES

1. CV26-01795 / 1598 STARBOARD ST NW / STEVEN ALAN BRYAN, property owner of 1598 Starboard ST NW, 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; vines growing all over trees chocking them out and dead limbs on trees and bushes.
    - 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; tall grass and weeds on the west side of the property.

2. CV26-01838 / 1453 JASPER AVE NW / KATHLEEN R LEMMON, property owner of 1453 Jasper Ave NW, is in violation of the following City Code.
    - Section 93.03 - Dead tree(s) on improved property that constitutes a public nuisance and a serious threat to public welfare. TO WIT; dead tree to the right of the driveway.
    - Section 93.041 - Excessive vegetation that constitutes a public nuisance and a serious threat to public welfare. TO WIT; small trees, bushes and vines have grown out of control and are growing up walls, over driveway and choking out trees and bushes.
    - 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; Tall grass and weeds throughout the property particularly the backyard.

3. CV26-00624 / 723 GLADYS AVE NW / ALFED D ROWLETT JR., property owner of 723 Gladys 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; the property conditions are a blighting and deteriorating influence on surrounding properties.
    - 2021 IPMC 304.9 - overhanging extensions including but not limited to soffits and fascia shall be maintained in good repair. TO WIT; soffits damaged or missing.
    - 2021 IPMC 304.7 - Roof and drainage shall be maintained in good repair. TO WIT; damaged roof and shingles.
    - 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; the grass and weeds are in excess of 12".

4. CV26-01973 / 1087 LAMPLIGHTER DR NW / PEGGY BALL, property owner of 1087 Lamplighter DR 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 in the driveway and on the rear utility easement is creating a blighting and deteriorating condition.
    - Florida Fire Prevention Code as adopted by Section 33.21(A) of the City of Palm Bay Code of Ordinances. TO WIT; storm shutters are over windows and doors and there is no storm threat.
    - 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; accessing the rear of the property through the city right of way 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.

5. CV26-01988 / 1340 ELMIRA AVE NW / KIMBERLY J COLE, property owner of 1340 Elmira Ave NW, 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; no permit was obtained for the shed, the electrical to and in the shed and the plumbing in the shed.
    - Section 172.004 - Use of structure or land without the required certificate of occupancy. TO WIT; no certificate of occupancy has been issued for someone to leave in the shed or use it for any o the purpose than storage.

6. CV26-02032 / 146 EMERSON DR NW / BAHMAN ANVARY, property owner of 146 Emerson DR NW, is in violation of the following City Code.
    - 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. TO WIT; vehicles, boats, trailers and RV's are not permitted to be stored upon vacant unimproved land.

- Section 173.001 - Maintaining a prohibited use of a building, structure or land for the zoning district in which it is located. TO WIT; using vacant land for storage purposes is prohibited.
- 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; accessing the vacant lot through the unpaved portion of the city right of way 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.

7. CV26-01683 / 1000 PACE DR NW / BOBBY LARAMORE, property owner of 1000 Pace DR NW, 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.

8. CV26-01782 / 1150 CARTHAGE AVE NW / BERGLIND T AGTARAP, property owner of 1150 Carthage Ave NW, is in violation of the following City Code.
    - Section 93.03 - Dead tree(s) on improved property that constitutes a public nuisance and a serious threat to public welfare. TO WIT; dead pine tree covered in vines to the left of the house.
    - Section 93.041 - Excessive vegetation that constitutes a public nuisance and a serious threat to public welfare. TO WIT; Vines and trees are growing into and on the roof.
    - Section 93.031(A) (1) - Exterior of premises or structure not maintained in good repair. TO WIT; Chimney siding has holes in it and the siding is unpainted subjecting it to weathering.
    - 2021 IPMC 304.9 - overhanging extensions including but not limited to soffits and fascia shall be maintained in good repair. TO WIT; soffits are falling down.
    - 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”.

- 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 tires stored in the driveway.

9. CV26-01971 / 1200 HELLIWELL ST NW / DANIEL MELIDOR, property owner of 1200 Helliwell St NW, 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; created a dirt driveway in the city right of way to access the rear yard. please remove and repair the right of way to what it was 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 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; storage of appliances and other junk in the driveway and side yard creating a blighting and deteriorating influence on surrounding properties.
    - 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. TO WIT; parking boats, trailers or recreational vehicles in the right of way is prohibited.
    - 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; boats, trailers and recreational vehicles are prohibited from parking forward of the house.

10. CV26-01972 / 1079 LAMPLIGHTER DR NW / ANTONIO DEJESUS RAMIREZ, property owner of 1079 Lamplighter 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/inoperable vehicle stored in the driveway.
    - 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; parking vehicles on the unpaved front yard.

- 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.

11. CV26-02099 / 1398 ERLANG AVE NW / JOHN ELLIS AND MISTY ELLIS, property owner of 1398 Erlang Ave NW, is in violation of the following City Code.
    - 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. TO WIT; parking boats, trailers or recreational vehicles in the right of way is prohibited.
    - 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. TO WIT; parking on vacant land is prohibited.
    - Section 173.001 - Maintaining a prohibited use of a building, structure or land for the zoning district in which it is located. TO WIT; using vacant land for the storage of vehicles.
    - 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; storage of car parts and other miscellaneous junk in the yard visible from the road.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed. TO WIT; multiple inoperable vehicles on the property.
    - Section 73.02(A) - Performing major vehicle repairs in a residential area. TO WIT; vehicles in a state of major repair with parts stored underneath them.

12. CV26-02045 / 272 DEEYAN AVE NW / MELENDEZ FAMILY REVOCABLE LIVING TRUST, property owner of 272 Deeyan Ave NW, is in violation of the following City Code.
    - Section 174.002 (A) - No accessory structure shall be erected within: (1) Any public drainage and utility easement. (2) Any required front yard setback. (3) Any required side yard setback. (4) Ten (10) feet of any rear property line. (5) No separate or freestanding accessory structure shall be constructed or placed within five (5) feet of any building on the same lot. Accessory structures erected on lots fronting on two (2) streets shall conform to the principal structure setbacks for the side corner yard setback. TO WIT; shed has been installed without the property setbacks.

- Section 172.002 - Building or structure erected, moved, added to or altered without required permit. TO WIT; shed installed without a permit.

13. CV26-01680 / 1874 PACE DR NW / ALFRED D ROWLETT JR., property owner of 1874 Pace DR NW, is in violation of the following City Code.
    - 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. TO WIT; storing boats and trailers on a vacant parcel.
    - Section 173.001 - Maintaining a prohibited use of a building, structure or land for the zoning district in which it is located. TO WIT; using a vacant unmarried parcel for storage of vehicles.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition. TO WIT; fence along the west side of the rear yard is missing sections and pickets.
    - 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 along the house and backyard where the fence was and still is in some spots.

14. CV26-01460 / 1391 GAUCHO RD SW / OTLR BMO 3 LLC, property owner of 1391 Gaucho RD SW, 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: SHED.
    - Section 174.002(A) (3) - Erecting an accessory structure in a required side yard setback.

15. CV26-01900 / 501 HAMY ST SW / IH6 PROPERTY FLORIDA LP, property owner of 501 Hamy St SW, 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.
    - 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.

16. CV26-02019 / 861 HAPPINESS AVE SW / CARWELL TROTTER, property owner of 861 Happiness Ave SW, is in violation of the following City Code.

- Section 172.002 - Building or structure erected, moved, added to or altered without required permit.
- Section 172.004 - Use of structure or land without the required certificate of occupancy.
- 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.
- 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.
- 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.

17. CV26-02335 / 185 BENCHOR RD NW / KAREN L GALAROWICZ REVOCABLE TRUST, property owner of 185 Benchor Rd NW, 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.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition.
    - 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 93.031(A) (1) - Exterior of premises or structure not maintained in good repair.
18. CV26-02346 / 521 BORRACLOUGH AVE NW / JEREMY AND VANESSA HORD, property owner of 521 Borraclough Ave 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.

19. CV26-02367 / 559 AUSTRALIAN RD NW / JUAN AND BRIGITTE SANCHEZ, property owner of 559 AUSTRALIAN RD NW, 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.

20. CV26-02370 / 3333 NAVAJO AVE SW / MEAGAN RAYFORD, property owner of 3333 Navajo Ave SW, 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.

21. CV26-02110 / 3018 BAILEY TER NE / CAROL ANN PAINTER, property owner of 3018 Bailey TER 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: Side and backyard

22. CV26-02388 / 3166 EASTMAN AVE NE / EDWARD J RANDOLFI, property owner of 3166 Eastman 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.

23. CV26-02314 / 751 BAHAMA ST NE / JENNIFER L CARBERRY, property owner of 751 Bahama St NE, is in violation of the following City Code.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition. TO WIT: FENCE IN BACKYARD IN DISREPAIR
    - 2021 IPMC 304.13 - Every window shall be in sound condition and good repair. TO WIT: HURRICANE SHUTTERS
    - 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.

24. CV26-02209 / 1106 CROMEY RD NE / THOMAS A AMEY AND ROSITA M AMEY, property owner of 1106 Cromey Rd NE, 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: BOAT & CAMPER

- 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 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. TO WIT: Accessing city swale to park vehicle, boat and camper
- 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.

25. CV26-02271 / 1836 CLEVELAND ST NE / MAYKEL CORREA GUIA, property owner of 1836 Cleveland 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(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: TRAILERS
    - 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: TRAILERS

26. CV26-02068 / 2247 PORT MALABAR BLVD NE / ERIC M JURADO LOPEZ, property owner of 2247 Port Malabar Blvd NE, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed.
    - 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.

27. CV26-02217 / 2254 PORT MALABAR BLVD NE / OCEANIC HORIZONS LLC, property owner of 2254 Port Malabar Blvd NE, is in violation of the following City Code.
    - 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 74.25(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 - 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. CV26-02261 / 5040 DIXIE HWY NE #23 / SUN MANOR MHP LLC, property owner of 5040 Dixie Hwy NE #23, is in violation of the following City Code.
    - 2021 IPMC 304.13 - Every window shall be in sound condition and good repair. TO WIT: WINDOWS BOARDED UP
    - Section 173.045(C) - Failure to install exterior covering; To Wit: Skirting missing and/or damaged
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed.
    - 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.

29. CV26-02097 / 551 MINOR AVE NE / INES AND CARMEN AGOSTO AND DANIEL HERNANDEZ, property owner of 551 Minor Ave NE, is in violation of the following City Code.
    - Section 73.21(B) - No Junk or inoperable motor or other vehicles allowed.

- Uniform Fire Safety Standards as adopted by Section 33.22 of the City of Palm Bay Code of ordinances. TO WIT: SHUTTERS ON WINDOWS
- 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. TO WIT: MAINLY INJ BACKYARD
- 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.
- 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.

30. CV26-01996 / 1877 GLENWOOD ST NE / HUNG MANH NGUYEN, property owner of 1877 Glenwood St NE, is in violation of the following City Code.
    - Section 93.04 (B) - Re quires that owners of unimproved property shall not allow weeds, grass, undergrowth, bushes or other vegetative material to grow to exceed twenty-four inches (24") in height for a minimum distance of fifteen feet (15') from the road or drainage right of way. Owners shall keep the referenced fifteen feet (15') area clear of any obstruction that will interfere with maintenance. TO WIT: TREE LIMBS OVERHANGING THE ROADWAY AND COVERING THE STOP SIGN

31. CV26-02111 / 1173 INDRIO LN NE / DOROTHY L GOLDEN, property owner of 1173 Indrio Ln 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.

32. CV26-02644 / 3096 DAIRY TER NE / ANN ELIZABETH MUSSER, property owner of 3096 Dairy Ter NE, is in violation of the following City Code.
    - Section 93.03 - Dead tree(s) on improved property 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.

- 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.

33. CV26-02240 / 2981 SAILFISH ST NE / KYLE JAMES KANTOLA, property owner of 2981 Sailfish St NE, is in violation of the following City Code.
    - Section 93.03 - Dead tree(s) on improved property that constitutes a public nuisance and a serious threat to public welfare.
    - 2021 IPMC 304.13 - Every window shall be in sound condition and good repair. TO WIT: WINDOWS COVERED

34. CV26-02239 / 2995 SAILFISH ST NE / BRETT T WEBB, property owner of 2995 Sailfish St NE, is in violation of the following City Code.
    - 2021 IPMC 304.13 - Every window shall be in sound condition and good repair. TO WIT: FRONT WINDOWS COVERED

35. CV26-02386 / 1126 CABLE LN NE / ROBERT E MITCHELL, property owner of 1126 Cable LN 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: Backyard
    - 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 - 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.

36. CV26-02242 / 2206 NORTHVIEW ST NE / LENORA JONES, property owner of 2206 Northview St NE, is in violation of the following City Code.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition.

37. CV26-02624 / 1860 KEEWIN AVE NE / PRESTIGE COMMERCIAL HOLDINGS LLC, property owner of 1860 Keewin 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: WINDOWS REPLACED & BACKPORCH STRUCTURE STARTED

38. CV26-01779 / 2575 HAVERHILL RD NE / MANDY LOGSDON; JONATHAN LOGSDON; ELIZABETH ELIAS, property owner of 2575 Haverhill Rd NE, is in violation of the following City Code.
    - Section 173.045(C) - Failure to install exterior covering; To Wit: Skirting
    - 2021 IPMC 304.6 - Exterior Walls shall be in good repair with no defects. TO WIT: MOLD/MILDEW ON SIDE OF HOME

39. CV26-01781 / 2579 HAVERHILL RD NE / KING AVO LLC, property owner of 2579 Haverhill RD NE, 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

40. CV26-01734 / 2532 HAVERHILL RD NE / GLENN B JACKSON, property owner of 2532 Haverhill RD NE, 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.

41. CV26-02508 / 2572 SOUTHOVER DR NE / KIRSTIN MIHOTZ AND BRITTANY MIHOTZ, property owner of 2572 Southover 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.

42. CV26-01953 / 990 PENELOPE AVE NE / BRIAN TINNEY, property owner of 990 Penelope Ave NE, 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: PONTOON BOAT IN FRONT 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.
    - 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: MULTIPLE TRAILERS ON THE CITY RIGHT OF WAY

43. CV26-02662 / 450 GOLDEN DOVE AVE NE / JOHN K FOLSOM JR, property owner of 450 Golden Dove Ave 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.

44. CV26-03172 / 653 ABETO ST NE / JUDY A HANCOCK ESTATE, property owner of 653 ABETO ST 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.
    - Section 93.03 - Public Nuisance that constitutes a serious threat to public welfare.

45. CV26-03653 / 1798 GLENWOOD ST NE / JOSEPH BIANCO LIVING TRUST AND JOHN RAYOLA II, property owner of 1798 Glenwood St 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.
    - Section 93.03 - Public Nuisance that constitutes a serious threat to public welfare.

46. CV26-03675 / 2583 CHATHAM WAY NE / JILL REID, property owner of 2583 Chatham Way 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.
    - Section 93.03 - Public Nuisance that constitutes a serious threat to public welfare.

47. CV26-02372 / 1855 SAN FILIPPO DR SE / HAITHAM BADRA, property owner of 1855 San Filippo Dr SE, 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: REAR OF 2454 SWAN CT.

48. CV26-02249 / 1657 WHITING ST SE / JOHN L AND BONNIE J HASTINGS, property owner of 1657 Whiting St SE, is in violation of the following City Code.
    - Section 172.004 - Use of structure or land without the required certificate of occupancy.
    - 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.
    - 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.
    - 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.

49. CV26-02113 / 692 TRINIDAD AVE SE / SUZANNE ECHOLS AND KEVIN BURKETT, property owner of 692 Trinidad Ave SE, is in violation of the following City Code.
    - Section 172.004 - Use of structure or land without the required certificate of occupancy.

50. CV26-02236 / 1180 SAN FILIPPO DR SE / NEW BIRTH BAPTIST CHURCH, property owner of 1180 San Filippo DR SE, is in violation of the following City Code.
    - Section 174.007(H)(1) - Failure to maintain fence in original upright condition.
    - 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

51. CV26-01906 / 1872 THORNTON AVE SE / NICHOLAS W PANASUK, property owner of 1872 Thornton Ave SE, 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

CODE COMPLIANCE HEARINGS: SET FINES

1. CV26-01733 / 1710 SEELEY CIR NW / ARTURO BARCELLONA CUSTOM HOMES LLC, property owner of 1710 Seeley Cir NW, 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. TO WIT; weeds exceeding 12” throughout the property and construction trash, debris and material throughout the property.
    - Section 172.005(A) - Failure to request required building/construction inspection. TO WIT; the building permit for this home has expired.
    - Split fines needed for this case

2. CV26-01919 / 550 JUPITER BLVD NW / SIXS COMPANIES LLC, property owner of 550 Jupiter Blvd NW, 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; property to the right of 560 Jupiter.

3. CV26-01738 / 1826 CYCLONE ST NW / CAROL M THOMPSON, property owner of 1826 Cyclone St NW, 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; property to the left of 1840 Cyclone.

4. CV26-01794 / 1598 ALBERNI ST NW / NEMUEL PHILIP ZACCA TRUST, property owner of 1598 Alberni St NW, is in violation of the following City Code.

- Section 93.03 - Dead tree(s) on improved property that constitutes a public nuisance and a serious threat to public welfare. TO WIT; dead pine tree on the rear of the property.
- Section 93.041 - Excessive vegetation that constitutes a public nuisance and a serious threat to public welfare. TO WIT; invasive bazillion pepper tree growing in rear of property and along the side of the house needs to be trimmed up or removed.

5. CV26-02174 / 1396 GIBBS RD SW / GROUPTOPIA LLC, property owner of 1396 Gibbs Rd SW, 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

6. CV26-02914 / 581 WAYLAID AVE SW / KAYLA PARKER, property owner of 581 Waylaid Ave SW, 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. Vacant home
    - Section 93.03 - Accumulation of trash and debris and/or unsightly matter that constitutes a public nuisance and a serious threat to public welfare.

7. CV26-02366 / 371 MOTT ST SW / ARTURO BARCELLONA CUSTOM HOMES, property owner of 371 Mott St SW, 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: unfinished home

8. CV26-02361 / 491 SCANLON RD SW / BUNCH-A-LOTS LLC, property owner of 491 Scanlon Rd 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 497 SCANLON RD SW

9. CV26-02309 / 3226 LAKELAND AVE SW / APIS FAMILY LLC, property owner of 3226 Lakeland Ave SW, 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.

10. CV26-02307 / 1072 ALTAMIRA ST NW / OXFORD TRUST, property owner of 1072 Altamira St NW, is in violation of the following City Code.
    - Section 93.04 - Dead tree(s) on unimproved property.

11. CV26-01896 / 1318 DEFENDER ST NW / VU NGUYEN, property owner of 1318 Defender St NW, 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 1326 DEFENDER ST NW

12. CV26-02262 / 2393 SHENANDOAH RD NE / LLT HOLDING LLC, property owner of 2393 Shenandoah Rd NE, is in violation of the following City Code.
    - 2021 IPMC 308.1 - Rubbish or garbage accumulation is not allowed on the premises. 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 DUMPED ON VACANT LOT

13. CV26-02323 / 2156 FRANKLIN DR NE / FIDELITY FINANCIAL FUND LLC, property owner of 2156 Franklin 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: REAR OF 2149 TARRYTOWN LN NE

14. CV26-02509 / 2918 GEMINI AVE NE / COLA BEACH CORP, property owner of 2918 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

15. CV26-01274 / 1640 PALATKA RD SE / OXFORD TRUST, property owner of 1072 Altamira St NW, 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 1630 PALATKA RD SE

16. CV26-01884 / 2163 SANS SOUCI AVE SE / KEVIN MICHAEL ANDERSON, property owner of 2163 Sans Souci Ave 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 2163 SANS SOUCI

17. CV26-02304 / 3001 ELDRON BLVD SE / HELEN J CARCELLA ESTATE, property owner of 3001 Eldron Blvd 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: RIGHT OF 2999 ELDRON

18. CV26-02741 / 1649 WALDO ST SE / XINGSHI HUANG AND YINCUI YUAN, property owner of 1649 Waldo 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 1641 WALDO ST SE

19. CV26-02686 / 271 NARDO AVE SW / KRISTEN GREGOR, property owner of 271 Nardo Ave SW, 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

AUTHORIZATION TO IMPOSE FINES:

1. CV25-01556 / 1601 NORMAN ST NE / CHRYSTAL HILLARY AND NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
   The Code Special Magistrate held a public hearing on *September 9, 2026*, at which time the Special Magistrate found the owner Chrystal Hillary and Newrez LLC D/B/A Shellpoint Mortgage Servicing, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *September 19, 2026*, to correct the following violation(s) or a fine of *$200.00* would be imposed; 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 93.03 - 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 VACANT

2. CV26-01155 / 4270 MINTON RD NW / 43 W 46TH STREET LLC
   The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, 43 W 46th Street LLC, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 22, 2026*, to correct the following violation(s) or a fine of *$200.00* would be imposed; 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 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.

3. CV26-01201 / 1883 ZAMINDER ST NW / JAMES E AND NELLIE M SHAMBLEN

The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, James E and Nellie M Shamblen, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.

- 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

4. CV26-01115 / 852 VANCE CIR NE / BRUCE EDWARD HARTT II AND SUSAN L HALLORAN

   The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, Bruce Edward Hartt II and Susan L Halloran, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026,* to correct the following violation(s) or a fine of *$50.00 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. 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.

5. CV26-00595 / 1842 DELAWARE ST NW / JOHNNY J CAMPBELL AND LISA PARKER

   The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, *Johnny J Campbell and Lisa Parker*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 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; TRASH, DEBRIS, JUNK AND REFUSE STORED THROUGHOUT THE PROPERTY CREATING A BLIGHTING AND DETERORATING INFLUENCE ON SURROUNDING PROPERTIES
- 2021 IPMC 308.1 - Rubbish or garbage accumulation is not allowed on the premises. TO WIT; THE ACCUMALATION OF RUBBISHE 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.

6. CV26-01398 / 1425 HEALEY ST NW / KENNETH AND GORDON ANDREWS
   The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, *Kenneth and Gordon Andrews*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
   - 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.

7. CV26-01235 / 1361 DALLAM AVE NW / IRNELLE DODARD
   The Code Special Magistrate held a public hearing on August 12*, 2026*, at which time the Special Magistrate found the owner, Irnelle Dodard, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
   - 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

8. CV26-01945 / 1300 NATAL ST NW / JOHN L AND JOYCE CLAY
   The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, *John L and Joyce Clay*, in

violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 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; junk stored throughout the yard creating a blighting and deteriorating influence on surrounding properties.
- 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

9. CV26-01349 / 1608 EARLHAM AVE NW / LINDA THOMPSON
   The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, Linda Thompson, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
   - 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 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.

10. CV26-01700 / 1232 DAWN ST NE / SYLVIA JUANITA KIMREY AND SYLVIA SUSANNE MERKEL
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, Sylvia Juanita Kimrey and Sylvia Susanne Merkel, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 12, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
    - 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.

11. CV26-01590 / 5040 DIXIE HWY NE #27 / SUN MANOR MHP LLC
    The Code Special Magistrate held a public hearing on *July 8, 2026*, at which time the Special Magistrate found the owner, *Sun Manor MHP LLC*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *July 23, 2026*, to correct the following violation(s) or a fine of *$50.00 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: 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 exposed

12. CV26-02067 / 1280 MEADOWBROOK RD NE / INGRID G HANSON
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, Ingrid G Hanson, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 22, 2026,* to correct the following violation(s) or that 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: 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

13. CV26-02322 / 2518 AMBERLY RD NE / LUIS ARLEY VASQUEZ

The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, *Luis Arley Vasquez*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 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.
- 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

14. CV25-01666 / 1270 MARIPOSA DR NE / VERPNICA CRUDDAS
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner Veronica Cruddas, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
    - 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.

15. CV26-01645 / 1011 SUNSWEPT RD NE / WILLIAM L VINTROUX
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, William L Vintroux, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
    - 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

16. CV26-01678 / 3298 JACKSON AVE NE / FEDERAL NATIONAL MORTGAGE ASSOCIATION
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, Federal National Mortgage Association, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
    - 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.

17. CV26-01962 / 2380 ERSOFF BLVD NE / AIDA C EVAN
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, Bruce Edward Hartt II and Susan L Halloran, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 22, 2026,* to correct the following violation(s) or that 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: VACANT

18. CV26-02218 / 1945 BIG CYPRESS ST NE / DONNA BARRON
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, *Donna Barron*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, or that a fine of $50.00 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.

19. CV26-01929 / 2106 ADVANA ST NE / DONNA PAQUETTE
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, *Donna Paquette*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 22, 2026*, to correct the following violation(s) or that 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) (1) - Exterior of premises or structure not maintained in good repair. TO WIT; driveway has collapsed on the edge and needs to be repaired.

20. CV26-01567 / 407 BREVARD AVE SE / PAUL D CLEM
    The Code Special Magistrate held a public hearing on *July 8, 2026*, at which time the Special Magistrate found the owner, Paul D Clem, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *July 23, 2026*, to correct the following violation(s) to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
    - 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.

21. CV26-01697 / 1650 BURGANDY ST SE / WALTER S MACLAUGHLIN REVOCABLE TRUST
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, *Walter S MacLaughlin Revocable Trust*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
    - Section 176.004 (B)(1) - Maintaining a 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.

22. CV26-01665 / 1327 SALINA ST SE / M & M LAND TRUST
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, M & M Land Trust, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 22, 2026*, to correct the following violation(s) or that 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 RIGHT OF 1319 SALINA

23. CV26-00866 / 2501 PALOMAR AVE SE / ASHA HINDS
    The Code Special Magistrate held a public hearing on *August 12, 2026*, at which time the Special Magistrate found the owner, Asha Hinds, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *August 27, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed.
    - 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.

24. CV26-01625 / 2386 ROYAL PALM DR NE / DAVID T BLAIR
    The Code Special Magistrate held a public hearing on *July 8, 2026*, at which time the Special Magistrate found the owner, *David T Blair*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *July 23, 2026*, to correct the following violation(s) or a fine of *$50.00 per day* would be imposed. On September 9, 2026, the Code Special Magistrate amended the order to the respondent bring the above described property into compliance with City Code by 7/23/2026, or that 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: VACANT

CODE COMPLIANCE LIEN REDUCTIONS:

1. CV24-02869 / 1431 ELDRON BLVD SE / JASON LEE EATON

The Code Special Magistrate held a public hearing on *November 13, 2024*, at which time the Special Magistrate found the owner, *Jason Lee Eaton*, 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 August 8, 2024, to May 29, 2025, when it was closed for non-compliance and no cooperation from the owner.

2. CV25-01658 / 1431 ELDRON BLVD SE / JASON LEE EATON

The Code Special Magistrate held a public hearing on *July 09, 2025*, at which time the Special Magistrate found the owner, *Jason Lee Eaton*, in violation of city code(s). The Special Magistrate provided the owner with sufficient time of *July 19, 2025*, to correct the violation(s) or a fine of *$50.00 per day* would be imposed.

The property was in violation from May 29, 2025, to March 11, 2026.

NEXT BOARD MEETING DATE: December 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.