



## **AGENDA**

### **CODE ENFORCEMENT SPECIAL MAGISTRATE**

Regular Meeting 2025-02  
February 12, 2025 – 1:00 PM  
Palm Bay City Council Chambers  
120 Malabar Road, SE

#### **CALL TO ORDER:**

#### **SWEARING IN:**

#### **ADOPTION OF MINUTES:**

1. Regular Meeting No. 2025-01, January 8, 2025

#### **BUILDING CODE COMPLIANCE CASES:**

|    |       |    |                                    |                                          |
|----|-------|----|------------------------------------|------------------------------------------|
| 1. | 25706 | 25 | TIRADO, JOSE MANUEL                | 685 GLENEAGLES DR SE<br>PERMIT EXPIRED   |
| 2. | 25707 | 25 | EPIC PROPERTY<br>HOLDINGS 1804 LLC | 4613 TREE RIDGE LN NE<br>PERMIT REQUIRED |
| 3. | 25708 | 25 | MICHAEL PERRY &<br>ASSOCIATES LLC  | 2804 GLASSNER AVE NE<br>PERMIT REQUIRED  |
| 4. | 25709 | 25 | RICE, JOSEPH                       | 791 BIANCA DR NE<br>PERMIT REQUIRED      |

#### **REPORTS:**

1. Authorization to Impose Fines

|              |                     |                 |
|--------------|---------------------|-----------------|
| CEB 25257-24 | REITZ, PATRICIA     | \$50.00 PER DAY |
| CEB 25258-24 | VIRGINIA C WOODRUFF | \$50.00 PER DAY |
| CEB 25262-24 | MAHABUB, SAROJINI   | \$50.00 PER DAY |
| CEB 25264-24 | TROISI, MARY E      | \$50.00 PER DAY |
| CEB 25265-24 | SECOND AVENUE SFR   | \$50.00 PER DAY |

**THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE**

City of Palm Bay, Florida  
Code Enforcement Special Magistrate  
Agenda – Regular Meeting 2025-02  
Page 2 of 11

|              |                          |                   |
|--------------|--------------------------|-------------------|
| CEB 25266-24 | JOSEPH, RYAN             | \$50.00 PER DAY   |
| CEB 25267-24 | DEHAL, CHRISTOPHER       | \$50.00 PER DAY   |
| CEB 25277-24 | BLODGETT, KEITH A        | \$50.00 PER DAY   |
| CEB 25284-24 | EDGERTON, PAUL M & SUE G | \$200.00 SET FINE |
| CEB 25286-24 | WIMMER, STEVEN M         | \$50.00 PER DAY   |
| CEB 25293-24 | ANDERSON, KEVIN M        | \$200.00 SET FINE |
| CEB 25344-24 | B10 LIVE WELL LLC        | \$200.00 SET FINE |
| CEB 25350-24 | CLEMONS JR., EUGENE      | \$50.00 PER DAY   |
| CEB 25352-24 | RAFFERTY, JOSEPH B       | \$50.00 PER DAY   |
| CEB 25353-24 | VARGAS, STEVE            | \$50.00 PER DAY   |
| CEB 25357-24 | BARNES, ALBERT L         | \$50.00 PER DAY   |
| CEB 25359-24 | WHEELER JR., KENNET      | \$50.00 PER DAY   |
| CEB 25361-24 | BAF ASSETS LLC           | \$50.00 PER DAY   |
| CEB 25363-24 | RACE, DENNIS & NICOL     | \$50.00 PER DAY   |
| CEB 25367-24 | EATON, JASON LEE         | \$50.00 PER DAY   |
| CEB 25377-24 | VALENTINO, CARMEN        | \$200.00 SET FINE |
| CEB 25392-24 | DAVIS, JERRY             | \$50.00 PER DAY   |
| CEB 25426-24 | LIQUID PARTNERS LLC      | \$50.00 PER DAY   |
| CEB 25428-24 | 2501 LLC                 | \$50.00 PER DAY   |
| CEB 25429-24 | BROWN, BRIAN S & DEA     | \$50.00 PER DAY   |
| CEB 25431-24 | SALTZMAN, CHRISTOPH      | \$50.00 PER DAY   |
| CEB 25432-24 | PERES, CAROLYN           | \$50.00 PER DAY   |
| CEB 25434-24 | DIEHL, WILLIAM PIERCE    | \$50.00 PER DAY   |
| CEB 25435-24 | BARNES, ALBERT L         | \$50.00 PER DAY   |
| CEB 25436-24 | DEAMON, JOSHUA M         | \$50.00 PER DAY   |
| CEB 25441-24 | LAROCHE, BRANDON DANIEL  | \$50.00 PER DAY   |
| CEB 25446-24 | VON BRUNT, CHERYL A      | \$50.00 PER DAY   |
| CEB 25448-24 | MARTIN, MICHAEL I        | \$50.00 PER DAY   |
| CEB 25456-24 | PINSON, BERTHA N         | \$200.00 SET FINE |

City of Palm Bay, Florida  
Code Enforcement Special Magistrate  
Agenda – Regular Meeting 2025-02  
Page 3 of 11

|              |                           |                   |
|--------------|---------------------------|-------------------|
| CEB 25457-24 | RIVERA, JUAN ANGEL        | \$200.00 SET FINE |
| CEB 25459-24 | VAZQUEZ, HECTOR           | \$200.00 SET FINE |
| CEB 25461-24 | SIXS COMPANIES LLC        | \$200.00 SET FINE |
| CEB 25463-24 | KNEELAND, LAURA L         | \$200.00 SET FINE |
| CEB 25464-24 | HARVEY, FIONA             | \$200.00 SET FINE |
| CEB 25467-24 | PERES, CAROLYN            | \$200.00 SET FINE |
| CEB 25469-24 | GOMEZ-REYES, LILLIAN      | \$200.00 SET FINE |
| CEB 25470-24 | GONZALES, GWENDAL         | \$200.00 SET FINE |
| CEB 25483-24 | MORRILL, DANA             | \$200.00 SET FINE |
| CEB 25484-24 | A&R MERIDIAN REAL ES      | \$200.00 SET FINE |
| CEB 25487-24 | HAROLD & JANET MCCARTHY   | \$200.00 SET FINE |
| CEB 25493-24 | JOHNSON, GREGG            | \$200.00 SET FINE |
| CEB 25494-24 | MAGRI, ANTONIO A & LUZ    | \$200.00 SET FINE |
| CEB 25496-24 | NIELSEN, DAVID & KIRSCHNE | \$200.00 SET FINE |
| CEB 25497-24 | ROGERS, MARJORIE L        | \$200.00 SET FINE |
| CEB 25501-24 | HARRIS, JAVETH SIMONE     | \$200.00 SET FINE |
| CEB 25502-24 | GORDON, TERRY             | \$200.00 SET FINE |
| CEB 25503-24 | DERMAINNOVA CUATRO LLC    | \$200.00 SET FINE |
| CEB 25504-24 | WETTER, PHILIP            | \$200.00 SET FINE |
| CEB 25505-24 | ROMAN, PAUL               | \$200.00 SET FINE |
| CEB 25508-24 | BHAGWANDEEN, INDARNIL     | \$200.00 SET FINE |
| CEB 25511-24 | HAWAYEK MODONESI, ANTON   | \$200.00 SET FINE |
| CEB 25516-24 | ROYAL MINT 10 LLC         | \$200.00 SET FINE |
| CEB 25517-24 | ROYAL MINT 10 LLC         | \$200.00 SET FINE |
| CEB 25518-24 | MANSA ENTERPRISES LLC     | \$200.00 SET FINE |
| CEB 25519-24 | MANSA ENTERPRISES LLC     | \$200.00 SET FINE |
| CEB 25521-24 | REYES, LYDIA              | \$200.00 SET FINE |
| CEB 25523-24 | POWELL, JUDITH            | \$200.00 SET FINE |
| CEB 25524-24 | MANNARINO, MICHAEL & SUS  | \$200.00 SET FINE |

|              |                          |                   |
|--------------|--------------------------|-------------------|
| CEB 25529-24 | BLOTZER, NATALIE         | \$200.00 SET FINE |
| CEB 25530-24 | ST JEAN, JERRY & ASHLEY  | \$200.00 SET FINE |
| CEB 25534-24 | EAST COAST DEVELOPMENT   | \$200.00 SET FINE |
| CEB 25536-24 | POON PUI WAN, BETTY      | \$200.00 SET FINE |
| CEB 25537-24 | PALM BAY REGIONAL LAND L | \$200.00 SET FINE |
| CEB 25538-24 | ALMASBAHI, LATIFAH       | \$200.00 SET FINE |
| CEB 25539-24 | VICTORINO, JAMES         | \$200.00 SET FINE |
| CEB 25542-24 | LEDDY, MICHAEL J         | \$200.00 SET FINE |
| CEB 25543-24 | PETTIT, THOMAS JAY       | \$200.00 SET FINE |
| CEB 25545-24 | LOMBARDI, MARK V         | \$200.00 SET FINE |
| CEB 25546-24 | JEFFERSON, ANDREW        | \$200.00 SET FINE |
| CEB 25547-24 | KERR-PHILIP, MARGARE     | \$200.00 SET FINE |
| CEB 25549-24 | POHORENEC, BRANDON       | \$200.00 SET FINE |
| CEB 25550-24 | WHITE, MARY LEA          | \$200.00 SET FINE |
| CEB 25552-24 | CORD, SEAN G & PATRI     | \$200.00 SET FINE |
| CEB 25553-24 | GLEASON, DAWN M          | \$200.00 SET FINE |

**OLD BUSINESS:**

1. CEB 25445-24 CITY OF PALM BAY V ROBERT H GRAHAM  
2465 PALISADES DR SE, PALM BAY

**HEARINGS: PER DAY FINE**

| Number | Case  | Year | Name                                     | Location                              |
|--------|-------|------|------------------------------------------|---------------------------------------|
| 1.     | 25627 | 25   | HAWKINS, SEAN                            | 218 CORY AVE NE<br>T&D/ RV PARKING    |
| 2.     | 25628 | 25   | DEALY, BRYAN                             | 949 RIVIERA DR NE<br>TGW / EXCESS VEG |
| 3.     | 25629 | 25   | ROSELLA W BROWN<br>REVOCABLE LIVING TRUS | 1751 GLENWOOD ST NE<br>FENCE / TGW    |

City of Palm Bay, Florida  
Code Enforcement Special Magistrate  
Agenda – Regular Meeting 2025-02  
Page 5 of 11

| Number | Case  | Year | Name                                     | Location                                    |
|--------|-------|------|------------------------------------------|---------------------------------------------|
| 4.     | 25630 | 25   | SIDDO, ARON                              | 1859 DELAWARE ST NW<br>POOL FENCE           |
| 5.     | 25631 | 25   | KARTEN, ROBERT                           | 1711 GAGMAN ST NW<br>DEAD TREES / AWNING    |
| 6.     | 25632 | 25   | JEMIELITY JR., GEORGE<br>FRANCIS         | 1774 HEARTWELLVILLE<br>RV PARKING- BOAT     |
| 7.     | 25633 | 25   | NELSON, JOCELYN PAIGE<br>& MELISSA A     | 237 MEEHAN AVE NW<br>RV PARKING / T&D       |
| 8.     | 25634 | 25   | CHEVRY, JEAN & NYRVA                     | 354 EMERSON DR NW<br>JUNK VEH               |
| 9.     | 25635 | 25   | MENSAH, ERNEST Y                         | 872 READING ST SE<br>RV PARKING ROW USE     |
| 10.    | 25636 | 25   | DINAPOLI, LOUISE                         | 2990 TOULON RD SE<br>JUNK VEH / RV PARKING  |
| 11.    | 25637 | 25   | PALLADIO DEVELOPMENT<br>LLC              | 2182 WAGONWHEEL AVE<br>T&D                  |
| 12.    | 25638 | 25   | WILLETT, NOEL F                          | 1666 WESTCOTT ST SE<br>JUNK VEH- COMPLIED   |
| 13.    | 25639 | 25   | ROSALES, PATSY                           | 1575 WELTER ST SE<br>PARKING VACANT LOT     |
| 14.    | 25640 | 25   | WIGGINS, BETTY &<br>PASTOR MICHAEL THOMA | 1307 ELDRON BLVD SE<br>TGW                  |
| 15.    | 25641 | 25   | TROISI, ALEX J                           | 811 ANGELICO RD NW<br>ILLEGAL DRIVEWAY      |
| 16.    | 25642 | 25   | LAVIGNE, SHERILYN M                      | 839 ANGELICO RD NW<br>ILLEGAL PIPE IN SWALE |

| Number | Case  | Year | Name                                 | Location                                     |
|--------|-------|------|--------------------------------------|----------------------------------------------|
| 17.    | 25643 | 25   | ALIANELL, WALTER A &<br>LORI J       | 840 CASTANADA ST NW<br>ILLEGAL DRIVEWAY      |
| 18.    | 25644 | 25   | JEAN-BAPTISTE, KINSLEY<br>& ROYSHEMA | 574 HAMWOOD ST SW<br>RV PARKING              |
| 19.    | 25698 | 25   | COULTER, NEVA MARLENE                | 2864 GLASSNER AVE NE<br>EX VEG / FENCE / T&D |
| 20.    | 25699 | 25   | EVAN, AIDA C                         | 2380 ERSOFF BLVD NE<br>TGW / T&D             |

**HEARINGS: SET FINE**

| Number | Case  | Year | Name                            | Location                     |
|--------|-------|------|---------------------------------|------------------------------|
| 1.     | 25645 | 25   | JOSEPH, JASMINE                 | 1799 MAHOGANY CT NW<br>NSVT  |
| 2.     | 25646 | 25   | TRIPLE CROWN LLC                | 1108 BUFORD ST NW<br>NSVT    |
| 3.     | 25647 | 25   | GOD PLEASING LLC                | 67 EMERSON DR NW<br>NSVT     |
| 4.     | 25648 | 25   | BELLSOUTH<br>TELECOMMUNICATIONS | 1365 STADT RD NW<br>TGWV     |
| 5.     | 25649 | 25   | PALLADIO DEVELOPMENT<br>LLC     | 1354 HEGIRA ST NW<br>TGWV    |
| 6.     | 25650 | 25   | BROWN, NORMAN                   | 931 AURELIA AVE SE<br>NSVT   |
| 7.     | 25651 | 25   | YUNG, TSUNG & LILLIAN<br>HOU    | 511 ENTRADA ST SE<br>NSVT    |
| 8.     | 25652 | 25   | KWAN, BOSCO                     | 3125 TROPICAL CIR SE<br>NSVT |

City of Palm Bay, Florida  
Code Enforcement Special Magistrate  
Agenda – Regular Meeting 2025-02  
Page 7 of 11

| Number | Case  | Year | Name                                  | Location                           |
|--------|-------|------|---------------------------------------|------------------------------------|
| 9.     | 25653 | 25   | BROOKS, MARGARET R                    | 1323 WHALING AVE SE<br>NSVT        |
| 10.    | 25654 | 25   | SCARPA, GABRIEL P &<br>ROSE M         | 470 FERNANDINA ST NW<br>NSVT       |
| 11.    | 25655 | 25   | LEE, JIN W & DAVID TOM<br>ANDREW      | 974 PEACH AVE NE<br>NSVT           |
| 12.    | 25656 | 25   | WILSON, DONALD L                      | 254 BENCHOR RD NW<br>NSVT          |
| 13.    | 25657 | 25   | EMILAND CORPORATION                   | 898 HAINEY ST SW<br>NSVT           |
| 14.    | 25658 | 25   | LUNA CAPITAL<br>INVESTMENTS LLC       | 164 SAN LUIS ST SW<br>T&D          |
| 15.    | 25659 | 25   | UNG, DAVY                             | 1343 SCHNEIDER ST SW<br>NSVT       |
| 16.    | 25660 | 25   | ARTURO BARCELLONA<br>CUSTOM HOMES LLC | 540 HARRISBURG ST SW<br>NSVT       |
| 17.    | 25700 | 25   | PALM BAY MARINA LLC                   | 1636 WATER DR NE<br>TGWV           |
| 18.    | 25701 | 25   | PALM BAY MARINA LLC                   | 1640 WATER DR NE<br>TGWV           |
| 19.    | 25702 | 25   | SZOECS, FRANCIS                       | 1925 SAGO PALM ST NE<br>TGWV / T&D |
| 20.    | 25703 | 25   | ROBERTS, WINTON W &<br>JOY MARIA      | 2238 HENRY ST NE<br>NSVT           |
| 21.    | 25661 | 25   | HUDSON, ROBERT M &<br>KRISTIE         | 1305 DEEDRA ST NW<br>UTILITIES     |

| Number | Case  | Year | Name                                   | Location                          |
|--------|-------|------|----------------------------------------|-----------------------------------|
| 22.    | 25662 | 25   | DAMONE, DANIEL &<br>MARCIA             | 1198 BAYSINGER ST NW<br>UTILITIES |
| 23.    | 25663 | 25   | SMITH, CHERYL                          | 159 DELIA AVE NW<br>UTILITIES     |
| 24.    | 25664 | 25   | CUBILLOS, RICARDO<br>ALVAREZ & SANDRA  | 2497 ELDRON BLVD SE<br>UTILITIES  |
| 25.    | 25665 | 25   | RED MAILBOX LLC                        | 1625 COLORADO ST SE<br>UTILITIES  |
| 26.    | 25666 | 25   | BENNETT, PATRICK DAVID                 | 3025 WATERBURY AVE<br>UTILITIES   |
| 27.    | 25667 | 25   | MOHAMMED, NEIL ALI &<br>MACK, DANIELLE | 851 REARDON ST SE<br>UTILITIES    |
| 28.    | 25668 | 25   | MAKOWIE, GINA L & BELL,<br>DIANE L     | 501 ESCAROLE ST SE<br>UTILITIES   |
| 29.    | 25669 | 25   | VINCENT, CAROL                         | 101 DISTRICT ST SE<br>UTILITIES   |
| 30.    | 25670 | 25   | KHATIB, M MICHAEL                      | 596 TITAN RD SE<br>UTILITIES      |
| 31.    | 25671 | 25   | BUTLER, WALTER E &<br>DIANE            | 348 CARVALHO ST SE<br>UTILITIES   |
| 32.    | 25672 | 25   | MACAYA, EDUARDO                        | 1384 VANDALIA AVE SE<br>UTILITIES |
| 33.    | 25673 | 25   | RIDLEY, TABATHA                        | 1148 WABASH RD SE<br>UTILITIES    |
| 34.    | 25674 | 25   | KHAN, SHAZAM                           | 3105 ASPEN RD SE<br>UTILITIES     |



City of Palm Bay, Florida  
Code Enforcement Special Magistrate  
Agenda – Regular Meeting 2025-02  
Page 9 of 11

| Number | Case  | Year | Name                                     | Location                           |
|--------|-------|------|------------------------------------------|------------------------------------|
| 35.    | 25675 | 25   | STADLER, KEVIN &<br>HARTWIG, TAMMY       | 2159 WHITESIDE AVE SE<br>UTILITIES |
| 36.    | 25676 | 25   | GUADALUPE, GEORGE<br>MICHAEL             | 998 WESTPORT ST SE<br>UTILITIES    |
| 37.    | 25677 | 25   | ELLIS, SANDRA                            | 482 FLAGLER RD SE<br>UTILITIES     |
| 38.    | 25678 | 25   | BAILEY, MENZIE R &<br>DARREN L           | 3222 JUPITER BLVD SE<br>UTILITIES  |
| 39.    | 25679 | 25   | WESTLAKE, HAROLD<br>WALTER               | 115 RICHARDSON ST SE<br>UTILITIES  |
| 40.    | 25680 | 25   | HARGRAVE, SHERRI L<br>BARCOMB            | 498 FOUNTAIN ST SW<br>UTILITIES    |
| 41.    | 25681 | 25   | BOSLEY, LUCY M                           | 738 DARBY AVE SW<br>UTILITIES      |
| 42.    | 25682 | 25   | DAVIS, MARK &<br>DENETHEREA              | 728 WINCHELL ST SW<br>UTILITIES    |
| 43.    | 25683 | 25   | HAGLEY, THOMAS R                         | 639 WHITE CLOUD ST SW<br>UTILITIES |
| 44.    | 25684 | 25   | SMITH, JOHN                              | 754 DARBY AVE SW<br>UTILITIES      |
| 45.    | 25685 | 25   | LAGASSE, ARTHUR R                        | 521 SANTA MARTIA ST<br>UTILITIES   |
| 46.    | 25686 | 25   | SMITH, CLINTON R                         | 442 GARVEY RD SW<br>UTILITIES      |
| 47.    | 25687 | 25   | CUMMINS, DAVID ALLEN &<br>LEYLA MICHELLE | 319 TREMBLEY AVE SW<br>UTILITIES   |

City of Palm Bay, Florida  
Code Enforcement Special Magistrate  
Agenda – Regular Meeting 2025-02  
Page 10 of 11

| Number | Case  | Year | Name                                          | Location                          |
|--------|-------|------|-----------------------------------------------|-----------------------------------|
| 48.    | 25688 | 25   | PRESSLEY, DERRICK                             | 215 HAGERSTOWN ST<br>UTILITIES    |
| 49.    | 25689 | 25   | GROSS, TERESA RENEE &<br>SHAWN CHARLES        | 347 DANDURAND ST SW<br>UTILITIES  |
| 50.    | 25690 | 25   | RAMOS, NORBERTO                               | 1250 WING RD SW<br>UTILITIES      |
| 51.    | 25691 | 25   | TK & TK PROPERTIES LLC                        | 123 WHIRL ST SW<br>UTILITIES      |
| 52.    | 25692 | 25   | BEARDEN, MATTHEW<br>STEVEN                    | 549 LAMBRIGHT ST SW<br>UTILITIES  |
| 53.    | 25693 | 25   | WYNTER, SKYLER P                              | 232 TIPTON RD SW<br>UTILITIES     |
| 54.    | 25694 | 25   | JAWS PALM BAY LLC                             | 750 BASS PRO DR NE<br>BTR         |
| 55.    | 25695 | 25   | M & R UNITED INC                              | 3565 JUPITER BLVD SE<br>#FP04 BTR |
| 56.    | 25696 | 25   | BANK OF AMERICA NA                            | 1151 MALABAR RD NE<br>BTR         |
| 57.    | 25697 | 25   | PATIENCE MOORE<br>TRUSTEE                     | 1707 CANOVA ST SE #3<br>BTR       |
| 58.    | 25704 | 25   | SAMAYOA, ABIMAEL A &<br>MARTINEZ, BUENA VENTI | 861 EDWARDS ST NE<br>BTR          |
| 59.    | 25705 | 25   | KIM JONES AGENCY INC                          | 4805 BABCOCK ST NE<br>BTR         |

**NEXT BOARD MEETING DATE: March 12, 2025**

**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.**