



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2025-05
May 14, 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. 2025-04, April 9, 2025

BUILDING CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 25706-24	TIRADO, JOSE MANUEL	\$50.00 PER DAY
CEB 25709-24	RICE, JOSEPH & NICOLE	\$50.00 PER DAY
CEB 25711-24	WESTON, SOHANNE	\$50.00 PER DAY

CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 25434-24	DIEHL, WILLIAM PIERCE	\$50.00 PER DAY
CEB 25558-25	WILLIAMS, JOHN CURTI	\$50.00 PER DAY
CEB 25721-25	WILLS, PAUL M	\$50.00 PER DAY
CEB 25722-25	FASSNACHT, CHAD	\$50.00 PER DAY
CEB 25724-25	BRAGANCA, LUCIANO N	\$50.00 PER DAY
CEB 25728-25	HARRIS, HUNTER ALLE	\$50.00 PER DAY
CEB 25731-25	SMITH, CHERYL	\$50.00 PER DAY

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

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CEB 25733-25	MERCURY AVENUE TOO	\$50.00 PER DAY
CEB 25737-25	OLVERA, MIGUEL A	\$50.00 PER DAY
CEB 25738-25	TRESNER, JASON C	\$50.00 PER DAY
CEB 25740-25	GORDON JR., JEREMY	\$50.00 PER DAY
CEB 25748-25	BREVARD LAND&ASSET	\$200.00 SET FINE
CEB 25750-25	REGIS, RUDY & MARIE	\$200.00 SET FINE
CEB 25752-25	MCGRAW, OMAR FRAN	\$200.00 SET FINE
CEB 25753-25	FKH SFR PROPCO E LP	\$200.00 SET FINE
CEB 25754-25	RM1 SFR PROPCO LD L	\$200.00 SET FINE
CEB 25758-25	BARROQUILLO, RONALD	\$200.00 SET FINE
CEB 25760-25	PIERSON, TOMMY L	\$200.00 SET FINE
CEB 25761-25	RIDLEY, TABATHA	\$200.00 SET FINE
CEB 25762-25	ARGUELLES, VINCENTE	\$200.00 SET FINE
CEB 25764-25	NGUYEN, HUNG	\$200.00 SET FINE
CEB 25765-25	YAVIN, GUY	\$200.00 SET FINE
CEB 25766-25	TIMGMT ACQUISITIONS	\$200.00 SET FINE
CEB 25767-25	TIMGMT ACQUISITIONS	\$200.00 SET FINE
CEB 25769-25	BASTIEN, LESLY & NINO	\$200.00 SET FINE
CEB 25772-25	BOTHELO, KENT M	\$200.00 SET FINE
CEB 25773-25	LOPEZ, DEAN	\$200.00 SET FINE
CEB 25774-25	VERTY, MARC ARTHUR	\$200.00 SET FINE
CEB 25777-25	SIMMONS, ROBERTA L	\$200.00 SET FINE

CODE COMPLAINT HEARINGS: PER DAY FINE

Number	Case	Year	Name	Location
1.	25853	25	LONDALE AVE LLC	5311 PINWOOD DR NE FAIL TO MAIN EXT
2.	25854	25	MONTEIRO, ADELINA L	978 DARWIN LN NE PARKING

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Number	Case	Year	Name	Location
3.	25855	25	ARENA WHOLESALE INC	1733 SEAGRAPE ST NE TGWS
4.	25856	25	ERVINA KERR COYLE TRUS	1943 MANGO ST NE FAIL TO MAIN EXT WALLS
5.	25857	25	HILLARY, CHRYSTAL	1601 NORMAN ST NE POOL UNSECURED
6.	25858	25	GEHRMAN, CHANA A	1200 FREIL RD NE FAIL TO MAIN FENCE
7.	25859	25	SANDERS, ANNETE	509 DEAN CT NW ROOF IN DISREPAIR
8.	25860	25	ZEIGLER, JEREMIE L & AMANDA	1756 HAYWORTH CIR NW TGW & PARKING
9.	25861	25	KLINGER, KENNETH J	1432 SEELEY CIR NW FENCE / RV / T&D
10.	25862	25	ALVAREZ, MIRYAM CECILIA & FRANCISCO J	1431 WACO BLVD SE PARKING
11.	25863	25	TOLOSA, NANCY	1130 SALINA ST SE TGWS / T&D
12.	25864	25	PRATT, DEVIN L	995 HUSTED AVE SE FENCE IN DISREPAIR
13.	25865	25	BUSJIT, AMANA	199 FURGUSON ST SW ROW USE / DUMP TRUCK
14.	25866	25	PALM BAY WEST LLC	190 MALABAR RD SW COMM PROPERTY
15.	25867	25	ASHBY, LYNN	657 BRYANT RD SW JUNK VEH / T&D

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Number	Case	Year	Name	Location
16.	25868	25	DE LA O, LESTHER & LEGRA, JENNIFER	402 OLD RD SW ROW USE / ILLEGAL DRIV
17.	25869	25	VANDIVER, JAMES	531 HALEYBURY ST SW ROW USE
18.	25870	25	HANDS, ERIC E LILLIAN	299 HILLIARD RD NW SHUTTERS
19.	25871	25	ALLEN, RONNIE & ROSEMAIRE ANDREA	325 EL RANCHO TER NE DEAD PINE TREES
20.	25872	25	PEARSON, TRACY A	561 COMMODORE AVE SHUTTERS
21.	25873	25	HYDE, KELLY & MARY	214 CHARLOTTA AVE SE JUNK VEH / T&D
22.	25874	25	DUVILAIRE, NATALIE F	222 AVIATION AVE NE SHUTTERS / TGW/ JUNK
23.	25875	25	VAUGHAN, ELEONORE	435 CONSOLATA AVE NW PARKING/ TGW
24.	25876	25	HOUCK, DENVER W & JENNIFER	1021 DOUGLAS ST SE JUNK VEH/ T&D/SHUTTER
25.	25877	25	GRIFFIN, TRAYVIS D & SPANN, LACANJALA G	1149 SANTA FE ST SE JUNK VEHS
26.	25894	25	EZN LLC	120 ELDRON BLVD SE PARKING CORNER LOT

CODE COMPLIANCE HEARINGS: SET FINE

Number	Case	Year	Name	Location
1.	25878	25	BOLTZ, VICTORIA LEE	2502 VICTORIA DR NE NSVT

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Number	Case	Year	Name	Location
2.	25879	25	PARTHENON HOMES INC	1801 COCO PLUM ST NE TGWV
3.	25880	25	WASSEF, ANTOUN	1618 NONA ST NE NSVT
4.	25881	25	RIVERA, VALDIVIA & JULIO SEDA	1410 HEARTWELLVILLE NSVT
5.	25882	25	LGI HOMES- FLORIDA LLC	1389 GIRALDA CIR NW NSVT
6.	25883	25	WANG, ANDREW KAI & DANIEL L	1496 STARBOARD ST NW NSVT
7.	25884	25	THOMPCKINS, ERNEST E	1182 RUBY ST SE NSVT
8.	25885	25	PALM BAY ALF INVESTMENTS LLC	600 PILGRIM LN SE CLOSED- NEW OWNER
9.	25886	25	KAPOUSIS, KOSTAS	1017 FLINTLOCK AVE SE NSVT
10.	25887	25	SALTIBUS, THOMAS	261 GAMEWELL RD SW NSVT
11.	25888	25	WHIPPLE PROPERTY INVESTMENTS LLC	523 FITZSIMMONS ST SW NSVT
12.	25889	25	MOALLEM, DAVID	285 HAGERSTOWN ST NSVT
13.	25890	25	SUTTON PROPERTIES OF PALM BAY	4690 LIPSCOMB ST NE BTR
14.	25891	25	BARRETT, JEFFERY	3180 DIXIE HWY NE BTR

Number	Case	Year	Name	Location
15.	25892	25	VENTURA, SAUL & ENMA	1378 MALABAR RD SE BTR
16.	25893	25	REAL SUB LLC	3450 BAYSIDE LAKES BTR
17.	25895	25	HOLIDAY BUILDERS INC	1775 EMERSON DR SE NSVT

NEXT BOARD MEETING DATE: JUNE 11, 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.