



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2025-07
July 9, 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. 2025-06, June 11, 2025

BUILDING CODE COMPLIANCE HEARINGS:

1.	25944	25	MCGOWAN, PATRICK TIMOTHY	930 BIANCA DR NE BUILDING PERMIT REQ
2.	25945	25	CARR, ALYSON R & WILLIAMS, THOMAS L	1521 TOY ST SE BUILDING PERMIT REQ
3.	25946	25	BELONY DESTY R.A	3681 JUPITER BLVD SE BUILDING PERMIT REQ
4.	25947	25	URI SEGEV R.A	1340 CLEARMONT ST 304 BUILDING PERMIT REQ
5.	25948	25	UV GROUP PROPERTIES LLC	1340 CLEARMONT ST 303 BUILDING PERMIT REQ
6.	25949	25	BREZ, ATHEN	631 CROWBERRY RD BUILDING PERMIT REQ
7.	25950	25	QUEEN, GINGER	444 CONOVER AVE NE BUILDING PERMIT REQ

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

8. 25951 25 CIVIL, ROSLAINE 2364 PORT MALABAR
 BUILDING PERMIT REQ

CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 25798-24	RODRIGUEZ, HILDA G	\$50.00 PER DAY
CEB 25823-25	HINK, KORRY E	\$50.00 PER DAY
CEB 25824-25	HINK, KORRY E	\$50.00 PER DAY
CEB 25877-25	GRIFFIN, TRAYVIS D	\$50.00 PER DAY
CEB 25881-25	RIVERA, VALDIVIA	\$200.00 SET FINE
CEB 25883-25	WANG, ANDREW KAI	\$200.00 SET FINE
CEB 25884-25	THOMPSON, ERNEST E	\$200.00 SET FINE
CEB 25886-25	KAPOUSIS, KOSTAS	\$200.00 SET FINE
CEB 25887-25	SALTIBUS, THOMAS	\$200.00 SET FINE
CEB 25888-25	WHIPPLE PROPERTY	\$200.00 SET FINE
CEB 25891-25	BARRETT, JEFFERY	\$200.00 SET FINE

CODE COMPLIANCE HEARINGS: PER DAY FINE

Number	Case	Year	Name	Location
1.	25952	25	HOME FINANCING CENTER INC	2836 FITZPATRICK AVE FAIL TO MAIN FENCE
2.	25953	25	ECOSUN HOMES LLC	550 HALIFAX ST SW PARKING / JUNK VEH
3.	25954	25	ARMM ASSET COMPANY 2 LLC	418 TULOMA AVE SW FAIL TO MAIN FENCE
4.	25955	25	MASOOD, SADIA	171 GALVESTON ST SW JUNK VEH / T&D
5.	25956	25	CLARKE, ERROL	860 GEARY ST SW FAIL TO MAIN FENCE

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Number	Case	Year	Name	Location
6.	25957	25	PANCHAL-STEWARD, JIGNA & TIMOTHY	1920 DEGROODT RD R-O-W USE
7.	25958	25	MENEFEE, DAVID	1902 JUPITER BLVD SW CULVERT
8.	25959	25	ARENCIBIA, DEYSE & JAHAZIEL	1914 JUPITER BLVD SW ROW USE / EASEMENT
9.	25960	25	ESPADA, GRISSELLE	1926 JUPITER BLVD SW CULVERT
10.	25961	25	MATTHEWS, LISA	285 OLSMAR ST SW ILLEGAL DRIVEWAY
11.	25962	25	CATALANO, ANTHONY & BARBARA	431 PASTO CIR SW ILLEGAL DRIVEWAY
12.	25963	25	WEAVER, GARY & CANDY	399 HAMMONTON ST SW ILLEGAL DRIVEWAY
13.	25964	25	LORDI, SUZANNE	2473 ROYAL PALM DR NE EXCESS VEG
14.	25965	25	DLS PINES LLC	5226 PINWOOD DR NE STAIRS IN DISREPAIR
15.	25966	25	5HESPERIDES LLC	2831 NEWCASTLE DR NE BRANCHES IN ROW
16.	25967	25	SHEPPARD, TODD	1067 DAYTONA DR NE JUNK VEH PARKING
17.	25968	25	KING AVO LLC	2579 HAVERHILL RD NE FAIL TO MAIN
18.	25969	25	ALL DAY MAY 2 LLC	2106 NORTHVIEW ST NE PARKING

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19.	25970	25	GIBBS, CLARENCE NOAH	1741 COCO PLUM ST NE SHED ROOF IN DISREP
20.	25971	25	DIBARI, CHRISTINA	1813 SAGO PALM ST NE MOLD/MILDEW/RUST
21.	25972	25	DIRECT CAPITAL HILLSIDE LLC	3680 DIXIE HWY NE T&D/ ZONING CODE
22.	25973	25	YOCHIM, PATRICIA ANN	606 ALHAMBRA RD SE RV / PARKING
23.	25974	25	CROSS, NICHOLAS J & HARRY G	1239 WADE ST SE VEH BEING LIVED IN
24.	25975	25	ATHA, ROBERT L & MARI P	1570 ADVIEW RD SE EXCESS VEG / FENCE
25.	25976	25	ST JEAN, JOSEPH IRVING	591 SHERMAN ST SE CULVERT
26.	25977	25	PERRI, GARY S & SUSAN J	150 INEZ ST SE USING SWALE
27.	25978	25	MACAYA, EDUARDO	1384 VANDALIA AVE SE DRIVEWAY / FENCE
28.	25979	25	BAUTEL, ANDREW	510 BARBER ST SE TGWS
29.	25980	25	MILLAR, BRENDAN	410 BARBER ST SE PLYWOOD WINDOWS
30.	25981	25	TOLEDO, JOSE & JAYLINE	786 EMPRESS ST SE W/O BUILDING PERMIT
31.	25982	25	TRAN, LONG & NGUYEN, JACKIE TRANG	498 ELDRON BLVD NE PARKING

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Number	Case	Year	Name	Location
32.	25983	25	BARAHAL, BARBARA	982 BROCKSMITH ST SE SHUTTERS / PARKING
33.	25984	25	HI-TECH DEVELOPMENT GROUP INC	68 SAN FILIPPO DR SE DRAINAGE PLAN
34.	25985	25	WILLIAMS, KENNETH D	1311 DEFENDER ST NW RV PARKING
35.	25986	25	DA SILVA, PARTICK	399 FLUVIA AVE SE T&D / RV PARKING
36.	25987	25	POWELL, JORDAN DAVID	183 DONALD AVE NE RV PARKING/ TGW
37.	25988	25	DORSEY, TORRENCE N & WILLIAMS, ALEXIUS C	157 HILLSBOROUGH AVE RV PARKING
38.	25989	25	AYALA, RAFAEL E & BERFALIA C	830 CUSTER ST NW FENCE / TGW
39.	25990	25	BURGOS, JUAN & JULIA	874 LYNBROOK ST NW ILLEGAL DRIVEWAY
40.	25991	25	WASSMER, BRANDY & PETER	1350 PAKENHAM ST NW ILLEGAL DRIVEWAY
41.	25992	25	BRUCE JR., KENNETH E & TAYLOR, FAITH	1468 NAPANEE ST NW T&D
42.	25993	25	JORGE, JOSE A & BELTRE, FATIMA ELENA	1551 GARDENTON ST NW PARKING / ROW USE
43.	25994	25	CAMPBELL, JOHNNY J & PARKER, LISA	1842 DELAWARE ST NW T&D / PARKING
44.	25995	25	QUINN, KISHONA N	363 EMERSON DR NW RV PARKING

Number	Case	Year	Name	Location
45.	25996	25	MARC, MARTINE PAJOTTE & LORIAN, WENDY C	521 JUPITER BLVD NW PARKING / RV PARKING
46.	25997	25	SHANER, DENISE RENE	202 CORY AVE NE TRASH CONTAINER
47.	25998	25	DYER, RONALD R	2106 TEA AVE SE CULVERT
48.	25999	25	STERLING, COLLEEN K	1312 RAN RD SE ROW USE / DRIVEWAY
49.	26000	25	SNYDER, JEAN LINDA	1111 WYOMING DR SE CULVERT
50.	26001	25	SULLIVAN, NORA A	748 WATERSIDE RD SE BUILDING PERMIT REQ
51.	26002	25	JECKOVICH, DAVID & SUZANNE	1019 WYOMING DR SE RV PARKING
52.	26003	25	LONG-ALLEYNE, CHRISTOPHER K	1835 THARP RD SE BLOCKING EASEMENT
53.	26004	25	BENNETTE, MARCUS	3297 TRAINFO AVE SE FENCE / PARKING

CODE COMPLIANCE HEARINGS: SET FINE

Number	Case	Year	Name	Location
1.	26005	25	BISUNDIAL, GOWTAMDYAL	305 HANFORD RD SW NSVT
2.	26006	25	GERENA MANAGEMENT LLC	1152 HATHAWAY RD SW NSVT
3.	26007	25	PAUL, MAX & NANOTTE	467 LACKLAND ST SW NSVT

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4.	26008	25	MANSA ENTERPRISES LLC	1040 WELLINGTON ST NSVT
5.	26009	25	MANSA ENTERPRISES LLC	1030 WELLINGTON ST NSVT
6.	26010	25	ONE THIRD CONSTRUCTION LLC	591 GANLEY ST SW NSVT
7.	26011	25	HUANG, XINGSHI	2247 WASHINGTON ST NSVT
8.	26012	25	VANDAL, RICHARD S & WILLIAM L VANDAL IV	1232 PALMDALE CIR NE DEAD TREE / TGWV
9.	26013	25	PALM BAY MARINA LLC	1636 WATER DR NE TGW / T&D
10.	26014	25	SZOECS, FRANCIS	1925 SAGO PALM ST NE TGWV
11.	26015	25	PETERS JR., JAMES J	1757 BIG CYPRESS ST NE TGWV
12.	26016	25	EATON, JASON LEE	1431 ELDRON BLVD SE TGWV / T&D
13.	26017	25	CAPOZZI, LOUIS J & ELIZABETH	767 SIMON ST SE T&D
14.	26018	25	LUNIS, PAUL	690 SEAPORT TER SE NSVT
15.	26019	25	TORRES, LUZ M	986 GRANATA AVE SE NSVT
16.	26020	25	GEORGIS, GEORGE C	1130 MUSTANG ST SE NSVT

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17.	26021	25	FILOMENO E & LOUEDES V SERVINO ET AL	962 RALEIGH RD SE NSVT
18.	26022	25	FLORIDA 735 LLC	744 SEVEN GABLES CIR NSVT
19.	26023	25	MORRIS SAINT, ADMARIE	423 KRASSNER DR NW NSVT
20.	26024	25	HUI, BEN & HUI LAN, JOANNEIE PO TRUSTEES	185 EMERSON DR NW NSVT
21.	26025	25	MARTIN, HECTOR FABIAN	556 OLEANDER LN NW NSVT / DEAD TREE
22.	26026	25	KOSOVAN, VIVIAN C & NOCHOLAS	1050 LEE AVE NW TGWV / DEAD TREE
23.	26027	25	OJHA, ASHISH K	1601 GEORGIA ST NE NSVT
24.	26028	25	LAMONTH, ANDRENE M	874 WHEATLEY ST SE NSVT
25.	26029	25	HENDERSON, IRMA C	1613 TILLY ST SE NSVT
26.	26030	25	POLK JR., EMMETT JAMES	1465 NIBS CT SE NSVT
27.	26031	25	EXTREME REAL ESTATE INVESTMENT LLC	380 SEAHORSE CIR SE NSVT
28.	26032	25	43 W 46 TH STREET LLC	4270 MINTON RD NW 120 BTR
29.	26033	25	5240 PROFESSIONAL CENTER LLC	5240 BABCOCK ST NE 300 BTR

Number	Case	Year	Name	Location
30.	26034	25	MCH SFR PROPERTY OWNER 1 LLC	1315 AMELIA AVE SW UTILITIES SOLID WASTE
31.	26035	25	MYRTLE CREIGHTNEY	1101 ALTAMIRA ST NW UTILITIES SOLID WASTE
32.	26036	25	JAMES, WILLIAM JAVIER	1874 CAJEPUT CT NW UTILITIES SOLID WASTE
33.	26037	25	STANLEY, MARK & BROWN, NATOYA	238 CRESCENT ST SE UTILITIES SOLID WASTE
34.	26038	25	NEISSANT, MATHILDE & SMITH, CHARLES	3281 BOWLINE AVE SE UTILITIES SOLID WASTE

NEXT BOARD MEETING DATE: AUGUST 13, 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.