



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE

Regular Meeting 2026-03
March 11, 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. 2026-02, February 11, 2026

CODE COMPLIANCE REPORTS:

1. Authorization to Impose Fines

CEB 26240-25	LETSCH, STEPHEN	\$50.00 PER DAY
CEB 26436-25	ZAGOFISKY, HERMAN N	\$50.00 PER DAY
CEB 26438-25	CHALMERS, PETRA & JOHN	\$50.00 PER DAY
CEB 26443-25	VINCENT, CAROL	\$50.00 PER DAY
CEB 26444-25	JACKSON, CHINYERE	\$50.00 PER DAY
CEB 26446-25	SLATER, LACI	\$50.00 PER DAY
CEB 26458-25	COOPER, MINNIE	\$200.00 SET FINE
CEB 26479-25	MARITT, RACHEAL ABIGAIL	\$200.00 SET FINE
CEB 26499-25	HUANG, XINGSHI	\$200.00 SET FINE
CEB 26502-25	JOLCOVER, JEFFREY	\$200.00 SET FINE
CEB 26504-25	GIBRALTAR DEVELOPMENT	\$200.00 SET FINE
CEB 26505-25	WHYBREW LLC	\$200.00 SET FINE

THIS MEETING IS BROADCAST LIVE ON THE CITY'S WEBSITE

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CEB 26510-26	RIVERA, JUAN ANGEL	\$50.00 PER DAY
CEB 26511-26	SYLVIA, EUGENE A	\$50.00 PER DAY
CEB 26512-26	NERON, REYNALDO	\$50.00 PER DAY
CEB 26514-26	NEESE, JAMES	\$50.00 PER DAY
CEB 26515-26	LINSNORD BEAUBRUN REV	\$50.00 PER DAY
CEB 26517-26	WONG, PETER & LE TUYET	\$50.00 PER DAY
CEB 26520-26	LA FORGE, PETER & TERESA	\$50.00 PER DAY
CEB 26521-26	NIEVES, CARLOS	\$50.00 PER DAY
CEB 26522-26	YANNAYON, DAVID & JOYCE	\$50.00 PER DAY
CEB 26536-26	NIEC, CARLOS J	\$50.00 PER DAY
CEB 26537-26	JOHNSON, MARCUS J	\$50.00 PER DAY
CEB 26538-26	EES INVESTMENT GROUP	\$50.00 PER DAY
CEB 26539-26	CUNNIFF JR., JOSEPH EARN	\$50.00 PER DAY
CEB 26540-26	J D POWELL TRUSTEE	\$200.00 SET FINE
CEB 26541-26	J D POWELL TRUSTEE	\$200.00 SET FINE
CEB 26542-26	ECHEVERRIA, GAYLE MARIE	\$200.00 SET FINE
CEB 26544-26	SESTI, LOUIS M & MARY ANNE	\$200.00 SET FINE
CEB 26547-26	OWALSL, FAHAD AL	\$200.00 SET FINE
CEB 26548-26	MARGARET MARY RODGERS	\$200.00 SET FINE
CEB 26549-26	ST LOUIS, BERNADETTE	\$200.00 SET FINE
CEB 26551-26	CASTIN, MAUD JEAN	\$200.00 SET FINE
CEB 26552-26	PHULCHAN, YOUKLAN	\$200.00 SET FINE
CEB 26553-26	TANCO, ARSENIO & ALICE	\$200.00 SET FINE
CEB 26554-26	MODONESI, ANTONIO	\$200.00 SET FINE
CEB 26555-26	CSMA SFR HOLDINGS II-LSE	\$200.00 SET FINE
CEB 26557-26	MC KEON, KEVIN	\$200.00 SET FINE
CEB 26558-26	SAN FILIPPO INVESTMENT	\$200.00 SET FINE
CEB 26561-26	O'NEAL, CECILE L	\$200.00 SET FINE
CEB 26563-26	ONE THIRD CONSTRUCTION	\$200.00 SET FINE

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CEB 26564-26	RXD PROPERTIES LLC	\$200.00 SET FINE
CEB 26565-26	PLATON, GLORIA O	\$200.00 SET FINE
CEB 26566-26	GARBACIK, GERALDINE	\$200.00 SET FINE
CEB 26567-26	RM1 SFR PROPCO LD LP	\$200.00 SET FINE
CEB 26568-26	GRACIEUSE, JEROME	\$200.00 SET FINE
CEB 26570-26	DUMADAG, LORETO & RIZALI	\$200.00 SET FINE
CEB 26572-26	JENNINGS, JOAN A	\$200.00 SET FINE
CEB 26573-26	BARBUTI, GINO	\$200.00 SET FINE
CEB 26574-26	GENESIS HOMES OF FLORIDA	\$200.00 SET FINE
CEB 26575-26	RED MAILBOX LLC	\$200.00 SET FINE
CEB 26577-26	ESPRIT HOMES LLC	\$200.00 SET FINE
CEB 26578-26	MEDINA, CARMEN	\$200.00 SET FINE
CEB 26579-26	WARNTER, LAURIE & CURRAN	\$200.00 SET FINE
CEB 26580-26	WOO, JAMES & BESS	\$200.00 SET FINE
CEB 26581-26	N1 INVESTMENT LLC	\$200.00 SET FINE
CEB 26582-26	SHAMBLIN, JAMES E	\$200.00 SET FINE
CEB 26584-26	LOU DX3 LLC	\$200.00 SET FINE
CEB 26585-26	DUPOUX, ISLANDE	\$200.00 SET FINE
CEB 26587-26	770 ALPHA FUND LLC	\$200.00 SET FINE
CEB 26589-26	CAROLE MULTI SERVICES LLC	\$200.00 SET FINE
CEB 26590-26	LARIONNE, ERCILIEN & WITZA	\$200.00 SET FINE
CEB 26591-26	BARRACUDA STATIONS LLC	\$200.00 SET FINE
CEB 26593-26	PALM BAY PLAZA INC OF USA	\$200.00 SET FINE
CEB 26597-26	PALM BAY ONE PROPERTIES	\$200.00 SET FINE
CEB 26598-26	PALM BAY PLAZA INC OF USA	\$200.00 SET FINE
CEB 26599-26	PB & J GARDENS INVESTMENT	\$200.00 SET FINE
CEB 26600-26	PB & J GARDENS INVESTMENT	\$200.00 SET FINE
CEB 26602-26	SHEMAIT, RAMY KELLY	\$200.00 SET FINE

CODE COMPLIANCE HEARINGS: PER DAY FINE

Number	Case	Year	Name	Location
1.	26694	26	RM1 SFR PROPCO B LP	3155 TROPICAL CIR SE FENCE W/O PERMIT
2.	26695	26	RM1 SFR PROPCO B LP	3131 TROPICAL CIR SE FENCE W/O PERMIT
3.	26696	26	GILLESPIE, ALBERT E & CYNTHIA M	2778 FLING AVE SE PARKING
4.	26697	26	MONTALVO, SALINA	474 GRENADIER AVE NW JUNK VEH
5.	26698	26	BERRY, MICHELLE	251 HAVERFORD LN NE R-O-W DAMAGE
6.	26699	26	STEPHENSON, B F & JOCELYN R	409 ERMA CT NE R-O-W DAMAGE
7.	26700	26	FREEDOM ROCK PROPERTIES LLC	147 SHALIMAR AVE NW T&D
8.	26701	26	SAMUEL, DON D & LUCINDA L	101 DECORDRE RD SE RV PARKING
9.	26702	26	YEARWOOD, JANELLE	371 ONTARIO ST NW JENK VEH
10.	26703	26	GOWPEN LLC	596 BALUE LN SE RV PARKING
11.	26704	26	PARK AT PALM BAY LIMITED	1200 HADLEY CIR SE #CH TG&W
12.	26705	26	FRENCH, NATHAN & TIFFANY	726 EMPRESS ST SE STORING ON VACANT
13.	26706	26	ALWABLI, MOHAMMAD SULAIMAN	212 PIONEER AVE NE EXCESS VEG

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Number	Case	Year	Name	Location
14.	26707	26	ARNESON, KIM MARIE & MICHAEL	560 TOPEKA RD SW RV
15.	26708	26	BELIZAIRE, ROGENA	351 HARRINGTON ST SW LIGHTING STANDARDS
16.	26709	26	THE PALMS CONDOMINIUMS C/O ELITE	2101 FOREST KNOLL DR DUMPSTER SPILLAGE
17.	26710	26	YOUNG, STEVEN & JELISA	113 WADING BIRD CIE BUILDING W/O PERMIT
18.	26711	26	EATON, JASON LEE	1431 ELDRON BLVD SE RV PARKING
19.	26712	26	INB BFR FUND 1 LLC	675 RALEIGH RD SE RV PARKING
20.	26713	26	SECREST, LAUNA	874 HAMPTON DR NE JUNK VEH / T&D
21.	26714	26	MIHOTZ, KIRSTIN & KENNEDY, BRITTANY	2572 SOUTHOVER DR NE SHED IN DRIVEWAY
22.	26715	26	OPM-USA INC C/O PROPERTY TAX DEPT	2186 FRANKLIN DR NE EXCESS VEG
23.	26716	26	SIMMONS, JOHN J	769 JAMES CIR NE TG&W
24.	26717	26	CABA, NICHOLAS ROBERT	2813 FLORESTA DR NE PARKING / RV / LIVING IN
25.	26718	26	FIELDS JR., TIMOTHY R	806 VANCE CIR NE PARKING / RV / GOLF
26.	26719	26	FIELDS JR., TIMOTHY R	806 VANCE CIR NE JUNK VEH

Number	Case	Year	Name	Location
27.	26720	26	SPINA, MARIA T & PATRICK M	1571 VAN ECK RD NE ILLEGAL DRIVEWAY

CODE COMPLIANCE HEARINGS: SET FINE

Number	Case	Year	Name	Location
1.	26721	26	CLARK JR., MILTON C & INMAN, BONITA S	3043 GAGSTARTER AVE TGWV & T&D
2.	26722	26	CONCOR OF FLORIDA INC	1800 TULANE AVE SE NSVT
3.	26723	26	GVL COMMUNITY LLC	3000 POLARIS AVE SE NSVT
4.	26724	26	VERO BEACH BRIDGE LLC	1461 TIDEWELL ST SE NSVT
5.	26725	26	ABREU, EDWIN & TERESITA	512 HAMWOOD ST SW NSVT
6.	26726	26	MADEJCZYK, EDWARD	1470 COUNTRY CLUB DR TGWV
7.	26727	26	STATE OF FLORIDA (DOT)	5641 BABCOCK ST NE NSVT
8.	26728	26	TIZHOUSH, FARANAK	1324 TOWTON ST SE NSVT
9.	26729	26	MARIE E THMPSON ESTATE	703 DIPLOMAT AVE SE NSVT
10.	26730	26	BURT, WESLEY S & LENORA	621 CECELIA AVE SE NSVT
11.	26731	26	KATCHMAR, ANNA	978 HUSTED AVE SE NSVT

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Number	Case	Year	Name	Location
12.	26732	26	ROBERTS, WINTON W & JOY MARIA	2238 HENRY ST NE NSVT
13.	26733	26	PETERS JR., JAMES J	1757 BIG CYPRESS ST NE NSVT
14.	26734	26	DAVIS, JOHN F & CORAL A	1754 TAYMOUTH ST NW NSVT
15.	26735	26	FILIDIS, ROKO & IRINI	1583 MANZANITA ST NW NSVT
16.	26736	26	ELLIS, KEVIN & MORRIS, LINDA & RONALD	695 ELMONT ST NW NSVT
17.	26737	26	JOSEPH, JASMINE	1799 MAHOGANY CT NW NSVT
18.	26738	26	ROOPNARINE, NADIA	1790 MAHOGANY CT NW NSVT
19.	26739	26	MAGANTE, ALFREDO U & PRSCILLA J	173 EMERSON DR NW NSVT
20.	26740	26	3085 JUPITER LLC	3085 JUPITER BLVD SE FIRE INSPECTION
21.	26741	26	3085 JUPITER LLC	3085 JUPITER BLVD SE FIRE INSPECTION
22.	26742	26	A.E.C. HOLDINGS LLC	620 MALABAR RD SE FIRE INSPECTION
23.	26743	26	470 MALABAR LLC	470 MALABAR RD SE FIRE INSPECTION
24.	26744	26	RP & LM ENTERPRISES INC	2099 PALM BAY RD NE FIRE INSPECTION

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Number	Case	Year	Name	Location
25.	26745	26	5240 PROFESSIONAL CENTER LLC	5240 BABCOCK ST NE FIRE INSPECTION
26.	26746	26	QUIMETTE INVESTMENTS LLC	2651 PALM BAY RD NE FIRE INSPECTION
27.	26747	26	AQUA PROPERTY LP	2155 ROBERT J CONLAN FIRE INSPECTION
28.	26748	26	AQUA PROPERTY LP	2165 ROBERT J CONLAN FIRE INSPECTION
29.	26749	26	AQUA PROPERTY LP	2175 ROBERT J CONLAN FIRE INSPECTION
30.	26750	26	AQUA PROPERTY LP	2195 ROBERT J CONLAN FIRE INSPECTION
31.	26751	26	AQUA PROPERTY LP	2185 ROBERT J CONLAN FIRE INSPECTION
32.	26752	26	CAIETTA, ANDREW	214 EMERSON DR NW FIRE INSPECTION FEES
33.	26753	26	5270 PALM BAY LLC	5270 BABCOCK ST NE FIRE INSPECTION FEES
34.	26754	26	CUPOLA HOMES27 LLC	3177 ASPEN RD SE UTILITIES
35.	26755	26	GUYAH, VERONICA & ANEISHA	3141 SAN FILIPPO DR SE UTILITIES
36.	26756	26	MAR LU A PROPERTY MANAGEMENT LLC	3291 FORESMAN AVE SE UTILITIES
37.	26757	26	MAINGOT-EPPINETT, KIMBERLY OPAL MARIE	1889 SARACEN AVE SE UTILITIES

Number	Case	Year	Name	Location
38.	26758	26	COLLET, THOMAS JAMES & JESSICA LYNN & HUNTE	832 SORREL ST NW UTILITIES
39.	26759	26	LUX INVESTMENTS INC	2280 HARRIS AVE NE #01 BTR
40.	26760	26	2870 GLASSNER AVE FUTURE INVESTMENTS LL	2870 GLASSNER AVE NE BTR
41.	26761	26	SUTTON PROPERTIES OF PALM BAY II LLC	4690 LIPSCOMB ST NE BTR

NEXT BOARD MEETING DATE: APRIL 8, 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.