



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

February 9, 2026 - 1:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

The City desires to accommodate persons with disabilities. Accordingly, any person who requires an accommodation, pursuant to Chapter 286.26 Florida Statutes, should, at least 48 hours prior to the hearing, submit a written request to the City Clerk detailing the accommodation required.

Any person who decides to appeal any decision of the special magistrate, with respect to any matter considered at this hearing, will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person or defendant who requests to review or object to any exhibits presented to the special magistrate by the City of Titusville prior to submission to the special magistrate, must stand and state their requests to review the exhibits prior to review by the magistrate at the time their case or agenda item is called for hearing.

Any person found to be in violation of the City of Titusville Code of Ordinances and given a time frame in which to comply shall, upon compliance, be responsible for contacting the code enforcement supervisor for an inspection to verify said compliance. The violation will not be considered to be in compliance until the code enforcement supervisor is notified and verifies compliance.

- 1. CALL TO ORDER**
- 2. SWEARING IN OF WITNESSES**
- 3. HEARINGS**
 - A. Municipal Appeals**

 - B. Lien Reduction Hearings**

C. Non-Compliant Hearings

1. **26-02**
Jeffrey Joe Damron
554 Lenore Avenue
Titusville, FL 32796
Parcel ID# 21-35-33-76-1-15
Notice of Violation: Certified mail sent on October 3, 2025, and posted on October 2, 2025.
Notice of Hearing: Certified mail sent on January 21, 2026, and posted on January 22, 2026.

D. Continued Hearings

E. Initial Hearings

1. **26-04**
Patricia A. Tooming
1780 Golfview Drive, Titusville, FL 32780
Parcel ID: 22-35-09-08-D-7
Notice of Violation: Certified mail sent and posted on September 3, 2025.
Notice of Hearing: Certified mail sent on January 9, 2026,
Notice Posted on property and City Hall on January 26, 2026
2. **26-05**
Solomon Family Trust
3446 Trevino Circle, Titusville, FL 32780
Parcel ID: 22-35-16-28-1-27
Notice of Violation: Certified mail sent and posted on October 8, 2025.
Notice of Hearing: Certified mail sent on January 9, 2026, and posted on
Notice of Hearing posted at property and City Hall on January 27, 2026
3. **26-06**
Indian River Church Inc
1355 Cheney Highway, Titusville, FL 32780
Parcel ID: 22-35-28-BC-1-31
Notice of Violation: Certified mail sent on November 5, 2025, and hand-delivered to staff on November 4, 2025.
Notice of Hearing: Certified mail sent on January 9, 2026, copies posted at City Hall and hand-delivered to staff on January 28, 2026.

4. CODE ENFORCEMENT MANAGER'S REPORT

5. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **Municipal Appeals**

Department/Office:

Recommended Action:

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: Lien Reduction Hearings

Department/Office:

Recommended Action:

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **Non-Compliant Hearings**

Department/Office:

Recommended Action:

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Charles Lewis, Lead Code Enforcement Officer
Subject: **26-02**
Jeffrey Joe Damron
554 Lenore Avenue
Titusville, FL 32796
Parcel ID# 21-35-33-76-1-15
Notice of Violation: Certified mail sent on October 3, 2025,
and posted on October 2, 2025.
Notice of Hearing: Certified mail sent on January 21, 2026,
and posted on January 22, 2026.

Department/Office: Code Enforcement

Recommended Action:

Order the Respondent(s) to correct the following violation(s) on or before **February 6, 2026**:

1. Sec. 6-109, 2018 IPMC Subsection 304.1 – General Exterior Maintenance
Repair the exterior of the structure.
2. Sec. 6-109, 2018 IPMC Subsection 304.7- Roofs and Drainage
Repair or replace the roof system of the structure.

Order the Respondent(s) be assessed administrative costs in the amount of **\$153.89**

If the Respondent does not comply by **February 6, 2026**, it is being requested that a fine of **\$100.00 per violation per day (2 violations exist)** be imposed for each day the violation continues.

The Respondent(s) must contact Frank Lewis Jr. Code Enforcement Officer at 321-567-3771 to arrange for an inspection of the property to verify compliance.

Summary Explanation & Background:

Sec.6-109; 2018 IPMC- 304.1- General Exterior Maintenance
Sec.6-109; 2018 IPMC- 304.7 - Roofs and Drainage

Narrative of Violation(s): Routine patrol in the area found a vacant residential structure with damage to the roof covering, roof decking, and roof framing at the right rear and

front porch area. The damage has exposed some of the roof framing and allows water intrusion.

Any Contact with the owner: No contact with the owner; attempts to make contact through utility records and previous building permit applications were unsuccessful.

Results of re-inspections: None of the violations have been corrected to date.

Alternatives:

1. Alternate finding and amount.
2. Waive the City's Cost.
3. Additional time to correct.
4. Find the property is in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 1: Quality of Life

Strategic Plan Impact:

Goal 1: Quality of Life

ATTACHMENTS:

1. 20251002_095037
2. 20251002_095105
3. 20251002_095043
4. 26-02 January 2026 Exhibits
5. 26-02 February Exhibits
6. 20260129_112019



Photo by FL
October 02, 2025 9:50 AM



Photo by FL
October 02, 2025 9:51 AM



Photo by FL
October 02, 2025 9:50 AM



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-02 Address/Location of Violation: 554 LENORE AVE

Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Hearing was hand delivered to:

- the owner of the property on _ / _ / _ at _____.
- the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.
- the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge _ / _ / _ at _____.

POST

Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 12/11/2025

MAIL

Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 12/10/2025

- the address listed in the tax collector's office on _ / _ / _.
- the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

FRANK LEWIS JR Frank Lewis Jr 12-16-2025

Print Name / Signature / Date

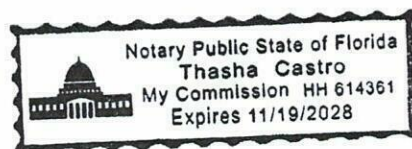
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that FRANK LEWIS JR, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 11 day of December, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 11 day of December 2025.

THASHA CASTRO

Notary Public

SEAL



**CITY OF TITUSVILLE
CODE ENFORCEMENT
1100 JOHN GLENN BOULEVARD
TITUSVILLE, FL 32780
(321) 567-3770**

Hearing Case No. ~~25-0426-02~~
Enforcement Case No: 25-001429

CITY OF TITUSVILLE

Petitioner,

vs.

**DAMRON, JEFFREY JOE
PO BOX 1373
PIKEVILLE, KY 41502**

Respondent.
_____ /

AMENDED NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 01/12/2026 at 1:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

YOU ARE REQUIRED TO BE PRESENT AT THE HEARING AND FAILURE TO APPEAR WILL NOT PREVENT OR POSTPONE THE HEARING IN ANY MANNER. IF THE VIOLATION IS CORRECTED AND THEN RECURS, OR IF THE VIOLATION WAS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION BY THE CODE INSPECTOR, THE CASE SHALL BE PRESENTED TO THE ENFORCEMENT BOARD/SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE BOARD HEARING.

If you have witnesses, books, receipts or other evidence bearing on this matter you should bring them with you at the time of the hearing. You may request issuance of subpoenas for witnesses and evidence and may appear with or without an attorney.

Proceedings of the Municipal Code Enforcement Special Magistrate are conducted in accordance and by the authority of Part I., Chapter 162 Florida Statutes, and Article II, Chapter II, Code of Ordinances of the City of Titusville, Florida. Pursuant to the provisions of Chapter 162, Florida Statutes the Board may issue orders having the force of law to command whatever steps are necessary to bring any Code violations determined to exist into compliance and, upon the failure of a party to comply, to order the payment of a fine of up to \$5000.00 for an irreversible/irreparable violation, said fine may constitute a lien upon your real and personal property.

Plaintiff, the CITY OF TITUSVILLE, a municipal corporation of the STATE OF FLORIDA, files this, its Complaint, against Defendant(s), and alleges as follows:



City of Titusville
Affidavit - Notice of Violation



Case No. 26-02 Address/Location of Violation: 554 LENORE AVE
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Violation was hand delivered to:

- Owner of property on ___/___/___ at ___
Owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on ___/___/___ at ___
Owner(s) of commercial property, leaving the Notice of Violation with a manager or other person in charge ___/___/___ at ___

POST

[X] Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 10/2/2025

MAIL

[X] Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 10/3/2025:

- Address listed in the tax collector's office on ___/___/___
Address listed in the tax collector's office/another address provided to the City of Titusville ___/___/___

FRANK LEWIS JR [Signature] 12-16-2025

Print Name / Signature / Date

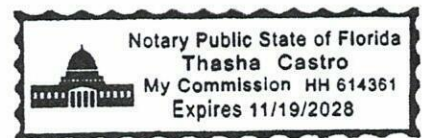
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that FRANK LEWIS JR, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 16 day of December, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 16 day of December 2025.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3770

DAMRON, JEFFREY JOE
PO BOX 1373
PIKEVILLE, KY 41502

October 02, 2025

CASE # 25-001429

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 554 LENORE AVE , Parcel ID# 21 3533-76-1-15

An inspection was conducted on 10/02/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

The City of Titusville realizes that most of its citizens are not familiar with the City's Codes and Ordinances; therefore, this letter shall serve as notice that the violation(s) listed below were found during this inspection:

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.1 THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.

Inspector Comments: Repair all exterior violations including but not limited to soffit, fascia and porch ceilings.

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.7 - THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

Inspector Comments: Repair/replace roofing material, roof decking, and repair or replace structural components to include but not limited to the roof trusses.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **11/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

If you have any questions or to schedule a re-inspection in your effort to achieve compliance,

please contact the Code Enforcement office at (321)-567-3771.

In accordance with Florida Statutes, Chapter 162, the Special Magistrate/Code Board has the authority to assess any costs the City incurs in investigating and prosecuting this case, in addition to imposing a fine of up to \$250.00 per day for each violation. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement magistrate/board even if the violation has been corrected prior to the hearing.

It is the responsibility of the City's Code Enforcement Department to enforce Titusville's Codes and Ordinances to ensure a safe and healthy environment for its citizens. By means of this notice we are asking for your assistance in achieving this goal.

Sincerely,

Frank Lewis Jr.
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 26-02 Address/Location of Violation: 554 LENORE AVE
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Hearing was hand delivered to:

- the owner of the property on _ / _ / _ at _____.
- the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.
- the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge _ / _ / _ at _____.

POST

Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 1/22/2026

MAIL

- Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 1/21/2026
- the address listed in the tax collector's office on _ / _ / _.
- the address listed in the tax collector's office/another address provided to the City of Titusville 1/21/2026.

FRANK LEWIS JR

Frank Lewis Jr 1-22-2026

Print Name / Signature / Date

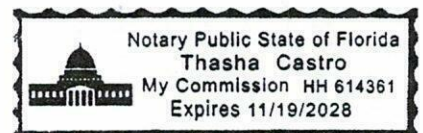
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that FRANK LEWIS JR, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of January, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of January 2026.

[Signature]

Notary Public

SEAL



**CITY OF TITUSVILLE
CODE ENFORCEMENT
1100 JOHN GLENN BOULEVARD
TITUSVILLE, FL 32780
(321) 567-3770**

Hearing Case No. 26-02
Enforcement Case No: 25-001429

CITY OF TITUSVILLE

Petitioner,

vs.

**DAMRON, JEFFREY JOE
PO BOX 1373
PIKEVILLE, KY 41502**

Respondent.
_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE NON-COMPLIANT HEARING

**On 02/09/2026 at 1:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

YOU ARE REQUIRED TO BE PRESENT AT THE HEARING AND FAILURE TO APPEAR WILL NOT PREVENT OR POSTPONE THE HEARING IN ANY MANNER. IF THE VIOLATION IS CORRECTED AND THEN RECURS, OR IF THE VIOLATION WAS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION BY THE CODE INSPECTOR, THE CASE SHALL BE PRESENTED TO THE ENFORCEMENT BOARD/SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE BOARD HEARING.

If you have witnesses, books, receipts or other evidence bearing on this matter you should bring them with you at the time of the hearing. You may request issuance of subpoenas for witnesses and evidence and may appear with or without an attorney.

Proceedings of the Municipal Code Enforcement Special Magistrate are conducted in accordance and by the authority of Part I., Chapter 162 Florida Statutes, and Article II, Chapter II, Code of Ordinances of the City of Titusville, Florida. Pursuant to the provisions of Chapter 162, Florida Statutes the Board may issue orders having the force of law to command whatever steps are necessary to bring any Code violations determined to exist into compliance and, upon the failure of a party to comply, to order the payment of a fine of up to \$5000.00 for an irreversible/irreparable violation, said fine may constitute a lien upon your real and personal property.

Plaintiff, the CITY OF TITUSVILLE, a municipal corporation of the STATE OF FLORIDA, files this, its Complaint, against Defendant(s), and alleges as follows:

**CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF TITUSVILLE, FL

Petitioner,

v.

JEFFREY JOE DAMRON

Mailing address:

PO Box 1373
Pikeville, KY 41502

Respondent.

CASE NO: 26-02

Subject Property: 554 Lenore Avenue
Titusville, FL 32796

Tax Parcel ID#: 21-35-33-76-1-15

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on January 12, 2026. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. Respondent is the owner of the Subject Property. Respondent was provided notice of this hearing and did not appear at the hearing.
2. Code Enforcement Officer Frank Lewis Jr. testified that the property was inspected and found to be in violation of City Codes:
 - a. Section 6-109, 2018 IPMC Subsection 304.1 – General Exterior Maintenance
 - b. Section 6-109, 2018 IPMC Subsection 304.7 – Roofs and Drainage

A notice of violation was issued giving a reasonable time to correct the violations, but the violations were not corrected.

3. In addition to the evidence and testimony presented, the following exhibits on behalf of the City were entered into evidence:

- Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
- Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
- Ex. 3: City's Cost Recovery Statement in the amount of \$153.89.

4. The evidence shows the property remains in violation of the above-stated code provisions.

Conclusions of Law

5. Proper notice of the violation and notice of hearings were provided to Respondent(s).

6. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of:

- a. Section 6-109, 2018 IPMC Subsection 304.1 – General Exterior Maintenance
- b. Section 6-109, 2018 IPMC Subsection 304.7 – Roofs and Drainage

7. The City is entitled to recover its costs incurred in prosecuting the case, pursuant to Section 162.07(2), Florida Statutes.

Order

Based upon the Findings of Fact and Conclusions of Law, it is hereby **ORDERED**:

1. Respondent shall correct the cited violations on the subject property by repairing the exterior of the structure and by repairing or replacing the roof system of the structure by 12:00 p.m. (noon) on **February 6, 2026**. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with all violations is not achieved by this date, a subsequent non-compliance hearing will be held, and the Magistrate may impose a fine in the amount of **\$100.00** per day, per violation commencing **February 7, 2026**, and continuing daily until the violations are corrected. A lien may also be imposed.


3. In setting the proposed fine, the following are considered: (i) the gravity of the violations; (ii) any actions taken by Respondent(s) to correct the violations; and (iii) any previous code violations.

4. In addition to the fine, the City's costs of prosecution are imposed in the amount of **\$153.89** payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

5. If the violation is corrected, Respondent(s) must contact the City of Titusville Code Enforcement Department at (321)567-3770 to request an inspection to verify compliance.

DONE AND ORDERED this 15th day of January, 2026.


**CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT**



Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this 20 day of January, 2026.



Secretary Special Magistrate



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-02
Address 554 LENORE AVE
Respondent JEFFREY JOE DAMRON

Number of Inspector Hours

5 Number of Field Inspections (*Each Inspection = .5 Hours*)
2.5 Field Hours 35.22 per hour
Inspection Hours Cost 88.05

Administrative Hours and Postage

44 2 Hours in Complaint (*\$22 per hour*)
21.84 Postage (*\$10.44 each certified mail, .48 each First Class Mail*)
Administrative Hours and Postage 65.84

Total 153.89



Photo by FL

January 29, 2026 11:20 AM

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: Continued Hearings

Department/Office:

Recommended Action:

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: Initial Hearings

Department/Office:

Recommended Action:

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: James Flannigan, Code Enforcement Officer
Subject: **26-04**
Patricia A. Tooming
1780 Golfview Drive, Titusville, FL 32780
Parcel ID: 22-35-09-08-D-7
Notice of Violation: Certified mail sent and posted on September 3, 2025.
Notice of Hearing: Certified mail sent on January 9, 2026, Notice Posted on property and City Hall on January 26, 2026

Department/Office: Code Enforcement

Recommended Action:

Order the Respondent(s) to correct the following violation(s) on or before March 6, 2026:

1. Sec. 6-109; 2018 IPMC Sec. 302.1 Exterior Sanitation
Removal all debris items from property
2. Sec. 6-109; 2018 IPMC Sec. 302.4 Overgrowth – Weeds
Cut and maintain grass and weeds
3. Sec. 6-109; 2018 IPMC Sec. 304.1 General Exterior Maintenance
Removal all unsanitary items including fecal matter and old food.
4. Sec. 6-109; 2018 IPMC Sec. 305.3 Interior Surfaces
Clean interior removing all fecal matter and urine smell along with all other debris
5. Sec. 6-109; 2018 IPMC Sec. 305.1 General Interior Maintenance
Repair walls and surfaces to a safe and secure condition

Order the Respondent(s) be assessed administrative costs, in the amount of \$206.72
If the Respondent does not comply by 03/06/2026, it is being requested that a fine of \$100.00 per day per violation be imposed and continue until the violation is corrected.

Summary Explanation & Background:

1. Sec. 6-109; 2018 IPMC Sec. 302.1 Exterior Sanitation
2. Sec. 6-109; 2018 IPMC Sec. 302.4 Overgrowth – Weeds
3. Sec. 6-109; 2018 IPMC Sec. 304.1 General Exterior Maintenance

4. Sec. 6-109; 2018 IPMC Sec. 305.3 Interior Surfaces
5. Sec. 6-109; 2018 IPMC Sec. 305.1 General Interior Maintenance

On 09-02-25 I received a complaint from Ofc. Kelly in reference to the conditions at this location. She responded to the location at the tenant's request to review the conditions and certain animal issues. Upon arrival, she observed several issues of concern. She also contacted Animal Control about the cats on the property.

I obtained several photos of the condition of the property and started a case. I responded to the location on 09-03-25 to contact the tenant. No contact was made. A NOV was posted on the property.

There are numerous cats that come and go from inside the house. The cats have had litters of kittens. There is fecal matter throughout the house and smell of urine. The exterior property is overgrown with grass and weeds. The exterior has debris and trash, including cat cages, old food, and fecal matter which cause unsanitary conditions.

The interior surfaces are covered with fecal matter and are not maintained in a sanitary condition.

No contact has been made by the owner. The tenant has not seen the owner around in months.

Alternatives:

1. Alternate finding and amount.
2. Waive the City's Cost.
3. Additional time to correct.
4. Find the property is in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 1: Quality of Life

Strategic Plan Impact:

Goal 1: Quality of Life

ATTACHMENTS:

1. 1780 Golfview Interior
2. 1780 Golfview Interior 9
3. 1780 Golfview Interior 5
4. 1780 Golfview Interior 2 (1)

5. 1780 Golfview Interior 7 (1)
6. 1780 Golfview Interior 8
7. 1780 Golfview Interior 6
8. 1780 Golfview Interior 3
9. 1780 Golfview Interior 4
10. 26-04 February Exhibits





















City of Titusville
Affidavit - Notice of Hearing



Case No. 26-04 Address/Location of Violation: 1780 GOLF VIEW DR
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Hearing was hand delivered to:

- Owner of property on ___/___/___ at ___
Owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on ___/___/___ at ___
Owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge ___/___/___ at ___

POST

[X] Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 01/27/26

MAIL

- [X] Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 01/09/25
the address listed in the tax collector's office on ___/___/___
the address listed in the tax collector's office/another address provided to the City of Titusville ___/___/___

JIM FLANNIGAN [Signature] 1-27-26
Print Name / Signature / Date

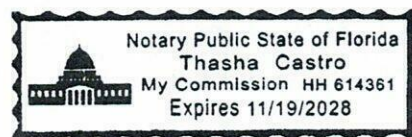
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of January, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 27 day of January 2026

[Signature]

Notary Public

SEAL



**CITY OF TITUSVILLE
CODE ENFORCEMENT
1100 JOHN GLENN BOULEVARD
TITUSVILLE, FL 32780
(321) 567-3770**

Hearing Case No. 26-04
Enforcement Case No: 25-001231

CITY OF TITUSVILLE

Petitioner,

vs.

**TOOMING, PATRICIA A
1780 GOLF VIEW DR
TITUSVILLE, FL 32780**

Respondent.
_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 02/09/2026 at 1:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

YOU ARE REQUIRED TO BE PRESENT AT THE HEARING AND FAILURE TO APPEAR WILL NOT PREVENT OR POSTPONE THE HEARING IN ANY MANNER. IF THE VIOLATION IS CORRECTED AND THEN RECURS, OR IF THE VIOLATION WAS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION BY THE CODE INSPECTOR, THE CASE SHALL BE PRESENTED TO THE ENFORCEMENT BOARD/SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE BOARD HEARING.

If you have witnesses, books, receipts or other evidence bearing on this matter you should bring them with you at the time of the hearing. You may request issuance of subpoenas for witnesses and evidence and may appear with or without an attorney.

Proceedings of the Municipal Code Enforcement Special Magistrate are conducted in accordance and by the authority of Part I., Chapter 162 Florida Statutes, and Article II, Chapter II, Code of Ordinances of the City of Titusville, Florida. Pursuant to the provisions of Chapter 162, Florida Statutes the Board may issue orders having the force of law to command whatever steps are necessary to bring any Code violations determined to exist into compliance and, upon the failure of a party to comply, to order the payment of a fine of up to \$5000.00 for an irreversible/irreparable violation, said fine may constitute a lien upon your real and personal property.

Plaintiff, the CITY OF TITUSVILLE, a municipal corporation of the STATE OF FLORIDA, files this, its Complaint, against Defendant(s), and alleges as follows:

1. Plaintiff, the CITY OF TITUSVILLE, is a municipal corporation of the STATE OF FLORIDA, and has, pursuant to Chapter 162 Florida Statutes, and Section 2-41, et seq., of the Code of Ordinances of the City of Titusville, established a Municipal Code Enforcement Board/Special Magistrate.

2. Defendant(s) is/are the owner(s) of (or is/are in possession of) the following described real property located within the municipal boundaries of the Plaintiff:

1780 GOLFVIEW DR

**TAX PARCEL ID 22 3509-08-D-7
ESTATES LOT 7 BLK D**

LAND DESCRIPTION GOLFVIEW

3. Defendant(s) has/have failed to comply with the provisions of the Section(s) listed below, of the Code of Ordinances and/or the Land Development Regulations of the City of Titusville by reason of:

SEC. 5-46 - LIMITATION ON KEEPING OF DOGS AND CATS IN RESIDENTIAL ZONES

SEC. 6-109; 2018 IPMC SEC. 302.1 - EXTERIOR SANITATION

SEC. 6-109; 2018 IPMC SEC. 302.4 - OVERGROWTH - WEEDS

SEC. 6-109; 2018 IPMC SEC. 304.1 - GENERAL EXTERIOR MAINTENANCE

SEC. 6-109; 2018 IPMC SEC. 305.3 - INTERIOR SURFACES

SEC. 6-109; 2018 IPMC SEC. 305.1 - GENERAL INTERIOR MAINTENANCE

4. Defendant(s) has/have been notified by Plaintiff of the violation(s) described in paragraph 3 hereof and has failed and refused to correct the same despite Plaintiff's demands thereof.

5. The Plaintiff has incurred costs and attorney fees in investigating and prosecuting this case before the Municipal Special Magistrate/Code Enforcement Board, and is entitled to recover those costs and fees from the Defendant(s).

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

1. Enter its Order issuing findings of fact and directing Defendant(s) to correct the Code violation by a time certain;
2. Upon the continued failure of the Defendant(s) to correct the Code violations, enter its Final Judgment ordering the Defendant(s) to pay a fine of up to \$250.00 for each day the Code violation continues past the date set for compliance, and
3. Award Plaintiff all costs incurred in prosecuting this case and include those costs in any lien that may be imposed.

Enter such further orders and judgments as may be authorized by Chapter 162, Florida Statutes, and other applicable law.

Glenn Tolleson
Code Enforcement Manager



City of Titusville
Affidavit - Notice of Violation



Case No. 26-04 Address/Location of Violation: 1780 GOLF VIEW DR
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Violation was hand delivered to:

- Owner of the property on ___/___/___ at ___
Owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on ___/___/___ at ___
Owner(s) of commercial property, leaving the Notice of Violation with a manager or other person in charge ___/___/___ at ___

POST

[X] Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 09/03/25.

MAIL

[X] Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 09/03/25.:

- the address listed in the tax collector's office on ___/___/___
the address listed in the tax collector's office/another address provided to the City of Titusville ___/___/___

JIM FLANNIGAN

[Handwritten Signature]

1-27-26

Print Name / Signature / Date

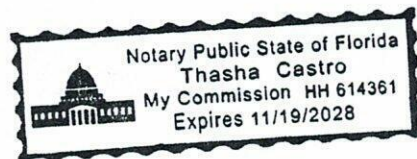
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of January, 2026 that the information in the foregoing affidavit is true.

Witness my hand and official seal this 27 day of January 20 26

[Handwritten Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3770

**TOOMING, PATRICIA A
1780 GOLF VIEW DR
TITUSVILLE, FL 32780**

September 03, 2025

CASE # 25-001231

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1780 GOLFOVIEW DR , Parcel ID# 22 3509-08-D-7

An inspection was conducted on at the above referenced property in response to a complaint received by the Code Enforcement Department.

The City of Titusville realizes that most of its citizens are not familiar with the City's Codes and Ordinances; therefore, this letter shall serve as notice that the violation(s) listed below were found during this inspection:

Section: ANIMAL

VIOLATION OF CODE: SEC. 5-46 NO PERSON SHALL KEEP OR MAINTAIN IN CONNECTION WITH ANY BUILDING ERECTED IN ANY LAND USE CLASSIFICATION IN WHICH RESIDENTIAL USES ARE PERMITTED OR IN ANY RESIDENTIAL UNIT OF A MULTIPLE-FAMILY OR TRAVEL TRAILER, MOBILE HOME AND MODULAR HOME LAND USE CLASSIFICATION, FIVE (5) OR MORE CATS OR DOGS OR COMBINATION THEREOF, SIX (6) MONTHS OR OLDER. NO PERSON SHALL KEEP OR MAINTAIN ON VACANT PROPERTY OR IN CONNECTION WITH ANY BUILDING USED FOR BUSINESS, COMMERCIAL OR INDUSTRIAL PURPOSES, MORE THAN FOUR (4) DOGS. NOTHING CONTAINED IN THIS SECTION SHALL BE CONSTRUED TO PERMIT THE USE OF LAND OR A BUILDING AS A DOG KENNEL IF THE LAND OR BUILDING IS LOCATED IN A LAND USE CLASSIFICATION IN WHICH A DOG KENNEL IS A PERMITTED USE.

Inspector Comments:

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 302.1 EXTERIOR SANITATION - EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY THAT SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.

Inspector Comments:

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 302.4 WEEDS - PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF [12 INCHES]. NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS. UPON FAILURE OF THE OWNER OR AGENT HAVING CHARGE OF A PROPERTY TO CUT AND DESTROY WEEDS AFTER SERVICE OF A NOTICE OF VIOLATION, THEY SHALL BE SUBJECT TO PROSECUTION IN ACCORDANCE WITH SECTION 106.3 AND AS PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION. UPON FAILURE TO COMPLY WITH THE NOTICE OF VIOLATION, ANY DULY AUTHORIZED EMPLOYEE OF THE JURISDICTION OR CONTRACTOR HIRED BY THE JURISDICTION SHALL BE AUTHORIZED TO ENTER UPON THE PROPERTY IN VIOLATION AND CUT AND DESTROY THE WEEDS GROWING THEREON, AND THE COSTS OF SUCH REMOVAL SHALL BE PAID BY THE OWNER OR AGENT RESPONSIBLE FOR THE PROPERTY.

Inspector Comments:

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.1 THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.

Inspector Comments:

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 305.3 INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.

Inspector Comments:

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 305.1 THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND IN A SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE THAT THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY.

Inspector Comments:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **09/24/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

If you have any questions or to schedule a re-inspection in your effort to achieve compliance,

please contact the Code Enforcement office at (321) 567 3770.

In accordance with Florida Statutes, Chapter 162, the Special Magistrate/Code Board has the authority to assess any costs the City incurs in investigating and prosecuting this case, in addition to imposing a fine of up to \$250.00 per day for each violation. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement magistrate/board even if the violation has been corrected prior to the hearing.

It is the responsibility of the City's Code Enforcement Department to enforce Titusville's Codes and Ordinances to ensure a safe and healthy environment for its citizens. By means of this notice we are asking for your assistance in achieving this goal.

Sincerely,

Jim Flannigan
Code Enforcement Officer



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-04
Address 1780 GOLF VIEW DRIVE
Respondent PATRICIA A. TOOMING

Number of Inspector Hours

8 Number of Field Inspections (*Each Inspection = .5 Hours*)
4 Field Hours 35.22 per hour
Inspection Hours Cost 140.88

Administrative Hours and Postage

44 2 Hours in Complaint (*\$22 per hour*)
21.84 Postage (*\$10.44 each certified mail, .48 each First Class Mail*)
Administrative Hours and Postage 65.84

Total 206.72

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: James Flannigan, Code Enforcement Officer
Subject: **26-05**
Solomon Family Trust
3446 Trevino Circle, Titusville, FL 32780
Parcel ID: 22-35-16-28-1-27
Notice of Violation: Certified mail sent and posted on
October 8, 2025.
Notice of Hearing: Certified mail sent on January 9, 2026,
and posted on
Notice of Hearing posted at property and City Hall on
January 27, 2026

Department/Office: Code Enforcement

Recommended Action:

Shipping container needs to be removed from property since it is not allowed in residential area.

Order the Respondent(s) be assessed administrative costs, in the amount of **\$171.50** If the Respondent does not comply by 03/06/2026, it is being requested that a fine of \$50.00 per day be imposed and continue until the violation is corrected.

Summary Explanation & Background:

1. Sec 28-365 Storing of Shipping Containers in Residential Zone

On October 8, 2025 I received a complaint about a shipping container at this location. I observed the violation from the front yard. I made contact with the resident. I explained to her the violation about the storage container. She advised she was using it for storage. I advised her that per City Code she could not have a shipping container in a residential area. She advised she was unaware but, the container would be gone by end of November.

As of today February 9, 2026 the shipping container is still on the property, and no permit has been applied for or approved.

Alternatives:

1. Alternate finding and amount.
2. Waive the City's Cost.

3. Additional time to correct.
4. Find the property is in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 1: Quality of Life

Strategic Plan Impact:

Goal 1: Quality of Life

ATTACHMENTS:

1. 20251007_112615 (1)
2. 26-05 February Exhibits



photo by JF

October 07, 2025 11:26 AM



City of Titusville

Affidavit - Notice of Hearing



Case No. 26-05 Address/Location of Violation: 3446 TREVINO CIR

Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Hearing was hand delivered to:

- the owner of the property on / / at _____.
- the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on / / at _____.
- the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge / / at _____.

POST

Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 01/27/26

MAIL

Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 01/06/26

- the address listed in the tax collector's office on / / .
- the address listed in the tax collector's office/another address provided to the City of Titusville / / .

JIM FLANNIGAN

1-27-26

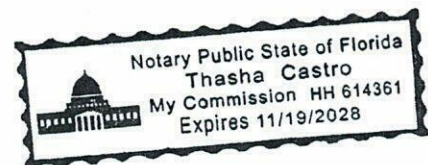
Print Name / Signature / Date

I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of January, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 27 day of January 2026.

Notary Public

SEAL



**CITY OF TITUSVILLE
CODE ENFORCEMENT
1100 JOHN GLENN BOULEVARD
TITUSVILLE, FL 32780
(321) 567-3770**

Hearing Case No. 26-05
Enforcement Case No: 25-001450

CITY OF TITUSVILLE

Petitioner,

vs.

**SOLOMON FAMILY TRUST
3446 TREVINO CIR
TITUSVILLE, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 02/09/2026 at 1:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

YOU ARE REQUIRED TO BE PRESENT AT THE HEARING AND FAILURE TO APPEAR WILL NOT PREVENT OR POSTPONE THE HEARING IN ANY MANNER. IF THE VIOLATION IS CORRECTED AND THEN RECURS, OR IF THE VIOLATION WAS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION BY THE CODE INSPECTOR, THE CASE SHALL BE PRESENTED TO THE ENFORCEMENT BOARD/SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE BOARD HEARING.

If you have witnesses, books, receipts or other evidence bearing on this matter you should bring them with you at the time of the hearing. You may request issuance of subpoenas for witnesses and evidence and may appear with or without an attorney.

Proceedings of the Municipal Code Enforcement Special Magistrate are conducted in accordance and by the authority of Part I., Chapter 162 Florida Statutes, and Article II, Chapter II, Code of Ordinances of the City of Titusville, Florida. Pursuant to the provisions of Chapter 162, Florida Statutes the Board may issue orders having the force of law to command whatever steps are necessary to bring any Code violations determined to exist into compliance and, upon the failure of a party to comply, to order the payment of a fine of up to \$5000.00 for an irreversible/irreparable violation, said fine may constitute a lien upon your real and personal property.

Plaintiff, the CITY OF TITUSVILLE, a municipal corporation of the STATE OF FLORIDA, files this, its Complaint, against Defendant(s), and alleges as follows:

1. Plaintiff, the CITY OF TITUSVILLE, is a municipal corporation of the STATE OF FLORIDA, and has, pursuant to Chapter 162 Florida Statutes, and Section 2-41, et seq., of the Code of Ordinances of the City of Titusville, established a Municipal Code Enforcement Board/Special Magistrate.

2. Defendant(s) is/are the owner(s) of (or is/are in possession of) the following described real property located within the municipal boundaries of the Plaintiff:

3446 TREVINO CIR

TAX PARCEL ID 22 3516-28-1-27

LAND DESCRIPTION ROYAL OAK

GOLF & COUNTRY CLUB SEC 6B LOT 27 BLK 1

3. Defendant(s) has/have failed to comply with the provisions of the Section(s) listed below, of the Code of Ordinances and/or the Land Development Regulations of the City of Titusville by reason of:

SEC. 28-373 - (B) - TEMPORARY STORAGE UNITS

SEC 28-365 - STORING OF SHIPPING CONTAINERS, VEHICLES IN RESIDENTIAL DIST

4. Defendant(s) has/have been notified by Plaintiff of the violation(s) described in paragraph 3 hereof and has failed and refused to correct the same despite Plaintiff's demands thereof.

5. The Plaintiff has incurred costs and attorney fees in investigating and prosecuting this case before the Municipal Special Magistrate/Code Enforcement Board, and is entitled to recover those costs and fees from the Defendant(s).

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

1. Enter its Order issuing findings of fact and directing Defendant(s) to correct the Code violation by a time certain;
2. Upon the continued failure of the Defendant(s) to correct the Code violations, enter its Final Judgment ordering the Defendant(s) to pay a fine of up to \$250.00 for each day the Code violation continues past the date set for compliance, and
3. Award Plaintiff all costs incurred in prosecuting this case and include those costs in any lien that may be imposed.

Enter such further orders and judgments as may be authorized by Chapter 162, Florida Statutes, and other applicable law.

Glenn Tolleson
Code Enforcement Manager



City of Titusville
Affidavit - Notice of Violation



Case No. 26-05 Address/Location of Violation: 3446 TREVINO CIR

Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Violation was hand delivered to:

- Owner of property on ___/___/___ at ___
Owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on ___/___/___ at ___
Owner(s) of commercial property, leaving the Notice of Violation with a manager or other person in charge ___/___/___ at ___

POST

[X] Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 10/08/25.

MAIL

[X] Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 10/08/25.:

- Address listed in the tax collector's office on ___/___/___
Address listed in the tax collector's office/another address provided to the City of Titusville ___/___/___

JIM FLANNIGAN

[Signature] 1-27-26

Print Name / Signature / Date

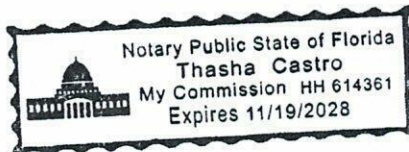
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of January 2024, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 27 day of January 2024.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3770

**SOLOMON FAMILY TRUST
3446 TREVINO CIR
TITUSVILLE, FL 32780**

October 08, 2025

CASE # 25-001450

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 3446 TREVINO CIR , Parcel ID# 22 3516-28-1-27

An inspection was conducted on 10/07/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

The City of Titusville realizes that most of its citizens are not familiar with the City's Codes and Ordinances; therefore, this letter shall serve as notice that the violation(s) listed below were found during this inspection:

Section: LAND DEVELOPMENT REGULATIONS

VIOLATION OF CODE: SEC. 28-373 - (B) DEFINITION. "TEMPORARY STORAGE UNITS:" TRANSPORTABLE UNITS DESIGNED AND USED PRIMARILY FOR TEMPORARY STORAGE OF BUILDING MATERIALS, HOUSEHOLD GOODS, PERSONAL ITEMS AND OTHER MATERIALS FOR USE ON A LIMITED BASIS ON RESIDENTIAL AND COMMERCIAL PROPERTIES. THIS DEFINITION DOES NOT INCLUDE STORAGE UNITS AUTHORIZED BY THE FLORIDA BUILDING CODE PURSUANT TO SECTION 553.73, FLORIDA STATUTES. TRUCK BODIES, SHIPPING CONTAINERS (EXCEPT AS DESCRIBED BELOW) AND SEMI-TRAILERS ARE PROHIBITED. (C) STANDARDS FOR TEMPORARY ACCESSORY USES. (1) TEMPORARY STORAGE UNITS ARE PERMITTED PROVIDED THE FOLLOWING CRITERIA ARE MET: A. A MAXIMUM OF ONE (1) TEMPORARY STORAGE UNIT IS PERMITTED PER LOT WITH A MAXIMUM OF ONE (1) PLACEMENT PERMITTED PER YEAR. ADDITIONAL UNITS MAY BE PLACED IN SPECIAL AND COMMERCIAL ZONING DISTRICTS PROVIDED THEY ARE APPROVED BY THE ADMINISTRATOR AND CRITERIA ITEMS BELOW ARE MET. IN THE EVENT THAT ADDITIONAL UNITS ARE PERMITTED, THEY WILL NOT EXCEED TWO (2) PLACEMENTS PER YEAR; B. THE MAXIMUM SIZE OF THE TEMPORARY STORAGE UNIT IS EIGHT (8) FEET WIDE, TWENTY-FOUR (24) FEET LONG, AND NINE (9) FEET HIGH; C. THE MAXIMUM TIME A TEMPORARY STORAGE UNIT IS PERMITTED TO REMAIN ON THE LOT IS THIRTY (30) CONSECUTIVE DAYS; D. THE TEMPORARY STORAGE UNIT SHALL NOT BE PLACED IN ANY RIGHT-OF-WAY OR EASEMENT AND SHALL NOT CREATE A SIGHT OBSTRUCTION FOR ANY VEHICULAR OR PEDESTRIAN TRAFFIC; E. THE TEMPORARY STORAGE UNIT SHALL NOT BE UTILIZED FOR THE STORAGE OF LIVE ANIMALS, HAZARDOUS OR FLAMMABLE MATERIALS, OR HUMAN HABITATION; F. ADVERTISING IS PROHIBITED ON THE TEMPORARY STORAGE UNIT WITH THE EXCEPTION OF THE NAME AND PHONE NUMBER OF THE VENDOR OF THE UNIT; G. THE EXTERIOR OF THE TEMPORARY STORAGE UNIT SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY. PEELING, FLAKING AND CHIPPED PAINT SHALL BE

PROHIBITED; H. THE APPLICANT MUST AFFIX A PLACARD, ISSUED AT THE TIME OF PERMITTING AND CLEARLY VISIBLE FROM THE NEAREST ROADWAY, TO THE TEMPORARY STORAGE UNIT WHICH PROVIDES INFORMATION IDENTIFYING THE PLACEMENT DATE, DATE OF REQUIRED REMOVAL, AND THE NUMBER TO REPORT VIOLATIONS TO THE CODE ENFORCEMENT DEPARTMENT. ANY PERSON WHO VIOLATES THIS ARTICLE SHALL UPON CONVICTION BE PUNISHED AS PROVIDED IN SECTION 1-15, "GENERAL PENALTY; CONTINUING VIOLATIONS." EACH DAY THE VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE VIOLATION FOR THE PURPOSES OF THIS ARTICLE AND SHALL BE PUNISHABLE AS SUCH AND/OR SAID VIOLATION MAY BE PROCESSED AS A CODE VIOLATION PURSUANT TO F.S. CH. 162 AND THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE. I. FOR STORAGE UNITS ASSOCIATED WITH COMMERCIAL, MULTIFAMILY, AND OFFICE USES, THE UNITS SHALL NOT BE LOCATED ON REQUIRED PARKING SPACES. J. STACKING OF TEMPORARY STORAGE UNITS SHALL BE PROHIBITED. (2) EXEMPTIONS. THE ABOVE REGULATIONS SHALL NOT APPLY TO TEMPORARY STORAGE UNITS THAT ARE PLACED FOR CONSTRUCTION PURPOSES (TRUCK BODIES, SHIPPING CONTAINERS, AND SEMI-TRAILERS ARE PROHIBITED FROM USE AS CONSTRUCTION OFFICES ON PROJECT SITES) IN CONNECTION WITH A VALID BUILDING PERMIT OR DURING ANY PERIOD OF DECLARED EMERGENCY BY FEDERAL, STATE OR LOCAL OFFICIAL ACTION.

Inspector Comments:

Section: ZONING

VIOLATION OF CODE: SEC 28-365 (1) PARKING OR STORAGE OF MOTOR VEHICLES, RECREATION VEHICLES, BOATS, AIRBOATS, OR TRAILERS IN RESIDENTIAL DISTRICTS SHALL ADHERE TO THE REGULATIONS IN SECTION 20-58 OF THE CODE OF ORDINANCES. (2) THE PLACEMENT OR USE OF ANY SHIPPING CONTAINER AS AN ACCESSORY BUILDING, STORAGE BUILDING, OR LIVING UNIT ON RESIDENTIALLY ZONED LAND AND/OR LAND USED FOR RESIDENTIAL PURPOSES IS PROHIBITED. LICENSED AND BONDED CONTRACTORS MAY USE SHIPPING CONTAINERS FOR TEMPORARY HOUSING OF EQUIPMENT AND MATERIALS DURING CONSTRUCTION AS AUTHORIZED BY A CITY BUILDING PERMIT.

Inspector Comments:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **10/30/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

If you have any questions or to schedule a re-inspection in your effort to achieve compliance, please contact the Code Enforcement office at (321) 567 3770.

In accordance with Florida Statutes, Chapter 162, the Special Magistrate/Code Board has the authority to assess any costs the City incurs in investigating and prosecuting this case, in addition to imposing a fine of up to \$250.00 per day for each violation. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement magistrate/board even if the violation has been corrected prior to the hearing.

It is the responsibility of the City's Code Enforcement Department to enforce Titusville's Codes and Ordinances to ensure a safe and healthy environment for its citizens. By means of this notice we are asking for your assistance in achieving this goal.

Sincerely,

Jim Flannigan
Code Enforcement Officer

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **26-06**
Indian River Church Inc
1355 Cheney Highway, Titusville, FL 32780
Parcel ID: 22-35-28-BC-1-31
Notice of Violation: Certified mail sent on November 5, 2025, and hand-delivered to staff on November 4, 2025.
Notice of Hearing: Certified mail sent on January 9, 2026, copies posted at City Hall and hand-delivered to staff on January 28, 2026.

Department/Office: Code Enforcement

Recommended Action:

Order the Respondent(s) to correct the violation by:

1. Section 30-214: Stormwater management Enforcement and Penalties — Remove all structures / playground equipment from stormwater retention areas and restore the area so it functions as per the approved drainage plans.

Order the Respondent(s) to correct the violation **on or before 12:00 pm (noon) on April 10, 2026**. If the Respondent does not comply, Impose a fine of **\$100.00** per day, per violation, commencing on **April 11, 2026**, and continuing daily until the violation is corrected.

Order the Respondent(s) be assessed administrative costs in the amount of **\$136.28**.

The Respondent(s) must contact Code Enforcement Officer Mae Wright at 321-567-3935 to arrange for an inspection of the property to verify compliance.

Summary Explanation & Background:

1. Section 30-214: Stormwater Management Enforcement and Penalties

Narrative of Violation: I was contacted by a parent of a student attending The Kid's Place at the Indian River Methodist Church. Heavy rains over the weekend flooded the playground areas located to the east & south of the Fellowship Hall. She had concerns after being told the playground where her child normally plays was located within the stormwater retention areas for the Church.

I spoke to Titusville Development Services and Planning Department Staff concerning the playground equipment and complaint. They completed a review of records and permits associated with 1355 Cheney Hwy. Staff was unable to find any records approving the playground in the retention pond but noted the following:

- The approved Site Plan for the Multipurpose Building, receive in August 1988, shows a stormwater retention area located along the southeast corner of the property.
- A concept plan on approved Conditional Use Permit #7-1998 for the daycare indicated an “Existing Outdoor Play Area” along the east property line.
- Fence Permit #2000-030027 was issued for the fencing that goes through the retention area along the south property line, but it did not note any playground equipment in that area.
- Surveys included in documentation on approved Conditional Use Permit #5-2022 and on approved Variance #2-2024 provided the locations of the stormwater retention areas, fences, multiple storage buildings and other structures on the property but did not note the playground equipment in the stormwater retention area.

Titusville Community Development Staff determined that the playground equipment was not approved and shall be removed due to:

- The potential for biochemical exposure,
- The potential for a drowning during an event,
- That continuous use of the area will cause compaction and disturbance of the underlying soil and loss of infiltration capacity,
- that the equipment may take up volume and add impervious surface in/ to the pond,
- And the potential damage, interference and physical hazard of weirs, skimmers and grates.

Any Contact with the Owner: On November 4, 2025, I stopped into the main office of the Indian River Methodist Church to hand-deliver a copy of the Notice of Violation. I spoke with the Church Administrator and School Staff, discussing the complaint, research done, and the determination made by City Staff. Church Administrator McLester explained that it was the Church’s understanding that the playgrounds were grandfathered in as they’ve been in the same locations for over 25 years. She also shared that future expansion plans included relocating the playgrounds to a different portion of the property. I advise that at this time the playground equipment is not allowed to stay and provide contact information for the Community Development Staff if the Church had any questions about the determination made or on the restoration of the stormwater retention area.

Results of Reinspection: The playground equipment remains in the stormwater retention area.

Alternatives:

1. Alternate finding and amount.
2. Waive the City's Cost.
3. Additional time to correct.
4. Find the property is in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 1: Quality of Life

Strategic Plan Impact:

Goal 1: Quality of Life

ATTACHMENTS:

1. 1355 Cheney Hwy_Site Plan_Stamped received Aug 23 1988
2. 20260106_133725 - Photo of Playground Equipment
3. 20260106_133858 - Photo of Playground Equipment
4. 20260106_133916 copy - Photo of Playground Equipment
5. 1355 Cheney Hwy -Fence Permit 00-030027 and Site Plan
6. 1355 Cheney Hwy_Variance 2-2024 Development Order
7. 26-06 February Exhibits



Photo by MW

January 06, 2026 1:37 PM



Photo by MW

January 06, 2026 1:38 PM



Photo by MW

January 06, 2026 1:39 PM

CITY OF TITUSVILLE

BUILDING PERMIT

PERMIT #: 2000030027
ISSUED: 03-30-00 **BY:** CWILSON
MASTER #: 2000030027 **COA #:**

PERMIT TYPE: FENC
APPLIED DATE: 03-06-00

VALID #: 27
APPROVAL DATE: 03-06-00

JOB ADDRESS: 1355 CHENEY HY
JOB DESCRIPTION: FENCE INSTALLATION

JOB PHONE: (321)267-7922

ADDITIONAL INFO INSTALL 610 FEET OF 6 FT HIGH CHAIN LINK FENCE WITH (1-EACH) 4 FT AND 10 FT DOUBLE GATES AT REAR OF PROPERTY

****FENCE INSTALLATION SHALL NOT OBSTRUCT EITHER THE DRAINAGE FROM THE SPILLWAY OR THE RETENTION AREA****

SUBDIVISION 1472 -INDIAN RIVER HEIGHTS **BLOCK:** 1 **LOT:**1
FLOOD **ZONE** **ELEVATION:**
FOLIO #: 22-35-28-1472-1-31 **TOWNSHIP-RANGE-SECTION:**

OWNER
INDIAN RIVER CITY METHODIST
CHURCH INC
1355 CHENEY HWY
TITUSVILLE, FL 32780

CONTRACTOR INFORMATION:
ATLANTIC FENCE OF BREVARD INC
4640 N US HIGHWAY #1
MELBOURNE, FL 32935

CERTIFICATE #: 1907 **PHONE:** 255-1020

FCC CODE: 360 - ALTERATIONS-NONSTRUCTURAL-NONBUILDING
CONSTRUCTION CODE: /
JOB VALUE: 2,913.00 **TOTAL SQFT:**

SETBACKS FRONT: **REAR:** **LEFT:** **RIGHT:**
SEWER: **SEPTIC** **WATER:** **WELL**
CONTACT NAME: CARL HARTWIGS
CONTACT PHONE: (321)255-1020

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. PERMIT IS VOID IF WORK IS NOT STARTED AND INSPECTED WITHIN SIX MONTHS OR COMPLETED WITH ONE YEAR FROM ISSUANCE.

CITY OF TITUSVILLE
BOARD OF ADJUSTMENTS AND APPEALS
DEVELOPMENT ORDER

APPROVAL OF VARIANCE #2-2024

That based on the information and evidence presented to the Board of Adjustments and Appeals and in accordance with the City Charter of the City of Titusville, Resolution #24-1997, the Code of Ordinances & Land Development Regulations of the City of Titusville, and the Adopted Comprehensive Plan, the Board of Adjustments and Appeals hereby:

Approves

Approves with Condition **X**

Denies

Variance No. 2-2024 by a vote of 5 to 0 on the date of March 27, 2024. The applicant requested a variance to LDR Section 28-392(a) to allow the floor area of all detached accessory structures to exceed six hundred (600) square feet on a lot larger than one (1) acre for property located at 1355 Cheney Highway.

The variance was approved to allow the total of all accessory structures to exceed six hundred (600) square feet, to allow the 3,865 square feet requested by the applicant with the following conditions:

1. The removal of structures two, six and seven as shown on Exhibit A, attached.
2. Requires a Unity of Title.

The Board of Adjustments and Appeals finds that the applicant has met its burden of proof in providing competent substantial evidence in support of the Variance requested.

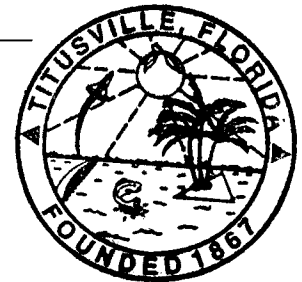
The Board of Adjustments and Appeals finds that the Variance requested does meet the requirements of Section 34-226 of the Land Development Regulations and does meet the criteria set forth therein.

Based on the aforementioned finding, the variance is approved. The decision of the Board of Adjustments and Appeals is a final order. In the event you desire to challenge this decision, you must file an appropriate action within 30 days or take such action as authorized by law.

Issued on March 27, 2024

BOARD OF ADJUSTMENTS AND APPEALS

BY: 
Kristen Smith-Rodriguez, Chairwoman



Filed in the City Clerk's Office this 5th day of April 2024


(Signature)

Issuance of a development permit by the City of Titusville does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Titusville for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal law. All other applicable state or federal permits shall be obtained before commencement of the development.

Board of Adjustments and Appeals: Variance No. 02-2024

ID No.	Permit No.	Type	Size	Use
1.	Permit 97-33934	10x20 Prefabricated Shed	200 square feet	Maintenance building
2.	Permit 99-145 <u>*proposed to be removed</u>	12x16 Prefabricated Shed	192 square feet	Car Care Ministry
3.	Permit 01-30036	Prefabricated Gazebo	250 square feet	Gazebo
4.	Permit 07-532	20x24 prefabricated storage building	480 square feet	Utility Storage
5.	Permit 14-130	22x36 carport	792 square feet	Car Care Ministry
6.	Nonpermitted Structure <u>*proposed to be removed</u>	Prefabricated Shed	Estimated 192 square feet	Unknown Use
7.	Nonpermitted Structure <u>*proposed to be removed</u>	Prefabricated Shed	Estimated 192 square feet	Unknown Use
8.	Permit 23-2027 *permit under review, structure already placed*	Water wheel	96 square feet	Prop for pumpkin patch
9.	Permit 23-2027 *permit under review, structure already placed*	Cabin prop	187 square feet	Prop for pumpkin patch
10.	Permit 23-2027 *permit under review, structure not yet constructed*	Storage Shed	360 square feet	Storage for Challenge Course
11.	Permit 24-0282 *permit under review, structure not yet constructed*	Carport	1,500 square feet	Car Care Ministry

4.5.2024

CC: Development Services
K. Anich

Legal C. Farrell



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-06 Address/Location of Violation: 1355 CHENEY HWY
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Hearing was hand delivered to:

- Owner of property on ___/___/___
Owner(s) usual place of residence with a person who is above 15 years of age...
Owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge 28/01/2026 at 1355 Cheney Hwy.

POST

Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 28/01/2026

MAIL

- Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 01/01/2026
the address listed in the tax collector's office on ___/___/___
the address listed in the tax collector's office/another address provided to the City of Titusville ___/___/___

MAE WRIGHT Mae Wright 28/01/2026
Print Name / Signature / Date

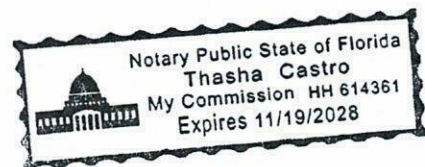
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 28 day of January, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 28 day of January 20 26.

[Handwritten signature]

Notary Public

SEAL



**CITY OF TITUSVILLE
CODE ENFORCEMENT
1100 JOHN GLENN BOULEVARD
TITUSVILLE, FL 32780
(321) 567-3770**

Hearing Case No. 26-06
Enforcement Case No: 25-001528

CITY OF TITUSVILLE

Petitioner,

vs.

**INDIAN RIVER CITY METHODIST CHURCH INC
Attn: KELLEY MCLESTER - Registered Agent
TITUSVILLE, FL 32780**

Respondent.
_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 02/09/2026 at 1:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

YOU ARE REQUIRED TO BE PRESENT AT THE HEARING AND FAILURE TO APPEAR WILL NOT PREVENT OR POSTPONE THE HEARING IN ANY MANNER. IF THE VIOLATION IS CORRECTED AND THEN RECURS, OR IF THE VIOLATION WAS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION BY THE CODE INSPECTOR, THE CASE SHALL BE PRESENTED TO THE ENFORCEMENT BOARD/SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE BOARD HEARING.

If you have witnesses, books, receipts or other evidence bearing on this matter you should bring them with you at the time of the hearing. You may request issuance of subpoenas for witnesses and evidence and may appear with or without an attorney.

Proceedings of the Municipal Code Enforcement Special Magistrate are conducted in accordance and by the authority of Part I., Chapter 162 Florida Statutes, and Article II, Chapter II, Code of Ordinances of the City of Titusville, Florida. Pursuant to the provisions of Chapter 162, Florida Statutes the Board may issue orders having the force of law to command whatever steps are necessary to bring any Code violations determined to exist into compliance and, upon the failure of a party to comply, to order the payment of a fine of up to \$5000.00 for an irreversible/irreparable violation, said fine may constitute a lien upon your real and personal property.

Plaintiff, the CITY OF TITUSVILLE, a municipal corporation of the STATE OF FLORIDA, files this, its Complaint, against Defendant(s), and alleges as follows:

1. Plaintiff, the CITY OF TITUSVILLE, is a municipal corporation of the STATE OF FLORIDA, and has, pursuant to Chapter 162 Florida Statutes, and Section 2-41, et seq., of the Code of Ordinances of the City of Titusville, established a Municipal Code Enforcement Board/Special Magistrate.

2. Defendant(s) is/are the owner(s) of (or is/are in possession of) the following described real property located within the municipal boundaries of the Plaintiff:

**1355 CHENEY HWY TAX PARCEL ID 22 3528-BC-1-31 LAND DESCRIPTION INDIAN RIVER
HEIGHTS LOTS 31 TO 33 BLK 1; LOTS 1 THRU 8 BLK 4; LOTS 12 THRU 15 BLK 5 OF PB 11 PG 29, PART OF NW 1/4
OF NE 1/4 AS**

3. Defendant(s) has/have failed to comply with the provisions of the Section(s) listed below, of the Code of Ordinances and/or the Land Development Regulations of the City of Titusville by reason of:

SEC. 30-214 - STORMWATER MANAGEMENT ENFORCEMENT AND PENALTIES

4. Defendant(s) has/have been notified by Plaintiff of the violation(s) described in paragraph 3 hereof and has failed and refused to correct the same despite Plaintiff's demands thereof.

5. The Plaintiff has incurred costs and attorney fees in investigating and prosecuting this case before the Municipal Special Magistrate/Code Enforcement Board, and is entitled to recover those costs and fees from the Defendant(s).

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

1. Enter its Order issuing findings of fact and directing Defendant(s) to correct the Code violation by a time certain;
2. Upon the continued failure of the Defendant(s) to correct the Code violations, enter its Final Judgment ordering the Defendant(s) to pay a fine of up to \$250.00 for each day the Code violation continues past the date set for compliance, and
3. Award Plaintiff all costs incurred in prosecuting this case and include those costs in any lien that may be imposed.

Enter such further orders and judgments as may be authorized by Chapter 162, Florida Statutes, and other applicable law.

Glenn Tolleson
Code Enforcement Manager



City of Titusville
Affidavit - Notice of Violation



Case No. 26-06 Address/Location of Violation: 1355 CHENEY HWY
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Violation was hand delivered to:

- Owner of property on ...
Owner(s) usual place of residence ...
Owner(s) of commercial property, leaving the Notice of Violation with a manager or other person in charge 04/11/2025 at 1355 Cheney Hwy.

POST

Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on ...

MAIL

Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 05/11/2025.:

- Address listed in the tax collector's office on ...
Address listed in the tax collector's office/another address provided to the City of Titusville ...

MAE WRIGHT Mae Wright 28/01/2026
Print Name / Signature / Date

I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 28 day of January, 2020, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 28 day of January 2020.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3770

**INDIAN RIVER CITY METHODIST CHURCH INC
Attn: KELLEY MCLESTER - Registered Agent t
1355 CHENEY HWY
TITUSVILLE, FL 32780**

November 04, 2025

CASE # 25-001528

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1355 CHENEY HWY , Parcel ID# 22 3528-BC-1-31

An inspection was conducted on 11/04/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

The City of Titusville realizes that most of its citizens are not familiar with the City's Codes and Ordinances; therefore, this letter shall serve as notice that the violation(s) listed below were found during this inspection:

Section: STORMWATER

VIOLATION OF CODE: SEC. 30-214 ENFORCEMENT AND PENALTIES - (A) WHEN WORK FOR WHICH A PERMIT IS REQUIRED BY THIS ARTICLE IS COMMENCED PRIOR TO OBTAINING SAID PERMIT, THE FEES HEREIN SPECIFIED SHALL BE DOUBLE BUT THE PAYMENT OF SUCH DOUBLE FEE SHALL NOT RELIEVE ANY PERSONS FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS ARTICLE IN THE EXECUTION OF THE WORK NOR FROM ANY OTHER PENALTIES PRESCRIBED IN THE LAND DEVELOPMENT REGULATIONS. (B) THE APPLICANT SHALL BE REQUIRED TO ADHERE STRICTLY TO THE PLAN AS PERMITTED. ANY CHANGES OR AMENDMENTS TO THE PLAN MUST BE APPROVED BY THE ADMINISTRATOR. ENFORCEMENT OFFICIALS SHALL BE GRANTED INSPECTION RIGHTS AND RIGHT-OF-WAY PRIVILEGES IN ORDER TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS ARTICLE. (C) IF THE ENFORCEMENT OFFICIAL DETERMINES THAT THE PROJECT IS NOT BEING CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLAN OR IF ANY PROJECT IS BEING CARRIED OUT WITHOUT A PERMIT, HE IS AUTHORIZED TO: (1) ISSUE WRITTEN NOTICE TO THE APPLICANT SPECIFYING THE NATURE AND LOCATION OF THE ALLEGED NONCOMPLIANCE; WITH A DESCRIPTION OF THE REMEDIAL ACTIONS NECESSARY TO BRING THE PROJECT INTO COMPLIANCE WITHIN THREE (3) WORKING DAYS. (2) ISSUE A STOP-WORK ORDER DIRECTING THE APPLICANT OR PERSONS IN POSSESSION TO CEASE AND DESIST ALL OR ANY PORTION OF THE WORK WHICH VIOLATES THE PROVISIONS OF THIS ARTICLE, IF THE REMEDIAL WORK IS NOT COMPLETED WITHIN THE SPECIFIED TIME. THE APPLICANT SHALL THEN BRING THE PROJECT INTO COMPLIANCE OR BE SUBJECT TO IMMEDIATE REVOCATION OF THEIR PERMIT AND PENALTIES. (3) THE PERSON(S) NAMED IN (1) OR (2) ABOVE MAY REQUEST, IN WRITING, A HEARING BEFORE THE CODE ENFORCEMENT BOARD NO LATER THAN FOURTEEN (14) DAYS AFTER THE DATE OF SUCH ACTION. ANY ORDER ISSUED IN (1) OR (2) ABOVE SHALL, REMAIN IN EFFECT UNTIL A FINAL DECISION OF THE BOARD. (D) ANY PERSON WHO VIOLATES OR CAUSES TO BE VIOLATED ANY PROVISION OF THIS ARTICLE OR PERMITS ANY SUCH VIOLATION OR FAILS TO COMPLY WITH ANY OF THE REQUIREMENTS HEREOF SHALL BE PUNISHED BY A FINE NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) OR BY IMPRISONMENT IN THE COUNTY JAIL FOR A PERIOD NOT TO EXCEED SIXTY (60) DAYS, OR BY

BOTH SUCH FINE AND IMPRISONMENT. EACH DAY UPON WHICH SUCH VIOLATION OCCURS SHALL CONSTITUTE A SEPARATE OFFENSE. IN ADDITION TO ANY OTHER REMEDIES, WHETHER CIVIL OR CRIMINAL, THE VIOLATION OF THIS ARTICLE MAY BE RESTRAINED BY INJUNCTION, INCLUDING A MANDATORY INJUNCTION, AND OTHERWISE ABATED IN ANY MANNER PROVIDED BY LAW. **(E) ALL PERSONS AND ENTITIES SHALL MAINTAIN PRIVATE STORMWATER MANAGEMENT SYSTEMS IN FULL COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES.** ANY PERSON OR ENTITY THAT FAILS TO MAINTAIN THE STORMWATER MANAGEMENT SYSTEMS SHALL BE CONSIDERED AS A VIOLATION OF THIS CODE AND ENFORCEMENT ACTION MAY BE INITIATED AND ENFORCED THROUGH THE MUNICIPAL CODE ENFORCEMENT BOARD. FINES AND LIENS MAY BE IMPOSED AS AUTHORIZED BY CHAPTER 162, FLORIDA STATUTES (AS AMENDED FROM TIME TO TIME) AND APPLICABLE CODES AND ORDINANCES. IF ANY ENTITY HAS BEEN DISSOLVED OR NO LONGER OWNS SAID PRIVATE STORMWATER MANAGEMENT SYSTEMS, THEN, IN THAT EVENT, THE PROPERTY OWNERS UTILIZING SAID STORMWATER MANAGEMENT SYSTEMS OR PROPERTIES THAT ARE BENEFITED BY SAID STORMWATER MANAGEMENT SYSTEMS SHALL BE FINANCIALLY RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF SAID STORMWATER MANAGEMENT SYSTEMS. FOR EXAMPLE, IF STORMWATER MANAGEMENT SYSTEMS ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION AND THE HOMEOWNERS ASSOCIATION HAS BEEN DISSOLVED, AND IS NO LONGER ACTIVE OR FUNCTIONING THEN, IN THAT EVENT, THE LOT OWNERS UTILIZING SAID STORMWATER MANAGEMENT SYSTEMS OR BENEFITED BY SAID SYSTEMS SHALL BE PRO RATA RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF SAID SYSTEMS. THE CITY MAY INITIATE AN ACTION THROUGH THE MUNICIPAL CODE ENFORCEMENT BOARD FOR SAID VIOLATION AND APPROPRIATE FINES AND LIENS MAY BE IMPOSED AND RECORDED AGAINST BENEFITED PROPERTIES. THE LIENS MAY BE FORECLOSED AND COLLECTED IN THE SAME MANNER AS CODE LIENS INCLUDING THE CITY'S COSTS AND A REASONABLE ATTORNEY'S FEES.

Inspector Comments: 11/4/2025 Remove all structures / playground equipment from stormwater retention area on property and return ponds to a condition so it functions as per the Approved Site Drainage Plans. For questions on the approved Drainage Plan, Contact Titusville Community Development Services Engineer Kwabena "KB" Ofose, P.E. at 321-567-3755. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **01/05/2026**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

If you have any questions or to schedule a re-inspection in your effort to achieve compliance, please contact the Code Enforcement office at (321) 567 39335.

In accordance with Florida Statutes, Chapter 162, the Special Magistrate/Code Board has the authority to assess any costs the City incurs in investigating and prosecuting this case, in addition to imposing a fine of up to \$250.00 per day for each violation. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement magistrate/board even if the violation has been corrected prior to the hearing.

It is the responsibility of the City's Code Enforcement Department to enforce Titusville's Codes and Ordinances to ensure a safe and healthy environment for its citizens. By means of this notice we are asking for your assistance in achieving this goal.

Sincerely,

Mae Wright
Code Enforcement Officer



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-06
Address 1355 CHENEY HWY
Respondent INDIAN RIVER CHURCH INC

Number of Inspector Hours

4 Number of Field Inspections (*Each Inspection = .5 Hours*)
2 Field Hours 35.22 per hour
Inspection Hours Cost 70.44

Administrative Hours and Postage

44 2 Hours in Complaint (*\$22 per hour*)
21.84 Postage (*\$10.44 each certified mail, .48 each First Class Mail*)
Administrative Hours and Postage 65.84

Total 136.28