



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

March 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**

1. **3700 Miriam Drive**
Titusville, FL 32796
Parcel ID # 22-35-06-76-*-19
Current Owner: 180 Iroquois Drive LLC
Previous Owner: Evelyn M Leverhant Living Trust

C. Non-Compliant Hearings

1. **25-74**
Pink Trust
218 Ojibway Avenue
Titusville, FL 32780
Parcel ID # 22-35-15-07-*-5
Notice of Violations: Certified mail sent August 6, 2025, and Posted on property on August 6, 2025.
Notice of Non - Compliance Hearing: Certified mail sent December 10, 2025, Signed for on December 15, 2025. Posted on property and at City Hall on December 30, 2025.
Notice of Non-Compliance Hearing was mailed to Pink Trust on February 4, 2026 and signed for on February 12, 2026
Notice of Non-Compliance Hearing posted on the property and City Hall on February 25, 2026
2. **26-03**
BAF Assets 6 LLC
1235 Thoreau Street
Titusville, FL 32780
Parcel ID# 22-35-21-88-*-36
Notice of Violation: Certified mail sent October 3, 2025; Copy Hand-delivered to tenant on October 3, 2025.
Notice of Hearing: Certified mail sent December 9, 2025. Posted on property and at City Hall on December 30, 2025.
Notice of Non-Compliance Hearing: Certified mail sent February 4, 2026. Hand delivered to new tenant and Posted at City Hall on February 24, 2026.
3. **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
Notice of Non-Compliance Hearing: Mailed certified and first class on February 5, 2026 posted on the property and City Hall on February 25, 2026
4. **26-05**
Solomon Family Trust - Compliance 2-11-26
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

D. Continued Hearings

E. Initial Hearings

1. 26-07

Michael Tripp

Melvin Zimmerman

Marian Zimmerman

4905 Clover Lane

Titusville, FL 32780

Parcel ID # 22-35-27-AV-*-5.01

Notice of Violation: Certified and first class mail sent to both addresses on January 13, 2026.

Notice of Hearing: Certified and first class mail sent to both addresses on February 4, 2026.

2. 26-08

Scott Calkins & Julia Calkins

151 Harrison Street

Titusville, FL 32780

Parcel ID # 22-35-15-02-*-6.09

Notice of Violation: Certified mail sent August 19, 2025, and posted August 19, 2025. Signed on August 26, 2025

Notice of Hearing: Certified mail sent February 2, 2026. Signed on February 9, 2026 Posted at City Hall and on property on February 25, 2026.

3. 26-10

Mark Howell

4745 Apollo Road

Titusville, FL 32780

Parcel ID # 22-35-27-BC-4-29

Notice of Violation: Posted on property June 5, 2025. Certified mail sent on June 6, 2025.

Notice of Hearing: Certified mail sent on February 4, 2026. Posted on property and at City Hall on February 24, 2026.

4. 26-11

Edward C Baker

4480 Byron Avenue

Titusville, FL 32780

Parcel ID # 22-35-21-85-*-409

Notice of Violation: Certified and first class mail sent August 12, 2025.

Notice of Hearing: Certified and first class mail sent February 4, 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: Charles Lewis, Lead Code Enforcement Officer
Subject: **3700 Miriam Drive**
Titusville, FL 32796
Parcel ID # 22-35-06-76-*-19
Current Owner: 180 Iroquois Drive LLC
Previous Owner: Evelyn M Leverhant Living Trust
Department/Office: Code Enforcement

Recommended Action:

Hear respondent's request for a lien reduction in the amount of \$87,088.53.

Summary Explanation & Background:

Special Magistrate Hearing Case #25-37 was originally heard on August 11, 2025 in which the respondent, Jessica Cassell did not appear. The owner was given until September 5, 2025 to correct the violations; the violations were not corrected and a Non Compliance Hearing was held on September 8, 2025. The Special Magistrate found the respondent to be in violation of the following codes: Sec.12-23 Junk and Debris, Sec.6-109; 2018 IPMC Subsection 302.4 Overgrowth and Weeds, Sec. 6-109; 2018 IPMC Subsection 303.1 Swimming Pools, and Sec. 6-109; 2018 IPMC Subsection 303.2 - Swimming Pool Enclosures. The Special Magistrate imposed a fine of \$150.00 per day per violation beginning on September 6, 2025 and continuing daily compliance is achieved; administrative costs of \$128.53 were also imposed. The property was brought into compliance for the overgrowth and junk and debris violations on January 27, 2026. The property was brought into compliance for the swimming pool and swimming pool enclosures violations on January 30, 2026. The total daily fines accrued is \$87,088.53 with the administrative costs of \$128.53 included. The applicant is requesting a reduction in the amount of \$86,828.53

Alternatives:

1. Approve modified amount.
2. Do not approve the lien request.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 3700 Miriam Drive Exhibits
2. Overgrowth, Junk and Debris Compliance
3. Pool Before
4. Swimming Pool Compliance
5. Enclosure Before
6. Pool Enclosure Compliance
7. Junk and Debris Before
8. Overgrowth Before
9. 3700 Miriam Drive Payoff

**CITY OF TITUSVILLE CODE ENFORCEMENT
LIEN REDUCTION APPLICATION**

Name & Address of Owner 180 Iroquois Drive LLC as Trustee of the 3700 Miriam Drive Land Trust

Telephone Number(s) of Owner 386-8823577 **Homestead?** yes no *If yes, submit proof of residency at homestead address.*

Code Enforcement Property Address 3700 Miriam Drive **Date of Compliance** 1/27 and 1/30

Amount of lien reduction requested \$86,828.53 *All administrative costs, and any costs of enforcement, repair or to secure a structure that are incurred by the City shall not be reduced or waived.*


Pursuant to Titusville Code Sec. 31-71 (g): If there are no other outstanding monies owed to the City, and if the Code Enforcement Department confirms that the subject code violation(s) has been brought into compliance and there are no current code violations on the property, the application shall be placed on the agenda for the Special Magistrate's consideration. The Special Magistrate shall consider a reduction of the lien amount based upon the factors below and make a recommendation for Council's approval:

- (a) The gravity of the violation;
- (b) The actions taken by the Applicant to correct the violations and the time in which it took to bring the property into compliance;
- (c) The accrued amount of the code enforcement fine or lien compared to the market value of the property;
- (d) Any previous or subsequent code violations committed by the Applicant;
- (e) The Applicant's prior knowledge of the lien;
- (f) Any financial hardship;
- (g) Whether the property has a homestead exemption; and
- (h) Any other mitigating circumstances which may warrant the reduction of the lien.

Describe the factual basis upon which the reduction of the lien should be granted. Please include an explanation regarding why the violation was not corrected upon issuance of the initial Notice of Violation (include additional sheets and documentation as necessary).

I purchased the property from a lender who received title via certificate of title through a foreclosure action in Brevard County. I was aware there were potentially violations but unaware of the amounts.

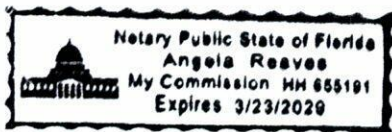
We purchased the property on January 13, 2026 and saw the recorded liens several days later. Within 10 days of taking possession we had the violations corrected.

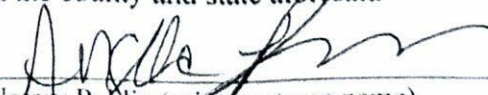
Owners Signature  **Date of Application** 2-5-26

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of February, 2026, by Michael Saracco, who is/are personally known to me or who has/have produced FLDL as identification.

WITNESS my hand and official seal in the county and state aforesaid




Notary Public (print or stamp name)
My commission expires: 3/23/2029

Please submit this completed application form to the Code Enforcement Department by email to: codeenforcement@titusville.com or you may hand-deliver or mail the completed application form to: Titusville Police Department, c/o Code Enforcement Department, 1100 John Glenn Blvd, Titusville, FL 32780.

This Instrument Prepared by and Return to:
Melendez & Klinkbeil, P.A.
PO Box 3108
Orlando, FL 32802

Property Appraisers Parcel Identification
(Folio) Number(s):

22-35-06-76-19

Space Above This Line for Recording

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED made and executed this 14th day of January, 2026, by EVELYN LEVERHANT SIMEON, AS TRUSTEE OF THE EVELYN M. LEVERHANT LIVING TRUST DATED JULY 25, 1998, whose address is 4526 Park Livorno, Calabasas, CA 91302, hereinafter called the Grantor, 180 IROQUOIS DRIVE LLC, AS TRUSTEE OF THE 3700 MIRIAM DRIVE LAND TRUST DATED JANUARY 13, 2026, whose address is 526 BREVARD AVENUE, COCOA, FL 32922, hereinafter called the Grantee to, whose address is, hereinafter called the Grantee:

(Whenever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successor and assigns of corporations.)

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all of their interest in that certain land situated in Brevard County, Florida, and more particularly described as:

Legal:

LOT 19, FIRST ADDITION TO BEACON HILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 114 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALSO KNOWN AS 3700 MIRIAM DRIVE, TITUSVILLE, FL 32796

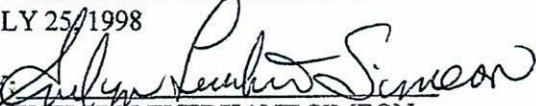
THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTORS WITHOUT THE BENEFIT OF A TITLE SEARCH, EXAM, OR TITLE INSURANCE.


TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the said Grantors has signed and sealed these presents the day and year first above written.

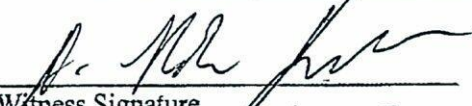
Signed, sealed and delivered in the presence of:

EVELYN LEVERHANT SIMEON, AS TRUSTEE OF THE EVELYN M. LEVERHANT LIVING TRUST DATED JULY 25, 1998

BY 
EVELYN LEVERHANT SIMEON
TRUSTEE OF THE EVELYN M. LEVERHANT LIVING TRUST
DATED JULY 25, 1998



Witness
Printed Name: Chynna Taylor
Address: 23371 Mulholland PR 91364



Witness Signature
Printed Name: J. Noah Jackson
Address: 23371 Mulholland PR 91364

7

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The foregoing instrument was sworn to or affirmed and subscribed before me this ___ day of January, 2026 by EVELYN M. LEVERHANT SIMEON LIVING TRUST DATED JULY 25, 1998, provided to me on the basis of satisfactory evidence to be the person who appeared before me.

See att.
Notary Public
Print Name: See att.
My Commission Expires: _____

See att.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of LOS ANGELES

On 1/14/2026 before me, ALEXANDER EARL KEELE, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Evelyn M. Leverhant Simeon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

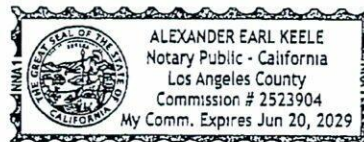




Photo by FL
January 27, 2026 10:32 AM



Photo by FL
June 24, 2025 9:20 AM



Photo by FL
January 29, 2026 9:37 AM



Photo by FL
June 24, 2025 9:20 AM





Photo by FL
June 24, 2025 9:17 AM



Photo by FL
June 24, 2025 9:18 AM



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN *Our* COMMUNITY.

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

Daily Fine Total

03/09/2026

3700 MIRIAM DRIVE

Case Number	Fine	Credits	Total
EN24-0340	Admin Costs		\$75.00
EN24-0340	Lot Cleaning Fee		\$150.00
EN24-0340	Recording Fee		\$35.00
EN25-0425	Admin Costs		\$128.53
EN25-0425	Completed Daily Fine \$150.00 per day for Sec 12-23 Junk and Debris		\$21,450.00
EN25-0425	Completed Daily Fine \$150.00 per day for Sec 302.4 Overgrowth		\$21,450.00
EN25-0425	Completed Daily Fine \$150.00 per day for Sec 303.2 Enclosures- Swimming Pools		\$21,900.00
EN25-0425	Completed Daily Fine \$150.00 per day for Sec 303.1 Swimming Pools		\$21,900.00
			\$87,088.53

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: James Flannigan, Code Enforcement Officer
Subject: **25-74**
Pink Trust
218 Ojibway Avenue
Titusville, FL 32780
Parcel ID # 22-35-15-07-*-5
Notice of Violations: Certified mail sent August 6, 2025,
and Posted on property on August 6, 2025.
Notice of Non - Compliance Hearing: Certified mail sent
December 10, 2025, Signed for on December 15, 2025.
Posted on property and at City Hall on December 30,
2025.
Notice of Non-Compliance Hearing was mailed to Pink
Trust on February 4, 2026 and signed for on February 12,
2026
Notice of Non-Compliance Hearing posted on the property
and City Hall on February 25, 2026

Department/Office: Code Enforcement

Recommended Action:

Requesting fines start as of **December 6, 2025**, at \$100 per day per violation until the violations are corrected.

Requesting administrative costs be assessed in the amount of **\$189.11**.

The Respondent(s) must contact Code Officer Jim Flannigan at 321-567-3770 to arrange for an inspection of the property to verify compliance.

Summary Explanation & Background:

Sec. 6-109; 2018 IPMC Sec 302.7 Accessory Structures Fence

Sec. 6-109; 2018 IPMC Sec 303.2 Enclosures — Swimming Pools

This case was heard for Non-Compliance on January 12, 2026. The Special Magistrate tabled the Non-Compliance hearing due to the fact that Sun West Mortgage was sent the notice of hearing instead of the listed owner Pink Trust.

Pink Trust was sent a Certified and First Class letter for the Notice of Violation and Notice of hearing on February 2, 2026. The Certified mail was signed on February 12,

2026.

Linda Sanchez of Sun West mortgage has been in email contact and is aware of the violation. She advised a 90-day notice to vacate was issued on 11/7/2025 which expired on 2/5/2026 and their counsel was moving forward with eviction request. As of today no court paperwork appeared to have been filed for eviction.

This case was originally heard on **November 10, 2025**. The Respondent, Shirley Bethune and Sun West Mortgage Company, did not appear at the meeting. The respondent was found in violation of Sec. 302.7 Accessory Structures(Fence) and Sec. 304.2 Enclosure-Swimming pool. The Respondent was ordered to correct the violations by **December 5, 2025**. If compliance was not obtained, a fine of \$100 per day per violation was imposed until violation is corrected.

Administrative costs in the amount of \$189.11 were also imposed.

Results of Reinspection(s): No action to attempt to fix any of the violations have been completed.

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. 20250806_120036
2. 20251029_090552
3. 20251029_090608
4. 20251029_090542
5. 25-74 November Exhibits
6. 25-74 January 2026 Exhibits
7. 20260105_091134

8. 25-74 SIGNED CERTIFIED MAIL CARD (5)
9. 25-74 MARCH EXHIBITS



photo by JF

August 06, 2025 12:00 PM



photo by JF

October 29, 2025 9:05 AM



photo by JF

October 29, 2025 9:06 AM

CODE ENFORCEMENT DIVISION
**INSPECTION
SEAL**

CITY OF TITUSVILLE
CODE ENFORCEMENT
1100 JOHN GLENN BOULEVARD
TITUSVILLE, FL 32780
(321) 907-3770

Hearing Case No. 2574
Enforcement Case No. 25-00103

CITY OF TITUSVILLE

Plaintiff:

vs.

BETHANE, SHIRLEY & ADOLSON, JACQUES
218 OLBRYN AVE
TITUSVILLE, FL 32780

Respondent:

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 11/10/2025 at 1:00PM
City of Titusville City Hall
595 Washington Avenue,
2nd Floor (Council Chamber)
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 HEARING 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 182 Florida Statutes, and Article II, Chapter 11, Code of Ordinances of the City of Titusville, Florida. Pursuant to the
provisions of Chapter 182, 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 \$500.00 for an irreparable violation, and this may constitute a lien upon your
real and personal property.

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

photo by JF

October 29, 2025 9:05 AM



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-74 Address/Location of Violation: 218 OJIBWAY AVE
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Hearing 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 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 10/29/25

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 10/8/25
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] 10-30-25

Print Name / Signature / Date

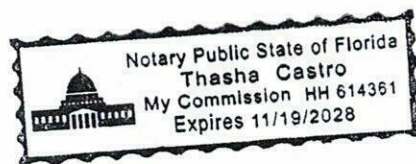
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of October, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of October 2025

[Signature]

Notary Public

SEAL



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

Hearing Case No. 25-74

Enforcement Case No: 25-001105

CITY OF TITUSVILLE

Petitioner,

vs.

**BETHUNE, SHIRLEY & ADELSON, JACQUES
218 OJIBWAY AVE
TITUSVILLE, FL 32780**

Respondent.
_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 11/10/2025 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:

218 OJIBWAY AVE

**TAX PARCEL ID 22 3515-07-*5
COURT W 40 FT OF LOT 5 & E 25 FT OF LOT 6**

LAND DESCRIPTION CHARLES

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. 6-109; 2018 IPMC SEC 302.7 - ACCESSORY STRUCTURES

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

SEC. 6-109; 2018 IPMC SEC. 303.2 - ENCLOSURES - SWIMMING POOLS

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. 25-74 Address/Location of Violation: 218 OJIBWAY 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 8/6/25.

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 8/6/25.

- 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] 10-29-25

Print Name / Signature / Date

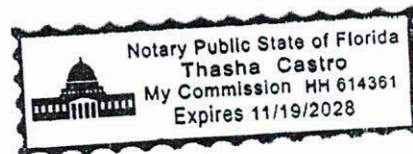
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 29 day of October, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of October 2025.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

Sun West Mortgage Company INC

**18303 Gridley RD
Cerritos CA 90703**

September 17, 2025

CASE # 25-001105

BETHUNE, SHIRLEY ADELSON, JACQUES

**218 OJIBWAY AVE
TITUSVILLE, FL 32780**

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 218 OJIBWAY AVE , Parcel ID# 22 3515-07-* -5

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: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC 302.7 ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGES, FENCES AND WALLS, SHALL BE MAINTANED STRUCTURALLY SOUND AND IN GOOD REPAIR.

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. 303.2 PRIVATE SWIMMING POOLS, HOT TUBS AND SPAS, CONTAINING WATER MORE THAN 24 INCHES (610 MM) IN DEPTH SHALL BE COMPLETELY SURROUNDED BY A FENCE OR BARRIER NOT LESS THAN 48 INCHES (1219 MM) IN HEIGHT ABOVE THE FINISHED GROUND LEVEL MEASURED ON THE SIDE OF THE BARRIER AWAY FROM THE POOL. GATES AND DOORS IN SUCH BARRIERS SHALL BE SELF CLOSING AND SELF LATCHING. WHERE THE SELF LATCHING DEVICE IS NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE BOTTOM OF THE GATE, THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE. SELF CLOSING AND SELF LATCHING GATES SHALL BE MAINTAINED SUCH THAT THE GATE WILL POSITIVELY CLOSE AND LATCH WHEN RELEASED FROM AN OPEN POSITION OF 6 INCHES (152 MM) FROM THE GATEPOST. AN EXISTING POOL ENCLOSURE SHALL BE REMOVED, REPLACED OR CHANGED IN A MANNER THAT REDUCES ITS EFFECTIVENESS AS A SAFETY BARRIER. EXCEPTION: SPAS OR HOT TUBS WITH A SAFETY COVER THAT COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

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 **09/30/2025**. 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



CODE ENFORCEMENT

PROM TEAM

100 John Deere Blvd., Titusville, FL 32780 PH-441-7

BETHUNE, SHIRLEY ADELSON, JACQUES
218 OJIBWAY AVE
TITUSVILLE, FL 32780

August 06, 2025

25-781105

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

218 OJIBWAY AVE
TITUSVILLE FL 32780



9590 9402 9230 4296 1668 C9

2. Article Number (Transfer from postage label)

7587 0710 5270 2116 4639 25

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from form 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Add Signature
- Add Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

25-781105



**CODE
ENFORCEMENT**

PROMOT
TEAMW
WITHIN *Our* COMM

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

SUN WEST MORTGAGE COMPANY INC
18303 GRIDLEY RD
CERRITOS, CA 90703



**CODE
ENFORCEMENT**

PROMO
TEAMW
WITHIN *Our* CC

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

MCS FIVE BROTHERS
350 HIGHLAND DR, STE 100
LEWISVILLE, TX 75067



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-74
Address 218 OJIBWAY AVE
Respondent SHIRLEY BETHUNE & JACQUES ADELSON

Number of Inspector Hours

7 Number of Field Inspections (*Each Inspection = .5 Hours*)
3.5 Field Hours 35.22 per hour
Inspection Hours Cost 123.27

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 189.11



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-74 Address/Location of Violation: 218 OJIBWAY 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 12/30/25.

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 12/10/25.
- 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] 12-30-25

Print Name / Signature / Date

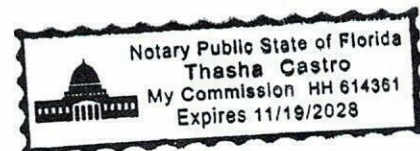
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of December, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of December 2025.

[Signature]

Notary Public

SEAL



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

Hearing Case No. 25-74
Enforcement Case No: 25-001105

CITY OF TITUSVILLE

Petitioner,

vs.

**SUN WEST MORTGAGE COMPANY, INC
18303 GRIDLEY RD
CERRITOS, CA 90703**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE MASSEY 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:

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:

218 OJIBWAY AVE

**TAX PARCEL ID 22 3515-07-*5
COURT W 40 FT OF LOT 5 & E 25 FT OF LOT 6**

LAND DESCRIPTION CHARLES

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. 6-109; 2018 IPMC SEC 302.7 - ACCESSORY STRUCTURES

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

SEC. 6-109; 2018 IPMC SEC. 303.2 - ENCLOSURES - SWIMMING POOLS

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, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF TITUSVILLE, FL

Petitioner,

v.

**SHIRLEY BETHUNE and JACQUES
ADELSON and SUN WEST MORTGAGE
COMPANY, INC.**

Mailing address:
218 Ojibway Avenue
Titusville, FL 32780

18303 Gridley Rd.
Cerritos, CA 90703

Respondent(s).

CASE NO: 25-74

Subject Property: 218 Ojibway Avenue
Titusville, FL 32780

Tax Parcel ID#: 22-35-15-07-*5

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 November 10, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. On July 16, 2025, Respondent SUN WEST MORTGAGE COMPANY, INC. foreclosed on its mortgage encumbering the Subject Property and was the winner of such foreclosure auction in that certain case styled as *Sun West Mortgage Company, Inc. v. Shirley Bethune, et al.*, Case No. 05-2023-CA-041811-XXXX-XX, in the Circuit Court of the Eighteenth Judicial Circuit in and for Brevard County, Florida ("Foreclosure Action"). However, no Certificate of Title was issued transferring record title to any parties prior to the notices herein being sent by Petitioner.

2. Thus, Respondents SHIRLEY BETHUNE and JACQUES ADELSON were the record title owners of the Subject Property at the time the required notices were sent on October 8, 2025.

3. Petitioner additionally sent required notices to Respondent SUN WEST MORTGAGE COMPANY, Inc.

4. Accordingly, all Respondents were provided notice of this hearing and did not appear at the hearing.

5. However, subsequent to the foreclosure sale, Respondent SUN WEST MORTGAGE COMPANY, INC. assigned its bid in the Foreclosure Action to an apparently affiliated entity, Sun West Property Investments, LLC, a Puerto Rico limited liability company, as Trustee for PINK, Trust, a Delaware Statutory Trust ("PINK Trust"), and a Certificate of Title was issued to PINK Trust on October 9, 2025.

6. Code Enforcement Officer James Flannigan testified that the property was inspected and found to be in violation of the following City Codes:

- a. Section 6-109; 2018 IPMC Section 302.7: Accessory Structures (Fence)
- b. Section 6-109; 2018 IPMC Section 304.2: Enclosures – Swimming Pools

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

7. 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 \$189.11.

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 Section 302.7: Accessory Structures (Fence)
- b. Section 6-109; 2018 IPMC Section 304.2: Enclosures – Swimming Pools

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. Respondents shall correct the cited violations by repairing or replacing the fence and by installing a proper protective enclosure around the pool on the subject property by **12:00 p.m. (noon) on December 5, 2025**. Respondents 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 compliance/Massey hearing will be held, and the Magistrate may impose a fine in the amount of **\$100.00** per day, per violation commencing **December 6, 2025**, and continuing daily until the violations are corrected. A lien may also be imposed.

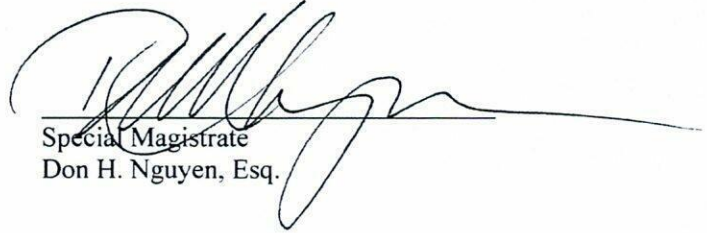
3. In setting the proposed fine, the following are considered: (i) the gravity of the violations; (ii) any actions taken by Respondent(s) to correct the violations; and (iii) any previous code violations.

4. In addition to the fine, the City's costs of prosecution are imposed in the amount of **\$189.11**, 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 13 day of November, 2025.

**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 13 day of November, 2025.


Secretary Special Magistrate



photo by JF

January 05, 2026 9:11 AM

2574

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PINK TRUST
101 SAN PATRICIO AVE
MARAMAR BLDG, STE G1
GUAYNABO, PR 00968



9590 9402 9834 5266 6470 51

2. Article Number (Transfer from service label)

9589 0710 5270 3819 8784 61

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-74 Address/Location of Violation: 218 OJIBWAY AVE
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 and informing such person of the contents of the notice on ___/___/___
Owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge ___/___/___

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 02/25/26

MAIL

- Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 02/25/26
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 ___/___/___

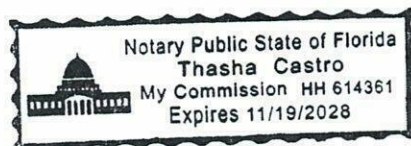
JIM FLANNIGAN [Signature] 2-25-26
Print Name / Signature / Date

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 25 day of February, 2020, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 25 day of February 2020.

[Signature]
Notary Public

SEAL



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

Hearing Case No. 25-74

Enforcement Case No: 25-001105

CITY OF TITUSVILLE

Petitioner,

vs.

PINK TRUST

101 SAN PATRICIO AVENUE, MARAMAR BUILDING STE G1

GUAYNABO, PR 00968

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE NON-COMPLIANCE HEARING

**On 03/09/2026 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:

218 OJIBWAY AVE

**TAX PARCEL ID 22 3515-07-*5
COURT W 40 FT OF LOT 5 & E 25 FT OF LOT 6**

LAND DESCRIPTION CHARLES

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

SEC. 6-109; 2018 IPMC SEC 302.7 - ACCESSORY STRUCTURES

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

SEC. 6-109; 2018 IPMC SEC. 303.2 - ENCLOSURES - SWIMMING POOLS

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, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF TITUSVILLE, FL

Petitioner,

v.

**SHIRLEY BETHUNE and JACQUES
ADELSON and SUN WEST MORTGAGE
COMPANY, INC.**

Mailing address:
218 Ojibway Avenue
Titusville, FL 32780

18303 Gridley Rd.
Cerritos, CA 90703

Respondent(s).

CASE NO: 25-74

Subject Property: 218 Ojibway Avenue
Titusville, FL 32780

Tax Parcel ID#: 22-35-15-07-*5

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 November 10, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. On July 16, 2025, Respondent SUN WEST MORTGAGE COMPANY, INC. foreclosed on its mortgage encumbering the Subject Property and was the winner of such foreclosure auction in that certain case styled as *Sun West Mortgage Company, Inc. v. Shirley Bethune, et al.*, Case No. 05-2023-CA-041811-XXXX-XX, in the Circuit Court of the Eighteenth Judicial Circuit in and for Brevard County, Florida ("Foreclosure Action"). However, no Certificate of Title was issued transferring record title to any parties prior to the notices herein being sent by Petitioner.

2. Thus, Respondents SHIRLEY BETHUNE and JACQUES ADELSON were the record title owners of the Subject Property at the time the required notices were sent on October 8, 2025.

3. Petitioner additionally sent required notices to Respondent SUN WEST MORTGAGE COMPANY, Inc.

4. Accordingly, all Respondents were provided notice of this hearing and did not appear at the hearing.

5. However, subsequent to the foreclosure sale, Respondent SUN WEST MORTGAGE COMPANY, INC. assigned its bid in the Foreclosure Action to an apparently affiliated entity, Sun West Property Investments, LLC, a Puerto Rico limited liability company, as Trustee for PINK, Trust, a Delaware Statutory Trust ("PINK Trust"), and a Certificate of Title was issued to PINK Trust on October 9, 2025.

6. Code Enforcement Officer James Flannigan testified that the property was inspected and found to be in violation of the following City Codes:

- a. Section 6-109; 2018 IPMC Section 302.7: Accessory Structures (Fence)
- b. Section 6-109; 2018 IPMC Section 304.2: Enclosures – Swimming Pools

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

7. 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 \$189.11.

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 Section 302.7: Accessory Structures (Fence)
- b. Section 6-109; 2018 IPMC Section 304.2: Enclosures – Swimming Pools

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. Respondents shall correct the cited violations by repairing or replacing the fence and by installing a proper protective enclosure around the pool on the subject property by **12:00 p.m. (noon) on December 5, 2025**. Respondents 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 compliance/Massey hearing will be held, and the Magistrate may impose a fine in the amount of **\$100.00** per day, per violation commencing **December 6, 2025**, and continuing daily until the violations are corrected. A lien may also be imposed.

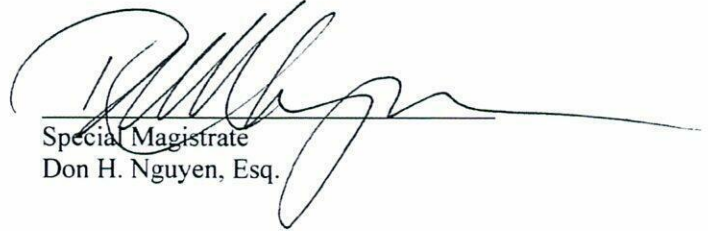
3. In setting the proposed fine, the following are considered: (i) the gravity of the violations; (ii) any actions taken by Respondent(s) to correct the violations; and (iii) any previous code violations.

4. In addition to the fine, the City's costs of prosecution are imposed in the amount of **\$189.11**, 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 13 day of November, 2025.

**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 17 day of November, 2025.



Secretary Special Magistrate

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **26-03**
BAF Assets 6 LLC
1235 Thoreau Street
Titusville, FL 32780
Parcel ID# 22-35-21-88-*-36
Notice of Violation: Certified mail sent October 3, 2025;
Copy Hand-delivered to tenant on October 3, 2025.
Notice of Hearing: Certified mail sent December 9, 2025.
Posted on property and at City Hall on December 30,
2025.
Notice of Non-Compliance Hearing: Certified mail sent
February 4, 2026. Hand delivered to new tenant and
Posted at City Hall on February 24, 2026.

Department/Office: Code Enforcement

Recommended Action:

Find that, at the time of this meeting, the property remains in violation of TCO Sections 6-56, 605.1, 304.13, 304.6, 304.7, 506.2, and 603.1.
Impose the fine of \$100.00 per day, per violation, commencing on March 7, 2026, and continuing daily until the violations are corrected. A lien may be imposed.
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. Sec. 6-56 – Building Permit Required
2. Sec. 6-109; 2018 IPMC Subsection 605.1 - Electrical Equipment Installation
3. Sec. 6-109; 2018 IPMC Subsection 304.13 – Window, Skylights, Door Frames
4. Sec. 6-109; 2018 IPMC Subsection 304.6 – Exterior Walls
5. Sec. 6-109; 2018 IPMC Subsection 304.7 – Roofs and Drainage
6. Sec. 6-109; 2018 IPMC Subsection 506.2 – Sanitary Drainage System Maintenance
7. Sec. 6-109; 2018 IPMC Subsection 603.1 – Mechanical Appliances

This case was originally heard on January 12, 2026. Representatives for the respondent, BAF Assets 6 LLC, were not present.
The respondent was found to be in violation of Sections 6-56, 605.1, 304.13, 304.6,

304.7, 506.2, and 603.1 and ordered to correct the cited violations no later than noon on March 6, 2026.

If compliance was not achieved, a fine in the amount of \$100.00 per day per violation (7 violations exist) will be imposed; commencing on March 7, 2026, and continuing daily until the violations are corrected, and a lien may be imposed.

Administrative costs in the amount of \$153.89 were imposed.

Results of Reinspection(s): No action has been taken to correct the violations, nor has a mechanical permit been applied for. The imposed administrative costs were paid on February 3, 2026.

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. 26-03 January 2026 Exhibits
2. 20251002_Front door, interior damage.
3. 20251002_Front door, exterior view.
4. 20251002_Mechanical
5. 20251002_sliding glass door, interior
6. 20251002_sliding glass door, interior
7. 20251002_Electrical
8. 20251231_Sliding glass door, exterior walls
9. 20251231_Gutters, soffit, fascia, Posted Hearing Notice
10. 20251231_Plumbing
11. 20251231_Exterior walls
12. 26-03 COST RECOVERY - UPDATED NAME
13. 26-03 Non-Compliance Exhibits



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-03 Address/Location of Violation: 1235 THOREAU ST
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

[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 30/Dec/2025.

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 10/Dec/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 _ / _ / _

MAE WRIGHT Mae Wright 30-Dec-2025

Print Name / Signature / Date

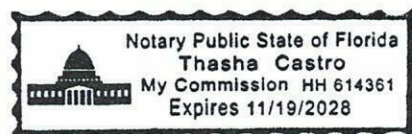
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of December, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of December 20 25.

[Handwritten signature]

Notary Public

SEAL



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

Hearing Case No. ~~25-9326-03~~
Enforcement Case No: 25-001413

CITY OF TITUSVILLE

Petitioner,

vs.

**BAF ASSETS 6 LLC
5001 PLAZA ON THE LK, STE 200
AUSTIN, TX 78746**

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:

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:

1235 THOREAU ST

**TAX PARCEL ID 22 3521-88*-36
HEIGHTS UNIT 12 LOT 36**

LAND DESCRIPTION INDIAN RIVER

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. 6-56 (A) - BUILDING PERMIT REQUIRED

SEC. 6-109; 2018 IMPC SEC. 605.1 - ELECTRICAL EQUIPMENT INSTALLATION

SEC. 6-109; 2018 IPMC SEC. 304.13 - WINDOW, SKYLIGHTS, DOOR FRAMES

SEC. 6-109; 2018 IPMC SEC. 304.6 - EXTERIOR WALLS

SEC. 6-109; 2018 IPMC SEC. 304.7 - - ROOFS AND DRAINAGE

SEC. 6-109; 2018 IPMC SEC. 506.2 - SANITARY DRAINAGE SYSTEM MAINTENANCE

SEC. 6-109; 2018 IPMC SEC. 603.1 - - MECHANICAL APPLIANCES

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;

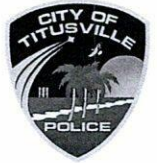
1. Enter its Order issuing findings of fact and directing Defendant(s) to correct the Code violation by a time certain;
2. Upon the continued failure of the Defendant(s) to correct the Code violations, enter its Final Judgment ordering the Defendant(s) to pay a fine of up to \$250.00 for each day the 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. 26-03 Address/Location of Violation: 1235 THOREAU ST
Titusville, Florida

HAND DELIVERED

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

- Handwritten: the owner of the property on 03/02/2025 at 1235 Thoreau St.
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 Violation 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 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 03/02/2025.:

- 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 _ / _ / ____.

MAE WRIGHT Mae Wright 30-Dec-2025

Print Name / Signature / Date

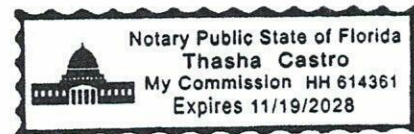
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of December, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of December 2025.

Handwritten signature of Thasha Castro

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK
WITHIN Our COMMUNITY

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

**BAF ASSETS 6 LLC
5001 PLAZA ON THE LK, STE 200
AUSTIN, TX 78746**

**BAF ASSETS 6 LLC
C/O CORPORATION SERVICE COMPANY - Registered Agent
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525**

October 03, 2025

CASE # 25-001413

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1235 THOREAU ST TITUSVILLE, FL 32780, Parcel ID# 22 3521-88-*-36

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: BUILDING

VIOLATION OF CODE: SEC. 6-56 (A) IT SHALL BE UNLAWFUL FOR ANY PERSON TO CONSTRUCT, ALTER, REPAIR, REMOVE OR DEMOLISH OR TO COMMENCE THE CONSTRUCTION, ALTERATION, REPAIR, REMOVAL OR DEMOLITION OF A BUILDING, SWIMMING POOL OR STRUCTURE IN THE CITY WITHOUT FIRST OBTAINING A FORMAL PERMIT FROM THE BUILDING OFFICIAL.

Inspector Comments: 10/2/2025 Obtain required Mechanical Permit for York HVAC system install by Fuss Free AC in 2024. Contact Titusville Building Department at 321-567-3760 or buildingpermits@titusville.com for information on obtaining required Mechanical permit. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IMPC SEC. 605.1 ELECTRICAL EQUIPMENT INSTALLATION - ELECTRICAL EQUIPMENT, WIRING, AND APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE AND APPROVED MANNER.

Inspector Comments: 10/02/2025 Complete repairs to dining room switch and fixture returning it to an operational condition. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.13 EVERY WINDOW, SKYLIGHT, DOOR, AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

Inspector Comments: 10/2/2025 Complete repairs to exterior door & windows frame assembly so that they are free of loose or rotting materials and are weathertight. Replace water damaged sheet rock, baseboard and flooring damaged inside house. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.6 EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.

Inspector Comments: 10/2/2025 Complete repairs to exterior walls: Repair all holes and cracks; replace deteriorated, rotten or missing siding and/or soffit returning walls to weatherproof condition. Replace water damaged sheet rock, baseboard and flooring damaged inside house. MWMW

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: 10/2/2025 Repair missing or damaged gutters and downspout. Complete repairs to Roof and fascia boards so that they are free from leaks, holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Replace water damaged sheet rock, baseboard and flooring damaged inside house. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 506.2 SANITARY DRAINAGE SYSTEM MAINTENANCE - EVERY PLUMBING STACK, VENT, WASTE AND SEWER LINE SHALL FUNCTION PROPERLY AND KEPT FREE FROM OBSTRUCTIONS, LEAKS, AND DEFECTS.

Inspector Comments: 10/2/2025 Repair broken drain line from washing machine located on exterior of house; Repair soil erosion in yard caused by broken pipe. MW Remove plant growth and other debris blocking gutters & downspouts; and repair missing or damaged gutters and downspout. Complete repairs to Roof, soffit and fascia boards so that they are free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 603.1 - MECHANICAL APPLIANCES, FIREPLACES, SOLID FUEL-BURNING APPLIANCES, COOKING APPLIANCES AND WATER

HEATING APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE WORKING CONDITION, AND SHALL BE CAPABLE OF PERFORMING THE INTENDED FUNCTION.

Inspector Comments: 10/2/2025 Have HVAC system inspected and serviced by Licensed Contractor and provide signed report from contractor detailing work done and confirming system is performing as intended. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **11/03/2025**. 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 3935 or mae.wright@titusville.com.

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

TITUSVILLE POLICE DEPARTMENT

NOTICE OF CODE VIOLATION

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 1235 Thoreau St

This notice is to make you aware that the following condition is a violation of the Code of the City of Titusville.

INTERNAL PROPERTY MAINTENANCE CODE: 6-109
See description below of Section: See Below

ACCUMULATION OF TRASH AND DEBRIS: 12-23
Remove all junk, trash, and debris from property.

VEH/BOAT/RV/TRAILER STORED ON YARD: 20-58

PROHIBITED USES IN ZONING DIST. 28-52

COMMERCIAL USE OF RESIDENTIAL AREA: 20-60
Remove commercial vehicle or equipment.

FENCE IN NEED OF REPAIR: 302.7

INOPERABLE/UNLICENSED VEHICLE: 13-72/13-73

OVERGROWTH PROP/DEAD TREE: 13-26/13-28

STAGNANT POOL/POOL ENCLOSURE: 303.1/303.2

TEMPORARY STORAGE UNIT 28-373

PERMIT REQUIRED: Mechanical Replacement 6-56

OTHER: Sec 506.2 - Plumbing Maintenance
Sec 603.1 - Mechanical Work Sec 603.1 Electrical Work
Sec 704.6 Exterior Walls Sec. 704.7 Roof Drainage
Sec 704.13 Exterior Door

PLEASE CORRECT VIOLATION BY: Nov 2, 2025

TO NOTIFY OFFICER WHEN CORRECTED OR
FOR INFORMATION NEEDED CALL 321-567-3770

OFFICER/ID #: Mae Wright #814

CASE NUMBER: 25-001413 DATE: 02-Oct-2025

25-001412

25-00

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BAF ASSETS 6 LLC
 c/o CORPORATION SERVICE COMPANY
 1201 HAYS ST.
 TALLAHASSEE, FL 32301



9590 9402 9486 5069 5130 55

2. Article Number (Transfer from service label)

9589 0710 5270 1979 8270 60

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

restricted Delivery

Domestic Return Receipt



BAF ASSETS 6 LLC
 c/o CORPORATION SERVICE COMPANY
 1201 HAYS ST
 TALLAHASSEE, FL 32301

25-0014P

25-0014

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BAF ASSETS 6 LLC
5001 PLAZA ON THE LK, STE 200
AUSTIN, TX 78746



9590 9402 9486 5069 5131 16

2. Article Number (Transfer from service label)

9589 0710 5270 1979 8270 53

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery Restricted Delivery
 Collect on Delivery Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt



CODE ENFORCEMENT
 PROMOTED TEAMWORK WITHIN OUR COMMUNITY
 1100 John Glenn Blvd., Titusville, FL 32780 PH 321-567-XXXX

BAF ASSETS 6 LLC
 5001 PLAZA ON THE LK, STE 200
 AUSTIN, TX 78746







FussFree
Leave the Fuss to US!
954-771-3333
www.FussFreeAC.com

YORK

3 Ton
60 Amps in cabinet
8 kW

Wiring diagram and technical specifications.

Wiring diagram and technical specifications.

Filter
17.5 x 23.5 x 1

CAUTION / ATTENTION

Light switch

Thermostat

Light switch









Photo by MW

December 31, 2025 8:11 AM



Photo by MW

December 31, 2025 8:09 AM



Photo by MW

December 31, 2025 8:10 AM



Photo by MW

December 31, 2025 8:11 AM



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-03
Address 1235 THOREAU ST
Respondent BAF ASSETS 6 LLC

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**



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-03 Address/Location of Violation: 1235 THOREAU ST
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 ...
[X] the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge 24/ Feb/ 2026 at 1235 Thoreau St.

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 24/ Feb/ 2026.

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 24/ Feb/ 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 ... / ... / ...

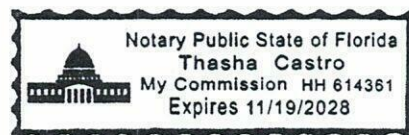
MAE WRIGHT [Signature] 24-Feb-2026
Print Name / Signature / Date

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 24 day of February, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 24 day of February 20 26.

[Signature]
Notary Public

SEAL



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

Hearing Case No. 26-03
Enforcement Case No: 25-001413

CITY OF TITUSVILLE

Petitioner,

vs.

**BAF ASSETS 6 LLC
5001 PLAZA ON THE LK, STE 200
AUSTIN, TX 78746**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE NON-COMPLIANCE HEARING

**On 03/09/2026 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:

1235 THOREAU ST

**TAX PARCEL ID 22 3521-88-*
-36
HEIGHTS UNIT 12 LOT 36**

LAND DESCRIPTION INDIAN RIVER

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. 6-56 (A) - BUILDING PERMIT REQUIRED

SEC. 6-109; 2018 IMPC SEC. 605.1 - ELECTRICAL EQUIPMENT INSTALLATION

SEC. 6-109; 2018 IPMC SEC. 304.13 - WINDOW, SKYLIGHTS, DOOR FRAMES

SEC. 6-109; 2018 IPMC SEC. 304.6 - EXTERIOR WALLS

SEC. 6-109; 2018 IPMC SEC. 304.7 - - ROOFS AND DRAINAGE

SEC. 6-109; 2018 IPMC SEC. 506.2 - SANITARY DRAINAGE SYSTEM MAINTENANCE

SEC. 6-109; 2018 IPMC SEC. 603.1 - - MECHANICAL APPLIANCES

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, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF TITUSVILLE, FL

Petitioner,

v.

BAF ASSETS 6 LLC

Mailing address:

5001 Plaza on the Lake, Ste. 200
Austin, TX 78746

c/o Corporation Service Company, Registered Agent
1201 Hays Street
Tallahassee, FL 32301-2525

Respondent.

CASE NO: 26-03

Subject Property: 1235 Thoreau Street
Titusville, FL 32780

Tax Parcel ID#: 22-35-21-88-*-36

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 Mae Wright testified that the property was inspected and found to be in violation of City Codes:
 - a. Section 6-56 – Building Permit Required
 - b. Section 6-109, 2018 IPMC Subsection 605.1 – Electrical Equipment Installation
 - c. Section 6-109, 2018 IPMC Subsection 304.13 – Window, Skylights, Door Frames
 - d. Section 6-109, 2018 IPMC Subsection 304.6 – Exterior Walls
 - e. Section 6-109, 2018 IPMC Subsection 304.7 – Roofs and Drainage
 - f. Section 6-109, 2018 IPMC Subsection 506.2 – Sanitary Drainage System Maintenance
 - g. Section 6-109, 2018 IPMC Subsection 603.1 – Mechanical Appliances

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 6-56 – Building Permit Required
 - b. Section 6-109, 2018 IPMC Subsection 605.1 – Electrical Equipment Installation
 - c. Section 6-109, 2018 IPMC Subsection 304.13 – Window, Skylights, Door Frames
 - d. Section 6-109, 2018 IPMC Subsection 304.6 – Exterior Walls
 - e. Section 6-109, 2018 IPMC Subsection 304.7 – Roofs and Drainage
 - f. Section 6-109, 2018 IPMC Subsection 506.2 – Sanitary Drainage System Maintenance
 - g. Section 6-109, 2018 IPMC Subsection 603.1 – Mechanical Appliances
- 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 12:00 p.m. (noon) on **March 6, 2026**, by (a) obtaining the required mechanical permit for the new HVAC system and completing all required inspections; (b) completing repairs to the dining room switch and fixtures and returning them to operational condition; (c) repairing exterior doors and assemblies so that they are free of loose or rotting materials and are weather-tight; (d) replacing damaged sheetrock, baseboards, and flooring inside the house; (e) repairing all holes and cracks; (f) replacing deteriorated materials on exterior walls and restoring them to a weatherproof condition; (g) repairing damaged gutters and downspouts; (h) completing repairs to soffit and fascia boards so that they are free of loose or rotted materials; (i) repairing the broken drain line from the washing machine located on the exterior of the house; and (j) repairing soil erosion in the yard caused by the broken pipe. 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 **March 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 # 26-03
Address 1235 THOREAU ST
Respondent BAF ASSETS 6 LLC

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

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
Notice of Non-Compliance Hearing: Mailed certified and first class on February 5, 2026 posted on the property and City Hall on February 25, 2026

Department/Office: Code Enforcement

Recommended Action:

On February 9, 2026 this case was brought in front of the Code Magistrate. The respondent was found in violation of City Code.

Responded was ordered to correct the violations by March 6, 2026. If compliance was not received a fine of \$100 per day per violation commencing March 7, 2026 and continuing until the violations are corrected. A lien may also be imposed. As of today the property is still in violation

The administrate costs of \$206.72 was also imposed.

Summary Explanation & Background:

On February 9, 2026 this case was brought in front of the Code Magistrate. The respondent was found in violation of City Code.

Respondent was ordered to correct the violations by March 6, 2026. If compliance was not received a fine of \$100 per day per violation commencing March 7, 2026 and continuing until the violations are corrected. A lien may also be imposed.

The administrate costs of \$206.72 was also imposed.

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
11. 26-04 MARCH 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 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 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

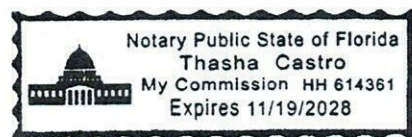
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of January, 2026, that the information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

- 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 Violation 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 Violation was properly posted on the real property listed above upon which the violation exists on 09/03/25.

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 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 1-27-26

Print Name / Signature / Date

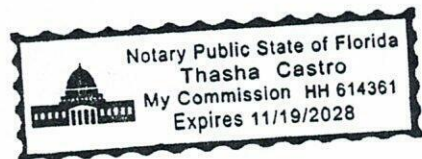
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of January, 2026 that the information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



Case No. 26-04 Address/Location of Violation: 1780 GOLFVIEW DR
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

[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 02/25/26

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 02/24/26
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 ___/___/___

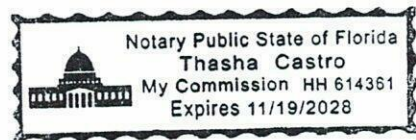
JIM FLANNIGAN [Signature] 2-25-26
Print Name / Signature / Date

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 25 day of February 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 25 day of February 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 NON-COMPLIANCE HEARING

**On 03/09/2026 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, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF TITUSVILLE, FL

Petitioner,

v.

PATRICIA A. TOOMING

Mailing address:
1780 Golfview Drive
Titusville, FL 32780

Respondent.

CASE NO: 26-04

Subject Property: 1780 Golfview Drive
Titusville, FL 32780

Tax Parcel ID#: 22-35-09-08-D-7

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 February 9, 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 Jim Flannigan testified that the property was inspected and found to be in violation of City Codes:

- a. Section 6-109, 2018 IPMC Subsection 302.1 – Exterior Sanitation
- b. Section 6-109, 2018 IPMC Subsection 302.4 – Overgrowth – Weeds
- c. Section 6-109, 2018 IPMC Subsection 304.1 – General Exterior Maintenance
- d. Section 6-109, 2018 IPMC Subsection 305.3 – Interior Surfaces
- e. Section 6-109, 2018 IPMC Subsection 305.1 – General Interior Maintenance

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 \$206.72.

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 302.1 – Exterior Sanitation
 - b. Section 6-109, 2018 IPMC Subsection 302.4 – Overgrowth – Weeds
 - c. Section 6-109, 2018 IPMC Subsection 304.1 – General Exterior Maintenance
 - d. Section 6-109, 2018 IPMC Subsection 305.3 – Interior Surfaces
 - e. Section 6-109, 2018 IPMC Subsection 305.1 – General Interior Maintenance
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 removing all debris and unsanitary items, including fecal matter and old food; thoroughly cleaning the interior to eliminate all fecal matter, urine odor, and other debris; cutting and maintaining the grass and weeds; and repairing walls and other surfaces to a safe and secure condition by 12:00 p.m. (noon) on **March 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 **March 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 **\$206.72** 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 10th day of February, 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 13 day of February, 2026.



Secretary Special Magistrate



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 - Compliance 2-11-26
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

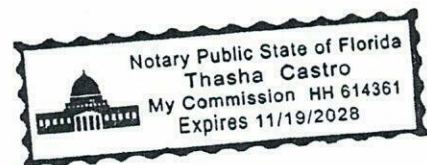
Print Name / Signature / Date

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 the property on ...
Owner(s) usual place of residence ...
Owner(s) of commercial property ...

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 10/08/25.

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 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 and date 1-27-26

Print Name / Signature / Date

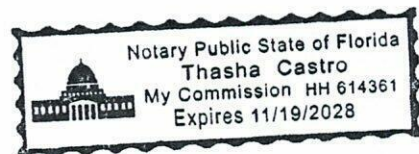
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of January 2024, that the information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

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

Signature of Notary Public

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:

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: Mae Wright, Code Enforcement Officer
Subject: 26-07
Michael Tripp
Melvin Zimmerman
Marian Zimmerman
4905 Clover Lane
Titusville, FL 32780
Parcel ID # 22-35-27-AV-*-5.01
Notice of Violation: Certified and first class mail sent to both addresses on January 13, 2026.
Notice of Hearing: Certified and first class mail sent to both addresses on February 4, 2026.
Department/Office: Code Enforcement

Recommended Action:

Find that, at the time of this meeting, the trailer owner is in violation of Code Section 30-39.

Order the Respondent be assessed administrative costs, in the amount of \$153.89, and Impose a fine of \$5000.00 as the violation is Irreversible and/or Irreparable in nature.

Summary Explanation & Background:

1. Section 30-39: Tree removal, permit required.

Narrative of Violation: A complaint was received for a tree being removed in the Whispering Pines Mobile Home Park without a permit.

On January 6, 2026, I completed an inspection of the area and found a pine tree cut down at the southwest corner of the trailer located at 4905 Clover Ln.

While on site, I spoke to trailer owner, Michael Tripp, who stated he received permission from the Park Staff to have the tree removed. I spoke to Park Staff, who confirmed Sun Up to Sun Down Bobcat & Tree Services had done the work and that a text was received that stated they had gotten approval to remove the tree without a permit. No other documentation was provided to the park.

I contacted Jacob Begley with Titusville Development Services who confirmed no one had contacted their office nor made a request for a tree removal permit for 4905 Clover Ln.

I called Sun Up to Sun Down Bobcat & Tree Services and spoke with Harry about the

City's requirement for a tree removal permit. Harry advised he would have to follow up with the employee handling the contract to find out what was done and how approvals were acquired.

On January 8, 2026, I confirmed with Development Services that no one had contacted them concerning the tree removal. The initial Notice of Violation was issued to the Whispering Pines Mobile Home Park & RV LLC under Code Case No 26-000010.

After receiving a copy of the violation notice, Regional Manager for Parakeet Communities questioned why the park received the violation as the trailer owner was responsible for hiring the contractor and having the tree removed. The Assistant City Attorney review the details of the case and determined that the Notice of Violation should be issued to the Owner of the trailer as provided by the Brevard County Tax Collectors Office. Case #26-000010 was closed and a new case was opened.

On January 9, 2026, I meet with Michael Tripp to hand deliver the notice of violation. We discussed determination made about the case, the timeline of the project, and his conversations with Park Staff. While on site, Mr. Tripp called James with Sun Up to Sun Down who confirmed they had completed the bid without the review of the company's arborist as the tree was under 36 inches and bid was for a Residential use. Contact information for Jacob Begley with Development Services was provided so the contractor could speak with Mr. Begley directly on the permitting process.

On January 20, 2026, Development Services determined that a tree removal permit cannot be issued and the case should move forward with the Special Magistrate Hearing as the violation is Irreversible in nature.

I contacted Mr. Tripp by phone concerning the determination made and the process for the Special Magistrate Hearing.

Alternatives:

1. Alternate Fine amount.
2. Waive the City's Cost.
3. 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. 26-07 Initial Exhibits
2. 20260106_Pine tree cut at SW corner of trailer

3. 20260106_Pine tree cut at SW corner of trailer
4. 20260109_Hand Delivered NOV
5. Brevard-County-Tangible-Property-Tax Collector_4905 Clover Ln_ 2025



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-07 Address/Location of Violation: 4905 CLOVER LN
Titusville, Florida

HAND DELIVERED

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

- Owner of the property on 24/feb/2026 at 4905 Clover Ln.
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

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 24/feb/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 24/feb/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 24-Feb-2026
Print Name / Signature / Date

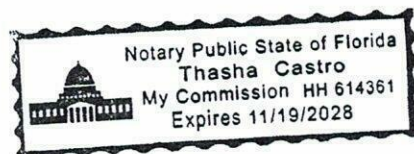
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 24 day of February, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 24 day of February 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. 26-07
Enforcement Case No: 26-000018

CITY OF TITUSVILLE

Petitioner,

vs.

**MICHAEL TRIPP
4905 CLOVER LANE
TITUSVILLE, FL 32780**

Respondent.
_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 03/09/2026 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:

4905 Clover LN TAX PARCEL ID 22 3527-AV-*5.01 LAND DESCRIPTION TITUSVILLE
FRUIT & FARM LAND CO LOTS 5,6,27,28 EXC HWY R/W & W 140 FT OF N 254.31 FT OF LOT 6

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. 30-39 - TREE REMOVAL PERMIT REQUIRED

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. 26-07 Address/Location of Violation: 4905 CLOVER LN
Titusville, Florida

HAND DELIVERED

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

- Handwritten: [X] the owner of the property on 09/Jan/2026 at 4905 Clover Ln.
[] 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 Violation 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 Violation was properly posted on the real property listed above upon which the violation exists on _ / _ / _.

MAIL

- Handwritten: [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 13/Jan/2026. :
[] the address listed in the tax collector's office on _ / _ / _____.
[X] the address listed in the tax collector's office/another address provided to the City of Titusville 13/Jan/2026.

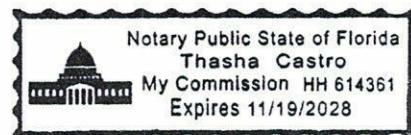
MAE WRIGHT [Signature] 24-Feb-2026
Print Name / Signature / Date

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 24 day of February, 20 26, that the information in the foregoing affidavit is true.

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

[Signature]
Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

**MICHAEL TRIPP
4905 CLOVER LANE
TITUSVILLE, FL 32780**

Current Resident and listed owner Trailer

**MELIVIN ZIMMERMAN
MARIAN ZIMMERMAN
7262 OAK BROOK CIRCLE
PORTAGE, MI 49002-0000**

Tangible Property Listed Owner

January 13, 2026

CASE # 26-000018

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 4905 Clover LN , Parcel ID# 22 3527-AV-*-5.01

An inspection was conducted on 01/09/2026 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. 30-39 TREE REMOVAL, PERMIT REQUIRED - (a) NO PERSON, ORGANIZATION, SOCIETY, ASSOCIATION OR CORPORATION, OR ANY AGENT OR REPRESENTATIVE THEREOF, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, REMOVE OR MOVE, OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE WITH A TRUNK DIAMETER OF FOUR (4) INCHES OR MORE, SAID DIAMETER BEING MEASURED FOUR AND ONE-HALF (4½) FEET ABOVE GROUND LEVEL. (b)DIAMETER BREAST HEIGHT (DBH) IS THE MEASUREMENT OF THE TREE'S DIAMETER MADE BY TREE PROFESSIONALS, TAKEN AT BREAST OR CHEST HEIGHT. THIS DIAMETER IS MEASURED OVER THE OUTSIDE BARK USING A DIAMETER TAPE AT THE POINT "BREAST HEIGHT." BREAST HEIGHT IS SPECIFICALLY DEFINED AS A POINT AROUND THE TRUNK AT FOUR AND ONE-HALF (4.5) FEET (1.37 METERS IN METRIC USING COUNTRIES) ABOVE THE FOREST FLOOR ON THE UPHILL SIDE OF THE TREE. FOR THE PURPOSES OF DETERMINING BREAST HEIGHT, THE FOREST FLOOR INCLUDES THE DUFF LAYER THAT MAY BE PRESENT, BUT DOES NOT INCLUDE UNINCORPORATED WOODY DEBRIS THAT MAY RISE ABOVE THE GROUND LINE. (c)A TREE REMOVAL PERMIT SHALL NOT BE REQUIRED FROM AN OWNER OF AN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLING. FOR THE PURPOSES OF TREE REMOVAL, A SINGLE-FAMILY RESIDENCE SHALL BE CONSIDERED EXISTING ONE (1) YEAR AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. (d) COMMON

AREAS AND TRACTS WITHIN A SINGLE-FAMILY DEVELOPMENT SHALL NOT BE EXEMPT FROM PERMIT REQUIREMENT FOR REMOVAL OF TREES.

Inspector Comments: 1/9/2026 *Violation is Irreversible in nature* Tree removed without proper permit or approval. OBTAIN Required Tree Removal Permit or Obtain written Approval to Remove without permit from Titusville Development Services. For permit applications or questions on permit process, Contact Jacob Begley at 321-567-3761 or Jacob.begley@titusville.com. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **01/28/2026**. 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 3935.

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 \$5000.00 per day for each irreversible 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

TITUSVILLE POLICE DEPARTMENT

NOTICE OF CODE VIOLATION

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 4905 Clover Lane

This notice is to make you aware that the following condition is a violation of the Code of the City of Titusville.

- INTERNAL PROPERTY MAINTENANCE CODE: 6-109
See description below of Section: _____
- ACCUMULATION OF TRASH AND DEBRIS: 12-23
Remove all junk, trash, and debris from property.
- VEH/BOAT/RV/TRAILER STORED ON YARD: 20-58
- PROHIBITED USES IN ZONING DIST. 28-52
- COMMERCIAL USE OF RESIDENTIAL AREA: 20-60
Remove commercial vehicle or equipment.
- FENCE IN NEED OF REPAIR: 302.7
- INOPERABLE/UNLICENSED VEHICLE: 13-72/13-73
- OVERGROWTH PROP/DEAD TREE: 13-26/13-28
- STAGNANT POOL/POOL ENCLOSURE: 303.1/303.2
- TEMPORARY STORAGE UNIT 28-373
- PERMIT REQUIRED: Tree Removal 6-56
- OTHER: *Irreparable in Nature* (30-31)
Development Services - Jacob Begley
321-567-3761 or Jacob.Begley@titusville.com

PLEASE CORRECT VIOLATION BY: Jan 28, 2026

TO NOTIFY OFFICER WHEN CORRECTED OR
FOR INFORMATION NEEDED CALL 321-567-3770

OFFICER/ID #: Mae Wright #801

CASE NUMBER: 26-20018 DATE: 9-Jan-2026

26-000018

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MICHAEL TRIPP
4905 CLOVER LN
TITUSVILLE, FL 32780



9590 9402 9834 5266 6452 17

2. Article Number (Transfer from service label)

9589 0710 5270 3819 8786 21

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

26-00



CODE ENFORCEMENT

PROMOTE TEAMWORK WITHIN OUR COMMUNITY

1100 John Glenn Blvd., Titusville, FL 32780, PH 321-567-4000

MICHAEL TRIPP
4905 CLOVER LN
TITUSVILLE, FL 32780

210-0000

26-00

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MELVIN ZIMMERMAN
 MARIAN ZIMMERMAN
 7262 OAK BROOK CIR
 PORTAGE, MI 49002



9590 9402 9834 5266 6452 24

2. Article Tracking Number (from carrier label)

9589 0710 5270 3819 8786 38

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

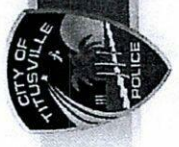
B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

restricted Delivery

Domestic Return Receipt



CODE ENFORCEMENT
 PROMOTE TEAMWORK WITHIN OUR COMMUNITY
 1100 John Glenn Blvd., Titusville, FL 32780 PH 321-567-

MELVIN ZIMMERMAN
 MARIAN ZIMMERMAN
 7262 OAK BROOK CIR
 PORTAGE, MI 492002



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-07
Address 4905 CLOVER LN
Respondent MICHAEL TRIPP

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 MW

January 06, 2026 11:19 AM



Photo by MW

January 06, 2026 11:20 AM



Photo by MW

January 09, 2026 4:02 PM

LISA CULLEN, CFC**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****BREVARD COUNTY TAX COLLECTOR****2025 PAID PERSONAL PROPERTY**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
MBM0119000		14A0

Pay your taxes online at www.brevardtc.com

4905 CLOVER LN

ZIMMERMAN, MELVIN &
 ZIMMERMAN, MARIAN
 7262 OAK BROOK CIR
 PORTAGE, MI 49002-0000

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.8643	1,350	1,350	0	0.00
BREVARD LIBRARY DISTRICT	0.3242	1,350	1,350	0	0.00
BREVARD MOSQUITO CONTROL	0.1340	1,350	1,350	0	0.00
TI-CO AIRPORT AUTHORITY	0.0000	1,350	1,350	0	0.00
SCHOOL - BY STATE LAW	3.0620	1,350	1,350	0	0.00
SCHOOL - BY LOCAL BOARD	0.7480	1,350	1,350	0	0.00
BPS VOTED TEACHER PAY	1.0000	1,350	1,350	0	0.00
SCHOOL - CAPITAL OUTLAY	1.5000	1,350	1,350	0	0.00
CITY OF TITUSVILLE	6.3000	1,350	1,350	0	0.00
REC DIST 1 MSTU INCL TITUS	0.4173	1,350	1,350	0	0.00
ST JOHNS RIVER WATER MGMT DST	0.1793	1,350	1,350	0	0.00
FLA INLAND NAVIGATION DIST	0.0270	1,350	1,350	0	0.00
ENV END LD/WTR LTD	0.0458	1,350	1,350	0	0.00
ENV END LD/WTR LTD(DBTP)	0.0275	1,350	1,350	0	0.00
N BREV REC D1/TTS (DBTP)	0.0808	1,350	1,350	0	0.00
N BREV REC DST 1/TTS	0.3138	1,350	1,350	0	0.00
TOTAL MILLAGE	17.0240			AD VALOREM TAXES	\$0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT				
PAY ONLY ONE AMOUNT IN BOXES BELOW	NON-AD VALOREM ASSESSMENTS				
	\$0.00				
If Paid By	Nov 30, 2025				
Please Pay	\$0.00				

LISA CULLEN, CFC**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****BREVARD COUNTY TAX COLLECTOR****2025 PAID PERSONAL PROPERTY**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
MBM0119000		14A0

Pay your taxes online at www.brevardtc.com

RETURN WITH PAYMENT

ZIMMERMAN, MELVIN &
 ZIMMERMAN, MARIAN
 7262 OAK BROOK CIR
 PORTAGE, MI 49002-0000

SAVE TIME, PAY ONLINE**NO SERVICE FEE FOR E-CHECKS**

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2025				
Please Pay	\$0.00				

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: James Flannigan, Code Enforcement Officer
Subject: **26-08**
Scott Calkins & Julia Calkins
151 Harrison Street
Titusville, FL 32780
Parcel ID # 22-35-15-02-*-6.09
Notice of Violation: Certified mail sent August 19, 2025,
and posted August 19, 2025. Signed on August 26, 2025
Notice of Hearing: Certified mail sent February 2, 2026.
Signed on February 9, 2026 Posted at City Hall and on
property on February 25, 2026.
Department/Office: Code Enforcement

Recommended Action:

Order the Respondent(s) to correct the violation on or before **April 10, 2026**, by:

1. Sec 6-56 (A) Building permit Required (Windows and Doors)

Obtain a permit for the windows and door installed

Order the Respondent(s) be assessed administrative costs in the amount of **\$189.11**

If the Respondent does not comply by **April 10, 2026**, it is being requested that a fine of **\$100.00 per violation per day** be imposed for each day the violation continues.

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

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances

Sec 6-56 (A) Building permit Required (Windows and Doors)

I received a complaint reference residential home being turned into a business with no permits. Upon arrival I met with I noticed several issues. I observed that the windows and doors were newly installed. I found no issued permit on file for the work done. A NOV was left with the resident. I mailed a NOV to the owner.

I spoke with Scott, the property owner and several occasions. He explained to me that he installed the windows on the property. He advised that he is working with a contractor for other changes to the property and submitting plans. He was informed that since the windows and doors were already installed that they would need a separate permit since work was completed.

As of today, March 9, 2026 no permit has been issues.

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. 20250819_104152
- 2. 20250819_104006
- 3. 20260225_101421
- 4. 20260225_101336
- 5. 20260225_101330
- 6. 26-08 MARCH EXHIBITS



photo by JF

August 19, 2025 10:41 AM



photo by JF

August 19, 2025 10:40 AM



photo by JF

February 25, 2026 10:14 AM



photo by JF
February 25, 2026 10:13 AM



photo by JF

February 25, 2026 10:13 AM



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-08 Address/Location of Violation: 151 HARRISON ST
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

[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 02/25/26

MAIL

- [P] 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 02/07/26
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

[Signature] 2-25-26

Print Name / Signature / Date

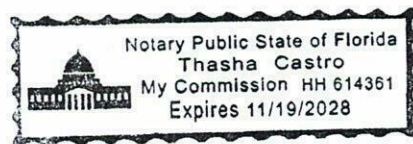
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 25 day of February 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 25 day of February 20 26

[Signature]

Notary Public

SEAL



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

Hearing Case No. 26-08
Enforcement Case No: 25-001173

CITY OF TITUSVILLE

Petitioner,

vs.

**SCOTT CALKINS & JULIA CALKINS
151 HARRISON ST
TITUSVILLE, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 03/09/2026 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:

151 HARRISON ST

**TAX PARCEL ID 22 3515-02*-6.09
ESTATES PART OF LOT 6 AS DES IN ORB 58 PG 439**

LAND DESCRIPTION BAYVIEW

3. Defendant(s) has/have failed to comply with the provision(s) 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. 6-56 (A) - BUILDING PERMIT REQUIRED

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. 26-08 Address/Location of Violation: 151 HARRISON ST
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Violation 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 Violation 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 Violation was properly posted on the real property listed above upon which the violation exists on 08/19/25

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 08/20/25
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 _ / _ / _

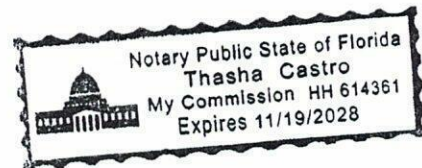
JIM FLANNIGAN [Signature] 02-25-26
Print Name / Signature / Date

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 25 day of February, 2024, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 25 day of February 2024.

[Signature]
Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

**SCOTT CALKINS & JULIA CALKINS
151 HARRISON ST
TITUSVILLE, FL 32780**

August 19, 2025

CASE # 25-001173

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 151 HARRISON ST , Parcel ID# 22 3515-02-* -6.09

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: LAND DEVELOPMENT REGULATIONS

VIOLATION OF CODE: SEC. 30-182 (A) SINGLE FAMILY RESIDENTIAL USES - (A) SINGLE-FAMILY RESIDENTIAL USES. (1) FRONT YARD: THE MAXIMUM HEIGHT OF A FENCE OR WALL IN ANY REQUIRED FRONT YARD SETBACK SHALL BE FOUR (4) FEET. (2) SIDE OR REAR YARD: THE MAXIMUM HEIGHT OF A FENCE OR WALL IN ANY REQUIRED SIDE OR REAR YARD SETBACK SHALL BE SIX (6) FEET. (3) SIDE CORNER YARD: THE MAXIMUM HEIGHT OF A FENCE OR WALL IN ANY REQUIRED SIDE CORNER YARD SETBACK SHALL BE SIX (6) FEET. WITHIN THE SIDE CORNER YARD OF A CORNER LOT, A FENCE IN EXCESS OF FOUR (4) FEET IN HEIGHT SHALL BE SET BACK A MINIMUM OF THIRTY-FIVE (35) FEET FROM THE PROPERTY LINE TO ENSURE ADEQUATE VISIBILITY FOR PEDESTRIAN AND VEHICLE TRAFFIC. ANY SIDE CORNER YARD SETBACK ABUTTING A COLLECTOR OR ARTERIAL ROADWAY SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) FEET WITHIN THE MINIMUM SIDE CORNER YARD SETBACK ESTABLISHED BY THE ZONING DISTRICT. (4) NO HIGH SECURITY FENCE OR WALL MAY BE PERMITTED WITH A SINGLE-FAMILY RESIDENTIAL USE.

Inspector Comments: Fence installed without permit. Location of fence was moved to pre-approved location. Different material was used. New fence section over feet tall. Must conform and/ or obtain proper permit.

Section: BUILDING

VIOLATION OF CODE: SEC. 6-56 (A) IT SHALL BE UNLAWFUL FOR ANY PERSON TO CONSTRUCT, ALTER, REPAIR, REMOVE OR DEMOLISH OR TO COMMENCE THE CONSTRUCTION, ALTERATION, REPAIR, REMOVAL OR DEMOLITION OF A BUILDING, SWIMMING POOL OR

STRUCTURE IN THE CITY WITHOUT FIRST OBTAINING A FORMAL PERMIT FROM THE BUILDING OFFICIAL.

Inspector Comments: Multi items found that require building permit.

Windows removed and doors installed. Concrete Driveway removed. Fence installed without permit. Wood structures being built in backyard. Interior work permit required.

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

25-00173

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SCOTT CALKINS
 JULIA CALKINS
 151 HARRISON ST
 TITUSVILLE, FL 32780



9590 9402 9230 4295 1655 74

2. Article Number (Transfer from service label)

9589 0710 5270 1979 8253 56

(over 3000)

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

2500



CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

1100 John Glenn Blvd., Titusville, FL 32780 PH 321-567-377

SCOTT CALKINS & JULIA CALKINS
 151 HARRISON ST
 TITUSVILLE, FL 32780

August 19, 2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-08
Address 151 HARRISON ST
Respondent SCOTT CALKINS & JULIA CALKINS

Number of Inspector Hours

7 Number of Field Inspections (*Each Inspection = .5 Hours*)
3.5 Field Hours 35.22 per hour
Inspection Hours Cost 123.27

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 189.11

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **26-10**
Mark Howell
4745 Apollo Road
Titusville, FL 32780
Parcel ID # 22-35-27-BC-4-29
Notice of Violation: Posted on property June 5, 2025.
Certified mail sent on June 6, 2025.
Notice of Hearing: Certified mail sent on February 4, 2026.
Posted on property and at City Hall on February 24, 2026.

Department/Office: Code Enforcement

Recommended Action:

Order the Respondent(s) to correct the violation on or before 12:00 pm (noon) on May 8, 2026, by:

1. SEC. 6-109; 2018 IPMC SEC. 304.1 – General Exterior Maintenance

Obtain the required permit to complete repairs to buildings on property including - Replacing of all deteriorated, damaged and or missing elements of doors, windows, walls and roof; returning all buildings to a structurally sound condition and capable of preventing the elements, vermin and unauthorized individuals from entering the interior areas. OR to remove buildings from property, returning the lot to natural topography with ground cover.

2. SEC. 6-109; 2018 IPMC SEC. 301.3 – Vacant Structure and Land

Maintain property in safe & sanitary conditions, including the removal of overgrowth, trash and graffiti from property; ensuring the structure is not being used as a place of harborage.

If the Respondent does not comply, it is being requested that a fine of \$100.00 per day per violation (2 violations exist) be imposed, commencing on May 9, 2026, and continuing until the violations are corrected and a lien may be imposed.

Order the Respondent(s) assessed administrative costs in the amount of \$206.72.

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

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances

1. SEC. 6-109; 2018 IPMC SEC. 304.1 – General Exterior Maintenance
2. SEC. 6-109; 2018 IPMC SEC. 301.3 – Vacant Structure and Land

Narrative of Violation(s): Titusville Fire Department responded to call for a vehicle on fire inside the building on the property on May 25, 2025. While on site, TFD requested Titusville Building Department be notified for possible condemning of the building. On May 29, 2025, I completed an inspection of the area and observed a metal building with the front door hanging on its hinges with deteriorated/damaged window, exterior walls and roof but no signs of a fire nor placards from the Building Department. The site was overgrown with signs of transient activity including graffiti and an accumulation of junk trash & debris. I contacted the Building Department to follow up on the fire call. I was told an inspector would be out to evaluate the structure and notify Code Enforcement what determinations had been made. I also spoke to the owner Mark Howell by phone about the fire and pending Building Department inspection. On June 5, 2025, I received a call back from Deputy Building Official Martin Abell on the building. It was determined that there was no imminent danger to the public due to the locked gate and that the building was set back from the road; and that Code Enforcement should move forward with a case to address the current condition of the building and property. I returned to the property to photograph the site and post the notice of violation.

Any Contact with the owner: I've stayed in contact with Mark Howell by phone and met with him at the property on August 6, 2025, to view progress, discuss their plan for resolving violations and next step on the code case. It was his intention to meet with the Building Department to discuss alterations and receive guidance on the minimum requirements to bring the structure into a safe condition. In October 2025, Mark Howell indicated that he was moving forward with obtaining an alteration permit to repair the structure.

Results of re-inspection: Graffiti located on the exterior surfaces of the building was covered but the condition of the doors, windows, walls and roof has not changed. Trash & debris continues to accumulate along Apollo Road and on the property and the lot was found overgrown.

A signed building permit application (PBP25-4460) was submitted on December 4, 2025. Review comments were emailed to the applicant on December 12, 2025, requesting plans for the repair work are submitted for review. At the time of this meeting, no supporting documents had been submitted for review.

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. 26-10 Initial Exhibits
2. 20260224_Exterior walls, roof & front door damage
3. 20260224_Front of building
4. 20260224_Exterior walls and roof
5. 20250806_Interior of building



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-10 Address/Location of Violation: 4745 APOLLO RD

Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Hearing 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 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 24/February/2026.

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 04/February/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 24-February-2026

Print Name / Signature / Date

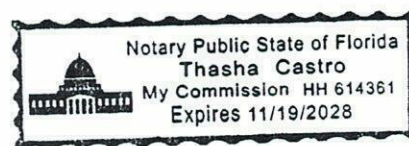
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 24 day of February, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 24 day of February 2026.

[Handwritten signature]

Notary Public

SEAL



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

Hearing Case No. 26-10
Enforcement Case No: 25-000808

CITY OF TITUSVILLE

Petitioner,

vs.

**HOWELL, MARK
4141 JAYDEE DR
MIMS, FL 32754**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 03/09/2026 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
Affidavit - Notice of Violation



Case No. 26-10 Address/Location of Violation: 4745 APOLLO RD
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Violation 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 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 05/24/2025

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 06/15/2025 :

- 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 _ / _ / _

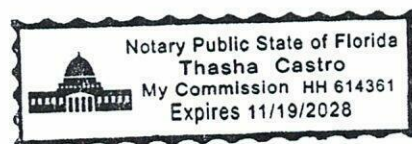
MAE WRIGHT Mae Wright 24-Feb-2026
Print Name / Signature / Date

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 24 day of February, 2024, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 24 day of February 2024.

[Signature]
Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

**MARK HOWELL,
4141 JAYDEE DR
MIMS, FL 32754**

June 05, 2025

CASE # 25-000808

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 4745 APOLLO RD , Parcel ID# 22 3527-BC-4-29

An inspection was conducted on 06/05/2025 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: NUISANCE

VIOLATION OF CODE: SEC. 12-23 MACHINERY PARTS, SCRAPPED PARTS, SCRAPPED LUMBER, ETC. - STORAGE MANTAINING PROHIBITED - (A) IT SHALL BE UNLAWFUL FOR ANY PERSON TO CAUSE OR PERMIT JUNK, SCRAP METAL, SCRAP LUMBER, WASTEPAPER PRODUCTS, DISCARDED BUILDING MATERIALS, OR ANY UNUSED ABANDONED VEHICLE, VEHICLES, OR ABANDONED PARTS, MACHINERY OR MACHINERY PARTS, OR OTHER WASTE MATERIALS, TO BE IN OR UPON ANY YARD, GARDEN, LAWN, OUT-BUILDING, OR PREMISES, IN THE CITY UNLESS IN CONNECTION WITH A BUSINESS ENTERPRISE LAWFULLY SITUATED AND LICENSED FOR THE SAME. (B) IT SHALL BE UNLAWFUL TO PERMIT ANY ACCUMULATION OF ANY SUCH WASTE MATERIALS TO BE IN OR UPON ANY YARD, LAWN, GARDEN, OUT-BUILDING OR PREMISES, IN THE CITY, IF IT CONSTITUTES A FIRE HAZARD, A HAZARD TO THE SAFETY OF PERSONS OR PROPERTY, OR AN UNSANITARY CONDITION.

Inspector Comments: 6/5/2025 Remove accumulation of junk & trash including scrap metal abandoned vehicles & machinery or parts there of, from the interior of building and surrounding property. MW

Section: NUISANCE

VIOLATION OF CODE: SEC. 13-26 THE ALLOWING OF DEBRIS, RUBBISH, TRASH, TIN CANS, PAPERS, OR STAGNANT WATER, DISEASED, DEAD OR DAMAGED TREES TO ACCUMULATE OR A DENSE GROWTH OF VINES, UNDERBRUSH, WEEDS, WILD GROWTH AND/OR GRASS IN EXCESS OF TWELVE (12) INCHES IN HEIGHT FROM THE GROUND TO EXIST ON ANY LOT, TRACT OR PARCEL OF LAND

Inspector Comments: 6/5/2025 Remove overgrowth of grass and weeds over 12 inches in height from around structure, Trim back bushes, vines and trees off structure. MW

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: 6/5/2025 Complete repairs to building on property including -Replacing of all deteriorated, damaged and or missing elements of doors, windows, walls and roof; returning building to a structurally sound condition and capable of preventing the elements or rodents from entering the interior areas. OR Removed Buildings from property returning lot to natural topography with ground cover. NOTE: Obtain required Alteration permit for repairs to structure OR Demolition Permit. Contact Titusville Building Department at 321-567-3760 or buildingpermits@titusville.com for more information on the permitting process. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 301.3 VACANT STRUCTURES AND PREMISES, THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.

Inspector Comments: 6/5/2025 Secure Vacant structures from unauthorized entry to the extent that they cannot be entered by vagrants or other uninvited persons as a place of harborage or could be entered by children. Maintain property in safe & sanitary conditions including the removal of overgrowth, trash and graffiti from property. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **08/05/2025**. 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 3935.

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

TITUSVILLE POLICE DEPARTMENT

NOTICE OF CODE VIOLATION

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 4745 Apollo Rd

This notice is to make you aware that the following condition is a violation of the Code of the City of Titusville.

INTERNAL PROPERTY MAINTENANCE CODE: 6-109
See description below of Section: See Below

ACCUMULATION OF TRASH AND DEBRIS: 12-23
Remove all junk, trash, and debris from property.
Including Scrap metal, Vehicles and equipment

VEH/BOAT/RV/TRAILER STORED ON YARD: 20-58

PROHIBITED USES IN ZONING DIST. 28-52

COMMERCIAL USE OF RESIDENTIAL AREA: 20-60
Remove commercial vehicle or equipment.

FENCE IN NEED OF REPAIR: 302.7

INOPERABLE/UNLICENSED VEHICLE: 13-72/13-73

OVERGROWTH PROP/DEAD TREE: 13-26/13-28
Remove overgrowth from around Bldg

STAGNANT POOL/POOL ENCLOSURE: 303.1/303.2

TEMPORARY STORAGE UNIT 28-373

PERMIT REQUIRED: 6-56

OTHER: Sec. 301.3 Vacant Structure and Land
Sec. 304.1 General Exterior Maintenance

PLEASE CORRECT VIOLATION BY: August 5, 2025

TO NOTIFY OFFICER WHEN CORRECTED OR
FOR INFORMATION NEEDED CALL 321-567-3770

OFFICER/ID #: Mae Wright #804

CASE NUMBER: 24-000808 DATE: 05-June-2025

25-00080X

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mark Howell
 4141 Jaydee Dr.
 MIMS, FL 32754



9590 9402 9230 4295 1581 56

2.

9589 0710 5270 1979 8226 07

(over 3500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Adult Signature
- Registered Mail[®] Delivery
- Certified Mail[®]
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes No
- If YES, enter delivery address below: Yes No

- 3. Service Type
 - Adult Signature
 - Registered Mail Restricted Delivery
 - Certified Mail[®]
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
- Priority Mail Express[®]
- Registered Mail[™]
- Registered Mail Restricted Delivery
- Signature Confirmation[™]
- Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt



CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

MARK HOWELL,
 4141 JAYDEE DR
 MIMS, FL 32754

June 05, 2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-10
Address 4745 APOLLO RD
Respondent MARK HOWELL

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



Photo by MW

February 24, 2026 1:22 PM



Photo by MW

February 24, 2026 1:21 PM



Photo by MW

February 24, 2026 1:21 PM



Photo by MW

August 06, 2025 8:27 AM

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: 26-11
Edward C Baker
4480 Byron Avenue
Titusville, FL 32780
Parcel ID # 22-35-21-85-*-409
Notice of Violation: Certified and first class mail sent August 12, 2025.
Notice of Hearing: Certified and first class mail sent February 4, 2026.
Department/Office: Code Enforcement

Recommended Action:

Order the Respondent to correct the violation **on or before 12:00 pm (noon) on April 10, 2026**, by:

1. Sec. 12-23 – Junk and Debris: Remove accumulation of furniture, trash and junk from property.

2. Sec. 13-26 - Overgrowth: Removing all weeds and grass over 12 inches in height from the property. Trim back vines, trees, and bushes away from house and off fences.

Order the Respondent(s) be assessed administrative costs, in the amount of **\$206.72**.

Order a fine of **\$50.00 per day per violation**, commencing **on April 11, 2026**, and continue daily until the violations are corrected; and a lien may be imposed.

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

Summary Explanation & Background:

1. Sec. 12-23 – Junk and Debris
2. Sec. 13-26 - Overgrowth

Narrative of Violation: While driving in the area, I observed grass and weeds in the yard over 12 inches in height, furniture on the driveway as well as household trash and debris throughout the yard. Photos were taken for the file and the Notice of Violation posted on the front door.

Contact with owner: At the start of this case, I confirmed that Mr. Barker had passed away but his partner, Kenneth White, had been seen at the property by the neighbors. All attempts to contact Mr. White and Mr. Barker's estate have been unsuccessful.

Results of Reinspection(s): There has been no change to the condition of the property.

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:

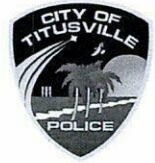
Goal 1: Quality of Life

ATTACHMENTS:

1. 26-11 Initial Exhibits
2. 20260224_Driveway trash junk debris
3. 20260224_Yard - Overgrowth and trash
4. 20260224_Yard - Overgrowth and trash



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-11 Address/Location of Violation: 4480 BYRON AVE
Titusville, Florida

HAND DELIVERED

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

- Owner of the 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 ...

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 24/Feb/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 04/Feb/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 24-Feb-2026
Print Name / Signature / Date

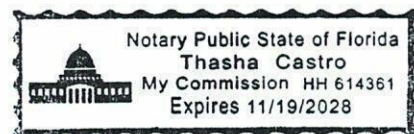
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 24 day of February, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 24 day of February 2026.

[Signature]

Notary Public

SEAL



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

Hearing Case No. 26-11
Enforcement Case No: 25-001129

CITY OF TITUSVILLE

Petitioner,

vs.

**BAKER, EDWARD C
4480 BYRON AVE
TITUSVILLE, FL 32780**

Respondent.
_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 03/09/2026 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:

4480 BYRON AVE

**TAX PARCEL ID 22 3521-85*-409
HEIGHTS UNIT 9 LOT 409**

LAND DESCRIPTION INDIAN RIVER

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. 12-23 - JUNK AND DEBRIS

SEC. 13-26 - TRASH, DEAD TREES, OVERGROWTH

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. 26-11 Address/Location of Violation: 4480 BYRON AVE
Titusville, Florida

HAND DELIVERED

Pursuant to Florida Statute 162.12 (1)(b)-(d), the Notice of Violation 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 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 11/AUG/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 12/AUG/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 _ / _ / _

MAE WRIGHT Mae Wright 24-Feb-2026
Print Name / Signature / Date

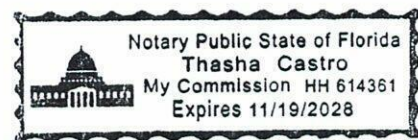
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 24 day of February, 2020, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 24 day of February 2020.

[Handwritten signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK
WITHIN OUR COMMUNITY

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

**EDWARD C BAKER, ESTATE OF
4480 BYRON AVE
TITUSVILLE, FL 32780**

August 08, 2025

CASE # 25-001129

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 4480 BYRON AVE , Parcel ID# 22 3521-85-*409

An inspection was conducted on 08/07/2025 at the above referenced property 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: NUISANCE

VIOLATION OF CODE: SEC. 12-23 MACHINERY PARTS, SCRAPPED PARTS, SCRAPPED LUMBER, ETC. - STORAGE MAINTAINING PROHIBITED - (A) IT SHALL BE UNLAWFUL FOR ANY PERSON TO CAUSE OR PERMIT JUNK, SCRAP METAL, SCRAP LUMBER, WASTEPAPER PRODUCTS, DISCARDED BUILDING MATERIALS, OR ANY UNUSED ABANDONED VEHICLE, VEHICLES, OR ABANDONED PARTS, MACHINERY OR MACHINERY PARTS, OR OTHER WASTE MATERIALS, TO BE IN OR UPON ANY YARD, GARDEN, LAWN, OUT-BUILDING, OR PREMISES, IN THE CITY UNLESS IN CONNECTION WITH A BUSINESS ENTERPRISE LAWFULLY SITUATED AND LICENSED FOR THE SAME. (B) IT SHALL BE UNLAWFUL TO PERMIT ANY ACCUMULATION OF ANY SUCH WASTE MATERIALS TO BE IN OR UPON ANY YARD, LAWN, GARDEN, OUT-BUILDING OR PREMISES, IN THE CITY, IF IT CONSTITUTES A FIRE HAZARD, A HAZARD TO THE SAFETY OF PERSONS OR PROPERTY, OR AN UNSANITARY CONDITION.

Inspector Comments: 8/7/2025 Remove sofa, love seat and accumulation of trash junk & debris from property. MW

Section: NUISANCE

VIOLATION OF CODE: SEC. 13-26 THE ALLOWING OF DEBRIS, RUBBISH, TRASH, TIN CANS, PAPERS, OR STAGNANT WATER, DISEASED, DEAD OR DAMAGED TREES TO ACCUMULATE OR A DENSE GROWTH OF VINES, UNDERBRUSH, WEEDS, WILD GROWTH AND/OR GRASS IN EXCESS OF TWELVE (12) INCHES IN HEIGHT FROM THE GROUND TO EXIST ON ANY LOT, TRACT OR PARCEL OF LAND

Inspector Comments: 8/7/2025 Mow yard removing grass & weeds over 12 inches in height, Trim back trees and bushes from against house and off fence line. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **08/22/2025**. 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 3935.

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

TITUSVILLE POLICE DEPARTMENT

NOTICE OF CODE VIOLATION

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 4480 Byron Ave

This notice is to make you aware that the following condition is a violation of the Code of the City of Titusville.

- INTERNAL PROPERTY MAINTENANCE CODE: 6-109
See description below of Section: _____
 - ACCUMULATION OF TRASH AND DEBRIS: 12-23
Remove all junk, trash, and debris from property.
 - VEH/BOAT/RV/TRAILER STORED ON YARD: 20-58
 - PROHIBITED USES IN ZONING DIST. 28-52
 - COMMERCIAL USE OF RESIDENTIAL AREA: 20-60
Remove commercial vehicle or equipment.
 - FENCE IN NEED OF REPAIR: 302.7
 - INOPERABLE/UNLICENSED VEHICLE: 13-72/13-73
 - OVERGROWTH PROP/DEAD TREE: 13-26/13-28
 - STAGNANT POOL/POOL ENCLOSURE: 303.1/303.2
 - TEMPORARY STORAGE UNIT 28-373
 - PERMIT REQUIRED: 6-56
- OTHER: Remove trash & debris from yard. Mow lawn Grass & weeds

PLEASE CORRECT VIOLATION BY: August 22, 2005

TO NOTIFY OFFICER WHEN CORRECTED OR FOR INFORMATION NEEDED CALL 321-567-3770

OFFICER/ID #: Mae Wright #804

CASE NUMBER: 25-001129 DATE: 7-Aug-2005

25-001129

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edward C Baker
 4480 Byron Ave
 Titusville, FL 32780



9590 9402 9230 4295 1655 36

2. Transfer from *certified mail*

9589 0710 5270 2116 4840 90

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery

Domestic Return Receipt



CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

EDWARD C BAKER, ESTATE OF
 4480 BYRON AVE
 TITUSVILLE, FL 32780

August 08, 2025

25-0



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-11
Address 4480 BYRON AVE
Respondent EDWARD C BAKER

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



Photo by MW

February 24, 2026 1:30 PM



Photo by MW

February 24, 2026 1:31 PM



Photo by MW

February 24, 2026 1:31 PM