



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

July 13, 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. **Bianca S Bland**
508 Lucky Street, Titusville, FL 32780
Parcel ID 22-35-03-54-9-3

C. Non-Compliant Hearings

1. **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.

D. Continued Hearings

E. Initial Hearings

1. **26-109**
Wayne Charles Lauer
Jo Ann Lauer
Brian Matthew Lauer
935 Loretta Drive, Titusville, FL 32780
Parcel ID: 22-35-27-52-26-1
Notice of Violation was posted on site July 8, 2025 and mailed on July 11, 2025.
Notice of Hearing were mailed on June 9, 2026 and posted on June 30, 2026.
2. **26-111**
Douglas L. Carmack
Serisa Carmack
255 S. Dixie Avenue, Titusville, FL 32796
Parcel ID: 22-35-04-AU-1-1
Notice of Violation: Certified mail sent on November 13 2025, and posted on October 28, 2026.
Notice of Hearing: Certified mail sent on June 1, 2026, and posted on June 29, 2026
3. **26-112**
Adiba Shuja
310 S. Dixie Avenue, Titusville. FL 32796
Parcel ID: 22-35-04-00-3
Notice of Violation: Certified mail sent on March 16, 2026, and posted on March 16, 2026.

Notice of Hearing: Certified mail sent on June 1, 2026, and posted on June 29, 2026

4. **26-113**
Richard Merle Safranic
3240 Westwood Drive, Titusville, FL 32796
Parcel ID: 21-35-20-IR-B-12
Notice of Violation: Certified mail sent on May 22, 2026, and posted on May 21, 2026.
Notice of Hearing: Certified mail sent on June 1, 2026, and posted on June 29, 2026
5. **26-114**
Arturo Briones Jr
19 N. Park Avenue, Titusville, FL 32796
Parcel ID: 21-35-33-AU-5-6
Notice of Violation: Certified mail sent on September 24, 2025, and posted on September 25, 2025.
Notice of Hearing: Certified mail sent on June 1, 2026, and posted on June 29, 2026
6. **26-115**
I Great Investor LLC
2265 Dolphin Road, Titusville, FL 32780
Parcel ID: 22-35-09-50-1-8
Notice of Violation: Certified mail sent on March 18, 2026, and posted on March 30, 2026.
Notice of Hearing: Certified mail sent on June 1, 2026, and posted on June 29, 2026.
7. **26-116**
Applewood Apartments LLC
4749 S Washington Avenue, Titusville, Florida 32780
Parcel ID: 22-35-26-BF-*-4.03
Notice of Violation hand delivered on November 20, 2025 and Certified Mail sent on December 4, 2025.
Notice of Hearing posted on June 30, 2026. Certified Mail was sent on June 9, 2026.

4. CODE ENFORCEMENT MANAGER'S REPORT

5. ADJOURNMENT