



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

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: James Flannigan, Code Enforcement Officer
Subject: **Bianca S Bland**
508 Lucky Street, Titusville, FL 32780
Parcel ID 22-35-03-54-9-3
Department/Office: Code Enforcement

Recommended Action:

Summary Explanation & Background:

This case was originally heard on August 13, 2007. The respondent, Daisy Mitchell, did not attend the meeting. The respondent was given until September 5, 2007, to correct the violations on the property:

If compliance is not achieved, a fine in the amount of \$25.00 per day per violation commences on September 5, 2007, and continues daily until the violation is corrected, and a lien is imposed. Administrative costs in the amount of \$384.32 was also imposed.

On September 5, 2007, Massey Hearing testimony was presented by the City showing the respondent had failed to correct violations of Sec. 12-23A Junk and Debris, and Sec. 13-26 overgrowth on or before September 5, 2007. The respondent, Daisy Mitchell, did not attend the meeting. Fines were imposed in the amount of \$50.00 per day per violation starting on September 5, 2007, continuing daily until the violations are corrected. Administrative costs were also imposed at \$198.97.

On April 8, 2019. The respondent, Pertrade KFT, did not attend the meeting. The respondent was given until May 8, 2019, to correct the violations on the property,

On May 13, 2019, Massey Hearing testimony was presented by the City showing the respondent had failed to correct violations of Sec. IPMC 108.1.5 Dangerous Structure, Sec. 12-23A Junk and Debris, and Sec. 13-26 overgrowth on or before May 8, 2019. The respondent, Daisy Mitchell, did not attend the meeting. Fines were imposed in the amount of \$150.00 per day per violation starting on April 16, 2019, continuing daily until the violations are corrected. Administrative costs were also imposed at \$81.94.

On July 23, 2019, at the Regular City Council meeting, item 9D authorized the

demolition of the structure located at 508 Lucky Street. The structure was removed and on February 25, 2020, at the City Council meeting, Resolution 10-2020 set forth a special assessment imposing a method of payment for the removal of the structure.

On June 2, 2025, the property achieved compliance and was verified by Code Officer Jim Flannigan. The total daily fine accrued is \$154,500 and the City's cost of \$4,651.01 for a total of \$159,151.01. The applicant is requesting a reduction in the amount of \$154,500.00.

On May 30, 2025, the Code Enforcement Department received an application for a lien reduction from Bianca Bland, owner. The application is presented in accordance with Titusville Code of Ordinances Section 31-71 for the Special Magistrates' consideration.

On July 25, 2025 Mr. Burse acknowledged receipt of notice of hearing.

The Lien reduction was denied by the Magistrate at the August 11, 2025 Hearing. The applicant did not show up for the hearing.

This property was purchased by 1019 LLC on April 18, 2023 which Bianca Bland was listed as the CEO of the LLC

The property was then Quit claimed from 1019 LLC to Bianca Bland on September 22, 2023

This property was then Quit claimed form Bianca Bland to Bianca Bland & Derrick Bland on December 21, 2023

This property was then Quit claimed from Bianca and Derrick Bland to just Bianca Bland on September 27, 2024.

An application for new construction of a single family house was applied for on August 30, 2023. The house was built and a final inspection was done on October 16, 2024.

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. 508 LUCKY ST LIEN REDUCTION APPLICATION
2. 508 LUCKY ST PAYOFF 2026
3. 508 Lucky 2 Before (1)
4. Lien Reduction Request (4)
5. 508 Lucky Street Payoff (2)
6. 2007 Code Board order imposing fine and lien (1)
7. 2019 Code Board order imposing fine and lien (2)
8. 508 Lucky 2 Before (2)
9. Demo compliance (1)
10. October 4 2024 QC
11. December 21 2023 QC
12. September 22 2023 QC
13. April 18 2023 QC
14. 1019 LLC
15. Resolution 10-2020
16. Resolution 38-2019

CITY OF TITUSVILLE CODE ENFORCEMENT

LIEN REDUCTION APPLICATION

Name & Address of Owner Bianca Burse
Telephone Number(s) of Owner 321-271-9703 Homestead? yes ☒ no ☐ If yes, submit proof of residency at homestead address.
Code Enforcement Property Address 508 Lucky St. Date of Compliance 12/21/23
Amount of lien reduction requested \$ 154,500⁰⁰ 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).

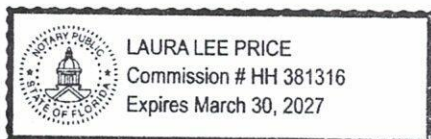
I was unaware that there were liens on the property. It was only after my husband's passing that I became aware. Since his passing, we have owned the property for several years and built a home suitable for occupancy. Since we've owned the property, I have stayed in compliance in 2018 for a reduction.

Owners Signature Bianca Burse Date of Application 3/4/26

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of March, 2026, by Bianca Burse, who is/are personally known to me or who has/have produced FL DL as identification.

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



Laura Lee Price
Notary Public (print or stamp name)
My commission expires: March 30, 2027

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.



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN *Our* COMMUNITY.

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

Daily Fine Total

07/01/2026

508 LUCKY ST

CASE NUMBER	FINE	CREDITS	TOTAL
E07-003185M	COMPLETED DAILY FINES \$25.00/PER DAY FOR SEC 12- 23A JUNK AND DEBRIS		\$23,250.00
E07-003185M	COMPLETED DAILY FINES \$25.00/PER DAY FOR SEC 13- 26 OVERGROWTH		\$23,250.00
E07-003185M	ADMIN COST		\$384.32
E18-006940	ADMIN COST		\$81.94
E18-006940	COMPLETED DAILY FINE \$150.00/PER DAY FOR SEC 12- 23 JUNK AND DEBRIS		\$36,000.00
E18-006940	COMPLETED DAILY FINE \$150.00/PER DAY FOR SEC 108.1.5 DANGEROUS STRUCTURE OR PREMISES		\$36,000.00
E18-006940	COMPLETED DAILY FINE \$150.00/PER DAY FOR SEC 13- 26 OVERGROWTH		\$36,000.00
E18-006940	DEMO/BOARD UP COSTS		\$3,505.20
EN20-0004	ADMIN COST		\$75.00
EN20-0004	LOT CLEANING FEE		\$60.00
EN20-0004	RECORDING FEE		\$35.00
EN20-0559	ADMIN COST		\$75.00

EN20-0559	LOT CLEANING FEE		\$60.00
EN20-0559	RECORDING FEE		\$35.00
EN21-0597	ADMIN COST		\$75.00
EN21-0597	LOT CLEANING FEE		\$75.00
EN21-0597	RECORDING FEE		\$35.00
EN21-1402	ADMIN COST		\$85.00
EN21-1402	LOT CLEANING FEE		\$112.50
EN21-1402	RECORDING FEE		\$35.00
			\$159,228.96



CITY OF TITUSVILLE CODE ENFORCEMENT

LIEN REDUCTION APPLICATION

Name & Address of Owner Bianca Bland
Telephone Number(s) of Owner 321-525-2105 Homestead? yes ☒ no ☐ If yes, submit proof of residency at homestead address.

Code Enforcement Property Address 508 Lucky ST Date of Compliance _____

Amount of lien reduction requested \$ 155,500 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).

Property brought from last owner who purchased it through tax deed. Current owner paid all city liens in the amount of exceeding \$18,000. Code enforcement Lien exceed 50% of the home value

Owners Signature [Signature] Date of Application 30 May 25

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30 day of May, 2025, by Bianca Bland, who is/are personally known to me or who has/have produced _____ as identification.

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



[Signature]
Notary Public (print or stamp name)
My commission expires:

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.



CODE ENFORCEMENT

**PROMOTING
TEAMWORK**
WITHIN *Our* COMMUNITY.

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

Daily Fine Total

06/02/2025

508 LUCKY ST

Case Number	Fine	Credits	Total
05-001460M	Admin Costs		\$306.37
07-003185M	Completed Daily Fine 25.00/day 12-23 Junk and Debris		\$23,250.00
07-003185M	Completed Daily Fine 25.00/day 13-26 Overgrowth		\$23,250.00
18-006940	Admin Costs		\$81.94
18-006940	Completed Daily Fine 150.00/day 12-23 Junk and Debris		\$36,000.00
18-006940	Completed Daily Fine 150.00/day 108.I.5 Dangerous Structure or Premises		\$36,000.00
18-006940	Completed Daily Fine 150.00/day 13-26 Overgrowth		\$36,000.00
18-006940	Demo/Board Up Cost		\$3,505.20
20-0004	Admin Costs		\$75.00
20-0004	Recording Fee		\$35.00
20-0004	Lot Cleaning Fee		\$60.00

20-0559	Admin Costs		\$75.00
20-0559	Recording Fee		\$35.00
20-0559	Lot Cleaning Fee		\$60.00
21-0597	Admin Costs		\$75.00
21-0597	Recording Fee		\$35.00
21-0597	Lot Cleaning Fee		\$75.00
21-1402	Admin Costs		\$85.00
21-1402	Recording Fee		\$35.00
21-1402	Lot Cleaning Fee		\$112.50
			\$159,151.01

2

CITY OF TITUSVILLE
MUNICIPAL CODE ENFORCEMENT BOARD

CASE NO. 07-69

Prepared by and return to:
Richard L. Rogers
1135 S. Washington Ave., Ste. A
Titusville, FL 32780

CITY OF TITUSVILLE, a municipal
Corporation of the STATE OF FLORIDA,
Plaintiff,

vs.

DAISY MITCHELL
P.O. BOX 6336
TITUSVILLE, FL 32782,

Defendant.

FINAL JUDGMENT ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE came before the Board on September 10, 2007. Assistant City Attorney Richard Broome appeared on behalf of the City of Titusville. The Defendant, DAISY MITCHELL, did not appear before the Board.

WITNESS

Danielle Trazzera, Code Inspector for the City of Titusville, testified under oath and informed the Board that on September 5, 2007 the Defendant remained in violation of all code sections as previously determined by the Board.

FINDINGS OF FACT

After due consideration of the testimony presented, the Municipal Code Enforcement Board made the following findings of fact:

1. The Defendant, DAISY MITCHELL, was properly notified of the violation(s) as alleged in the Complaint filed in this proceeding.
2. The Defendant is the owner of or is in possession of the real property located at 508 Lucky Street, Titusville, Florida, more particularly described as:

22-35-03-54-00009.0-0003.00

3. The Defendant is in continuing violation(s) of the following provision(s) of the Code of Ordinances of the City of Titusville pertaining to the subject property, to-wit:

Section 12-23A	Junk & Debris
Section 13-26	Overgrowth

FINAL JUDGMENT

Based upon the foregoing Findings of Fact and pursuant to the authority of Section 162.09, Florida Statutes, it is

ORDERED as follows:

1. The Defendant, DAISY MITCHELL, is hereby adjudged to be in continuing violation of Section(s) of the Code of Ordinances of the City of Titusville as indicated in the Findings of Fact herein.

2. The Defendant is assessed and ordered to pay the fine of \$25.00 per day, per continuing code violation (\$50 per day, total), commencing on September 5, 2007, and a like sum each and every day thereafter until the violation(s) as set forth in the Findings of Fact herein are corrected or eliminated to the written satisfaction of the Code Enforcement Officer.

3. In the event the Defendant achieves compliance by correction or elimination of the code violation(s), it shall be the sole responsibility of the Defendant to contact the City of Titusville Code Enforcement Department at (321) 383-5796, to request a Code Enforcement Officer to reinspect the property and verify in writing the violation(s) has been corrected.

4. In addition to the fine imposed herein, the Defendant shall pay the previously assessed costs in the sum of \$384.32, in the event said costs have not been paid to the City of Titusville.

5. The fine and costs shall be made payable to the "City of Titusville", and delivered to the Office of the City Clerk, 555 South Washington Avenue, Titusville, Florida. Pursuant to Section 162.09, Florida Statutes, this Judgment shall constitute a lien against the land on which the violation(s) exists, and if the Defendant does not own the land, upon any real or personal property owned by the Defendant upon recording of this Judgment in the Public Records of Brevard County, Florida.

6. The Board Attorney is hereby directed to record a certified copy of this Final Judgment in the Public Records of Brevard County, Florida, in the event the violation(s) is not corrected or eliminated and the fine and costs have not been fully paid within thirty (30) days of this Final Judgment.

DATED this 27 day of September, 2007.

**CITY OF TITUSVILLE MUNICIPAL
CODE ENFORCEMENT BOARD**

BY: _____

M. J. [Signature]
CHAIRMAN

ATTEST:

K. Walth
BOARD SECRETARY

I HEREBY CERTIFY THAT THE ABOVE
AND FOREGOING IS A TRUE AND
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

CITY CLERK'S OFFICE
CITY OF TITUSVILLE, FLORIDA

DATE 11/7/2007

[Signature] Asst City Clerk

**CODE ENFORCEMENT BOARD
CITY OF TITUSVILLE, FLORIDA**

CITY OF TITUSVILLE, FL
Petitioner,
v.

CASE NO: 19-10
Subject Property: 508 Lucky St.,
Titusville, FL
Tax Parcel ID# 22-35-03-54-9-3

Pertrade KFT
Mailing address: 508 Lucky St Titusville FL 32780
Respondent.

ORDER IMPOSING FINE AND LIEN

This case came on for hearing before the Code Enforcement Board of the City of Titusville, Florida, on May 13, 2019 Based on the evidence and testimony presented, the Board finds:

Findings of Fact

1. Respondent is the owner of the Subject Property.
2. This Board previously found Respondent in violation of City Code sections: 12-23 - junk and debris; 6-109/IPMC section 108.1.5 - dangerous structure or premises; and 13-26 overgrowth, and ordered Respondent to correct the violations on or before April 15, 2019, or a fine may be imposed in the amount of \$150.00 per day, per violation.
3. Code Enforcement Officer, Ken Hutchings, testified he inspected the property and determined that all violations still exist as of the date of this hearing.
4. Respondent was given notice of this hearing but did not appear.

Conclusions of Law

6. Proper notice of the violations and notice of hearing was provided to Respondent.
7. Based on the testimony provided, the Board finds that the subject property did not come into compliance by the April 15, 2019 compliance date and remains in violation of City Code sections: 12-23 - junk and debris; 6-109/IPMC section 108.1.5 - dangerous structure or premises; and 13-26 overgrowth as of this date.
8. The City is entitled to recover its costs incurred in prosecuting the case before the Board pursuant to section 162.07(2), Florida Statutes.

Order

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

Respondent is ordered to pay a fine of \$150.00 per day per violation commencing April 16, 2019, which shall continue to accrue until the property is brought into compliance to the satisfaction of the Code Enforcement Officer. Respondent must contact the City of Titusville Code Enforcement Department at (321)567-3770, to request an inspection to verify compliance.

In addition to the fine imposed herein, Respondent shall pay the City's costs of prosecution in the amount of \$81.94, in the event said costs have not been paid to the City of Titusville.

A certified copy of this Order shall be recorded in the public records and shall constitute a lien against the subject property and any other real or personal property owned by Respondent.

The fine and costs shall be made payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

DATED this 14 day of May, 2019.

CODE ENFORCEMENT BOARD, CITY OF TITUSVILLE

BY:


CHAIRPERSON

ATTEST:


BOARD SECRETARY

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s)'s mailing address(es) listed above by regular mail and certified mail this 14 day of May 2019.


Board Secretary





THIS QUIT-CLAIM DEED,

Executed this 27th day of September, 2024, from

Derrick Bland

First Party, To

Bianca S. Bland

Second party: 3690 Buttonwood Drive, Titusville, Fla. 32796

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation wherever the context so admits or requires)

Witnesseth, That the said first party, for and in consideration of 0.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title interest, claim and demand which the said first party has in and to the following described lot, piece, or parcel of land situate, lying and being in the County of Brevard, State of Florida, to wit.

Lot 3, Block 9, READ & ALLENS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, page 20, public records of Brevard County, Florida.

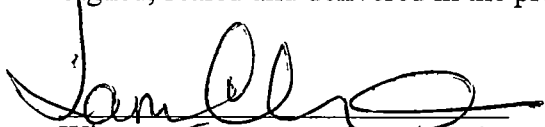
Parcel ID#22-35-03-54-9-3 / Property is vacant land.

Deed prepared without benefit of title search or examination

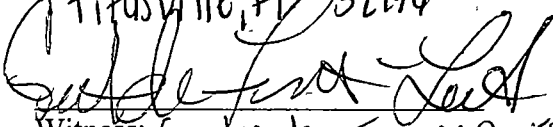
To have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use and benefit of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

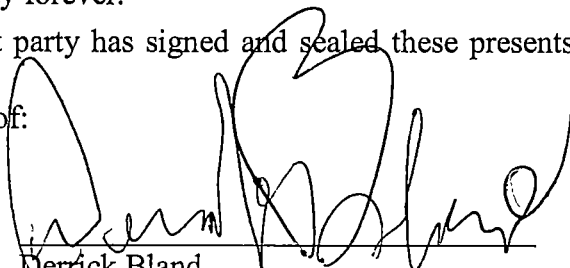
Signed, sealed and delivered in the presence of:


Witness: Tammie Christian

1607 Palmetto St
Titusville, FL 32794



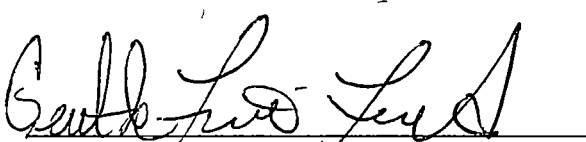
Witness: Gertrude Freeman Ford
1102 W Highland dr. Cocoa, FL 32922



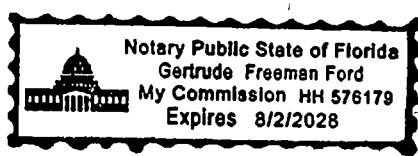
Derrick Bland
3690 Buttonwood Drive
Titusville, Fla. 32796

State of Florida // County of: Brevard

The foregoing instrument was acknowledged before me this 27th day of September, 2024, by Derrick Bland, who is personally known to me.


Notary Public, State of Florida

Prepared by and
Return to:
Bianca Bland
3690 Buttonwood Drive
Titusville, Fla. 32796



Quitclaim Deed

RECORDING REQUESTED BY Bianca Bland

AND WHEN RECORDED MAIL TO:

3690 Putterwood Dr, Grantee(s)
Titusville, FL 32786

Consideration: \$ 0

Property Transfer Tax: \$

Assessor's Parcel No.: 22-35-54-9-3

508 Lucky St Titusville FL
Reel: Allens Subd Lot 3 BK 9

PREPARED BY: Bianca Bland certifies herein that he or she has prepared this Deed.

Bianca Bland
Signature of Preparer

21 Dec 2023
Date of Preparation

Bianca Bland
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 21 Dec 2023 in the County of Brevard, State of Florida

by Grantor(s), Bianca S. Bland,
whose post office address is 3690 Putterwood Dr Titusville, FL 32786,
to Grantee(s), Bianca S Bland & Derrick Bland,
whose post office address is 3690 Putterwood Dr Titusville, FL 32786

WITNESSETH, that the said Grantor(s), Bianca S. Bland,
for good consideration and for the sum of 0
(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Brevard, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Bianca S. Bland
Signature of Grantor

Bianca S. Bland
Print Name of Grantor

Lisa Arthur
Signature of First Witness to Grantor(s)

Lisa Arthur
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Michael Jackson
Signature of Second Witness to Grantor(s)

Michael Jackson
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

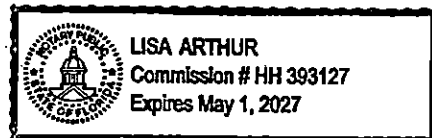
NOTARY ACKNOWLEDGMENT

State of FloridaCounty of BrevardOn December 21, 2023, before me, Lisa Arthur, a notary
public in and for said state, personally appeared, Bianca Blend

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Lisa Arthur
Signature of Notary

Affiant Known _____ Produced ID XType of ID Florida Driver License (Seal)

Prepared By:
Derrick Burse
3690 Buttonwood Dr
Titusville, FL 32796

This Quit-Claim Deed,

Executed this 22 day of September, A.D. : , by 2023

first party, to 1019, LLC

whose post office address is 3690 Buttonwood Dr, Titusville, FL 32796

second party: Bianca Bland
3690 Buttonwood Dr, Titusville, FL 32796

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise,
release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand
which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and

508 Lucky ST. Titusville, FL 32780
Reel : Allens Subd, Lot 3 Blk 9

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 what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year
first above written.
Signed, sealed and delivered in the presence of:

Name Josphiah Wilson
Josphiah Wilson
5746 San Sebastian Way
Rockledge, FL
Name: Robynn Burse
118 Aurora St
Cocoa, FL 32922
Name:

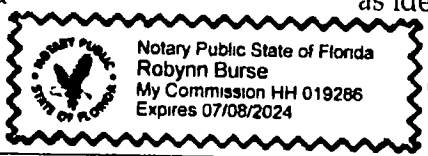
Name & Address: 1019, LLC
3690 Buttonwood Dr
Titusville, FL 32796
Name & Address: Bianca Bland
Name & Address:

Name Name & Address:

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 22 day of September, 2023
by

who is personally known to me or who has produced
and who take an oath. as identification



Print Name
Notary Public
My Commission Expires

Prepared BY:
Aqil Khan (AK)
25-39 14 ST
Astoria, NY
11102

QUIT CLAIM DEED

Know all Men by these Presents that **Aqil Khan**

, ("Grantor"), whose mailing address is **2539 14TH STREET
ASTORIA NY 11102**

For sum of **TEN** Dollars only (\$10.00) Dollars

Quit-claims to **1019 LLC** ("Grantee"), whose mailing
address is **3690 Buttonwood Dr Titusville FL32796**
described premises situated in **BERVARD COUNTY, FLORIDA** to wit:

Property location: **508 LUCKY ST
TITUSVILLE FL 32780**

Property ID Number:
22-35-03-54-9-3

READ & ALLENS SUBD LOT 3 BLK 9

Subject to any Easements. Rights-of-Way. Exceptions and Reservations, and zoning ordinances,
if any. Any improvement done to the property will not be refunded. This property is sold as is
where is.

Date 4/18 2023

Presence of

[Signature]
Witness RAFIQA KHAN

[Signature]
Witness James Heffernan

[Signature]
Aqil Khan
2539 14TH STREET ASTORIA
NY11102

ACKNOWLEDGMENTS

State of Florida

SS: County of Brevard

On this, the 18 day of Apr., 2023, before me James Heffernan Notary Public.

The undersigned individual, personally appeared Aqil Khan, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Property location:
508 LUCKY ST TITUSVILLE FL 32780
Property ID Number:
22-35-03-54-9-3
Legal Description:
READ & ALLENS SUBD LOT 3 BLK9

[Signature]
Notary Public

Drafted By **AQIL KHAN**
2539 14TH
STREET
ASTORIA
NY11102



JAMES HEFFERNAN
Commission # HH 248804
Expires April 4, 2026

Recorded and Return to
1019 LLC
3690 Buttonwood Dr
Titusville FL 32796



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
1019, LLC

Filing Information

Document Number	L21000348383
FEI/EIN Number	87-2686282
Date Filed	08/02/2021
Effective Date	08/02/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/09/2025

Principal Address

3690 BUTTONWOOD DR
TITUSVILLE, FL 32796

Mailing Address

3690 BUTTONWOOD DR
TITUSVILLE, FL 32796

Registered Agent Name & Address

BURSE, DERRICK Q
3690 BUTTONWOOD DR
TITUSVILLE, FL 32796

Name Changed: 09/26/2023

Authorized Person(s) Detail

Name & Address

Title Ceo

BLAND, BIANCA S
3690 BUTTONWOOD DR
TITUSVILLE, FL 32796

Title Secretary

Burse, Derrick Q
3690 BUTTONWOOD DR
TITUSVILLE, FL 32796

Annual Reports

Report Year	Filed Date
2023	09/26/2023
2024	01/09/2025
2025	01/09/2025

Document Images

01/09/2025 -- REINSTATEMENT	View image in PDF format
09/26/2023 -- REINSTATEMENT	View image in PDF format
12/22/2022 -- REINSTATEMENT	View image in PDF format
08/02/2021 -- Florida Limited Liability	View image in PDF format

RESOLUTION NO. 10-2020

A RESOLUTION OF THE CITY OF TITUSVILLE, FLORIDA APPROVING AND CONFIRMING THE SPECIAL ASSESSMENT OF THE REMOVAL OF A CONDEMNED AND HAZARDOUS STRUCTURE, LOCATED AT 508 Lucky Street IN THE CITY OF TITUSVILLE AS SET FORTH IN RESOLUTION 22-2019 AND RESOLUTION 38-2019 AND DETERMINING THE METHOD OF PAYMENT OF SPECIAL ASSESSMENT IMPOSED AGAINST A CERTAIN PROPERTY AS DESCRIBED IN THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Titusville, Florida adopted Resolution 22-2019 on June 11, 2019 declaring the necessity for the removal of a condemned and hazardous structure at 508 Lucky Street within the City Limits of the City of Titusville, hereinafter described, and establishing a date for a public hearing on Tuesday July 23, 2019 in the Council Chambers of City Hall; and

WHEREAS, the City Council of the City of Titusville adopted Resolution 38-2019 on July 23, 2019 and determined to proceed with said improvement; and

WHEREAS, a public hearing was held on July 23, 2019 and no objections or defenses have been presented or filed by any person or person so desiring and all parties to be heard were given opportunity to do so; and

WHEREAS, the public improvement has been completed consisting of the removal of an existing structure and removal of debris; and

WHEREAS, the City Council of the City of Titusville has caused to be prepared an assessment list, showing the name of the property owner, a description of the parcel of land proposed to be assessed for said improvement and the amount proposed to be assessed against this parcel of land; and

WHEREAS, due and legal notice was given by publication in two issues, and at least seven days apart in the Florida Today, that the assessment was completed, stating the nature of the improvement and the general character of the work which has been performed, the name by which such improvement is generally known, and the location of such improvement,, and further stating that the assessment list had been delivered and was open for inspection at the office of the City Clerk of the City of Titusville; and

WHEREAS, said improvement has been constructed and said assessment made and levied in conformity with law.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA: as follows:

Section 1. The assessment for the improvement described as a removal of a condemned and dangerous structure at 508 Lucky Street within the City limits of the City of Titusville Florida is hereby approved and confirmed as follows:

Property Owners:

Pertrade Kft
508 Lucky Street
Titusville, Florida 32780

The legal description of the property is:

Tax Acct. 2200960 Parcel ID 22-35-03-54-9-3, Read & Allens Subd Lot3 Blk9, Plat Book/Page: 0002/0020 (A/K/A 508 Lucky Street).

Amount: \$3,505.20

Section 2. That the property benefited by the above described improvement shall pay the total costs and expenses as determined by this assessment. That the property assessed is benefited by said improvement in the amount equal to the amount assessed against the same; and from the date of this Resolution such assessment shall constitute a lien upon the respective lots or parcels of land, superior to all other items, except those for City and County Taxes.

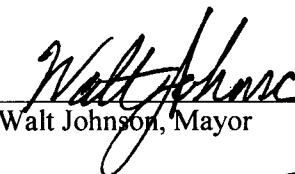
Section 3. For a period of thirty days from date hereof, any person aggrieved shall have the right to contest the legality of said special assessment, after which time no suit, action, writ or special proceedings in any matter questioning the legality of the said special assessment shall lie for any cause whatsoever.

Section 4. The foregoing special assessment shall be payable in cash within 90 days from the adoption of this resolution. Any special assessment not paid in cash within 90 days shall be considered delinquent and interest shall be payable at the rate of 6% (six percent) per annum and collected as provided by law.

Section 5. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

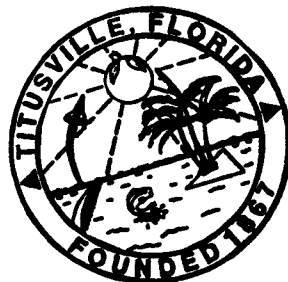
Section 6. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 25th day of February, 2020.

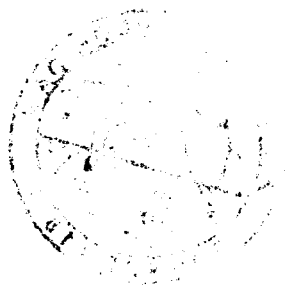

Walt Johnson, Mayor

ATTEST:


Wanda Wells, City Clerk



cc: Glenn - Code
Charlene



RESOLUTION NO. 38-2019

**A RESOLUTION OF THE CITY OF TITUSVILLE,
FLORIDA TO PROCEED WITH THE REMOVAL OF A
CONDEMNED AND HAZARDOUS STRUCTURE,
LOCATED AT 508 LUCKY STREET IN THE CITY OF
TITUSVILLE; AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the City Council of the City of Titusville, Florida, on June 11, 2019 adopted Resolution 22-2019 declaring the necessity for the removal of a condemned and hazardous structure at 508 Lucky Street within the City Limits of the City of Titusville, hereinafter described, and setting a public hearing after for the purpose of hearing any objections or protests on Tuesday July 23, 2019 in the Council Chambers of City Hall; and

WHEREAS, the City Council of the City of Titusville finds that the removal of the condemned and hazardous structure at 508 Lucky Street in the City of Titusville will benefit the property; and

WHEREAS, a public hearing was held on said date for hearing any objections or protests and considered same.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF TITUSVILLE, FLORIDA: as follows:**

Section 1. That the City of Titusville does believe that it is expedient to proceed with the removal of a condemned and dangerous structure at 508 Lucky Street within the City limits of the City of Titusville legally described as follows:

The legal description of the property is:

Tax Acct. 2200960 Parcel ID 22-35-03-54-9-3, Read & Allens Subd Lot3 Blk9, Plat Book/Page: 0002/0020 (A/K/A 508 Lucky Street).

Section 2. That the property benefited by the removal of a condemned and hazardous structure at 508 Lucky Street shall pay 100 percent of the total cost of said improvements. The estimated cost of demolition and debris removal is \$7,500. The City Council of the City of Titusville, does hereby direct that all property benefited by the improvements shall be assessed 100 percent of the total cost for such improvements.

Section 3. That the City Manager is hereby authorized to take the necessary action, to include contracting with a private firm, in order to effect the demolition.

Section 4. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

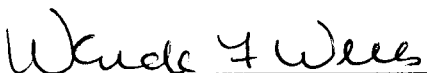
Section 5. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of July, 2019.



Walt Johnson, Mayor

ATTEST:



Wanda Wells, City Clerk



CC: Glenn - Code
Charlene



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: 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:

Find that, at the time of this meeting, the property was in compliance with Section 304.1 & Section 301.3 and that all administrative costs had been paid.

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

Results of re-inspection: Demolition Permit #26-2046 was issued on June 25, 2026. Administrative costs in the amount of \$206.72 was paid on --/--/--- .

Alternatives:

1. 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:

None

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: **26-109**
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.
Department/Office: Code Enforcement

Recommended Action:

Order the Respondent to correct the violation **on or before 12:00 pm (noon) on August 7, 2026**, by:

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.

Sec. 6-109; IPMC Subsection 302.7 Accessory Structures Repair wood fence or remove from property.

Order the Respondent(s) be assessed administrative costs, in the amount of **\$312.38**.

If the Respondent does not comply by August 7, 2026, it is being requested that a fine of \$50.00 per day per violation be imposed 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:

Violation Charge(s): Titusville Code of Ordinances

- ~~1. Sec. 12-23 — Junk and Debris~~ In compliance as of June 30, 2026.

2. Sec. 13-26 - Overgrowth
3. Sec. 6-109; IPMC Subsection 302.7 Accessory Structures

Narrative of Violation — While driving in the area, I observed grass and weeds in the yard over 12 inches in height, with trees and bushes growing over the fence line. Trash and debris were observed in the driveway as well as throughout the yard. Wooden privacy fence found in disrepair. Photos were taken for the file and the Notice of Violation posted on the front door.

Contact with owner - Contact was made with JoAnn Lauer in March 2026 after she received an initial hearing notice for the violations at the property. I meet with JoAnn Lauer and Brian Lauer on March 27, 2026. We discussed the open violations, what was needed to resolve each and established a timeline to correct each of the violations. Since that meeting, I have continued to communicate with both family members by phone.

Results of Reinspection - The fence remained in a state of disrepair and the yard remains overgrown.

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. 26-109 INITIAL EXHIBITS
2. 20260630_Fence & overgrowth
3. 20260630_Overgrowth in sideyard
4. 20260630_Overgrowth in front yard
5. 20260630_Fence & overgrowth



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-109 Address/Location of Violation: 935 LORETTA 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

☒ 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/June/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 09/June/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

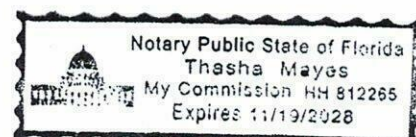
Ma Wright 1-July-2026
Print Name / Signature / Date

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 1 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July 2026.

[Signature]
Notary Public

SEAL



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

Hearing Case No. 26-109
Enforcement Case No: 25-000985

CITY OF TITUSVILLE

Petitioner,

vs.

**LAUER, WAYNE CHARLES; LAUER, JO ANN; LAUER, BRIAN MATTHEW
935 LORETTA DR
TITUSVILLE, FL 32780**

Respondent.

_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/13/2026 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:

935 LORETTA DR

**TAX PARCEL ID 22 3527-52-26-1
ESTATES UNIT 9 LOT 1 BLK 26**

LAND DESCRIPTION IMPERIAL

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

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

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. 26-109 Address/Location of Violation: 935 LORETTA 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 08/July/2025.

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 11/July/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 1-July-2026

Print Name / Signature / Date

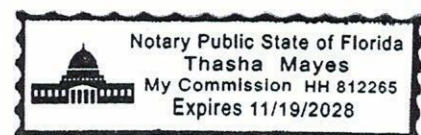
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July, 2026

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

WAYNE CHARLES LAUER,
JO ANN LAUER
BRIAN MATTHEW LAUER
935 LORETTA DR
TITUSVILLE, FL 32780

July 08, 2025

CASE # 25-000985

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 935 LORETTA DR , Parcel ID# 22 3527-52-26-1

An inspection was conducted on 07/08/2025 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 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: 7/08/2025 Remove old tires, building materials and other junk and 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: 7/08/2025 Remove grass & weeds over 12 inches in height from property; trim back vines bushes and trees from against exterior of house and fences and remove yard debris from property. MW

Section: PROPERTY MAINTENANCE

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

Inspector Comments: 7/8/2025 Repair existing fence so that it is free of loose or rotting materials and is structurally sound OR remove 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 **07/23/2025**. 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: 935 Loretta Dr

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: Mow yard, trim trees & bushes,
Remove trash and Repair
Fence

PLEASE CORRECT VIOLATION BY: July 23, 2025

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

OFFICER/ID #: Mae Wright #804

CASE NUMBER: 25-000985 DATE: 08-July-2025

25-000985

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ 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: Wayne Charles Lauer Jo Ann Lauer Brian Matthew Lauer 935 Loretta Dr. Titusville, FL 32780  9590 9402 9230 4295 1673 25 2. Article Number (Transfer from service label) 9589 0710 5270 1979 8232 39	A. Signature X ☐ 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 <table style="width: 100%; font-size: 0.8em;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> Restricted Delivery	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☐ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													

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

Domestic Return Receipt

25-00



CODE
ENFORCEMENT

PROMOTE
TEAMWORK
WITHIN OUR COMMUNITY

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

WAYNE CHARLES LAUER,
JO ANN LAUER
BRIAN MATTHEW LAUER
935 LORETTA DR
TITUSVILLE, FL 32780



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-109
Address 935 LORETTA DRIVE
Respondent WAYNE LAUER, JO ANN LAUER & BRIAN LAUER

Number of Inspector Hours

14 Number of Field Inspections (*Each Inspection = .5 Hours*)
7 Field Hours 35.22 per hour
Inspection Hours Cost 246.54

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 312.38



Photo by MW

June 30, 2026 3:00 PM



Photo by MW

June 30, 2026 2:58 PM



Photo by MW
June 30, 2026 2:59 PM



Photo by MW
June 30, 2026 2:59 PM

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: James Flannigan, Code Enforcement Officer
Subject: **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
Department/Office: Code Enforcement

Recommended Action:

SEC 6-56 ACCESSORY STRUCTURES

Obtain a proper permit for the structure in the backyard or remove structure.

RECOMMENDATION:

Order the Respondent(s) be assessed administrative costs, in the amount of \$277.16

If the Respondent does not comply by 08/07/2026, it is being requested that a fine of \$100.00 per day be imposed and continue until the violation is corrected.

The Respondent(s) must contact Jim Flannigan, Code Enforcement Officer at 321-567-3773 to arrange for an inspection of the property to verify compliance.

Summary Explanation & Background:

1. SEC 20-58 D PARKING (LIVING IN RV) CLOSED
2. SEC 6-56 ACCESSORY STRUCTURES
3. SEC 20-58 A PARKING (FRONT YARD) CLOSED

On 10/28/25 I received a complaint from the neighbor in reference to several issues on the property.

Most of the listed violations have been corrected. The violation that remains in the oversized structure built in the backyard without a permit. I have had several conversations with the owner to resolve violations on the property. As of today, the structure remains on the property without a permit.

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. 20260223_090731 (1)
2. 26-111 INITIAL EXHIBITS



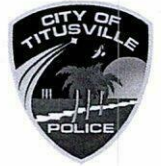
photo by JF

February 23, 2026 9:07 AM



City of Titusville

Affidavit - Notice of Hearing



Case No. 26-111 Address/Location of Violation: 255 S DIXIE 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 6/29/26

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 6/1/26
- ☐ 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

Print Name / Signature / Date

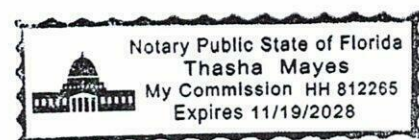
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 29 day of June, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of June, 2026.

Thasha

Notary Public

SEAL



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

Hearing Case No. 26-111
Enforcement Case No: 25-001531

CITY OF TITUSVILLE

Petitioner,

vs.

**CARMACK, DOUGLAS L; CARMACK, SERISA
255 S DIXIE AVE
TITUSVILLE, FL 32796**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/13/2026 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:

255 S DIXIE AVE

TAX PARCEL ID 22 3504-AU-1-1

LAND DESCRIPTION PARK ADDN TO

TITUSVILLE LOTS 1 & 2 BLK 1 EXC RD R/W

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. 20-58 D - PARKING D

SEC. 6-56 - ACCESSORY STRUCTURES

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. 26-111 Address/Location of Violation: 255 S DIXIE 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

☒ 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 10/28/26.

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 11/13/26 .:

- ☐ 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

Print Name / Signature / Date

6-29-26

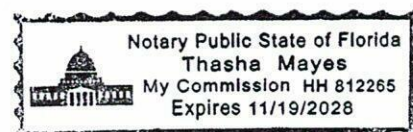
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 29 day of June, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of June 2026.

THASHA CASTRO

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

**CARMACK , DOUGLAS L; CARMACK, SERISA
255 S DIXIE AVE
TITUSVILLE, FL 32796**

November 13, 2025

CASE # 25-001531

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 255 S DIXIE AVE , Parcel ID# 22 3504-AU-1-1

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: VEHICLES

VIOLATION OF CODE: SEC. 20-58 A MISCELLANEOUS PARKING REGULATION - NO OFF STREET PARKING IN FRONT YARD, REAR YARD, SIDE YARD EXCEPT AS NORMALLY EXISTS IN DRIVEWAYS OR DESIGNATED PARKING SPACES OR AREAS.

Inspector Comments: Vehicles can not park on front yard.

Section: VEHICLES

VIOLATION OF CODE: SEC. 20-58 D USE AS A LIVING UNIT PROHIBITED- THE USE OF A TRAILER OR MOBILE HOME AS A DWELLING OR LIVING UNIT ON ANY LOT, OTHER THAN A LICENSED AND APPROVED TRAILER PARK SHALL NOT BE PERMITTED WITHIN THE CITY.

Inspector Comments:

Section: BUILDING

VIOLATION OF CODE: SEC. 6-56 ACCESSORY STRUCTURE - CONSTRUCTION PERMIT REQUIRED; INSPECTION, APPROVAL PRIOR TO USE OR OCCUPANCY. FENCES AND STRUCTURES OVER 120 SQUARE FEET.

Inspector Comments: structure in back yard required to have permit

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **12/03/2025**. 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 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

25-001531

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:

DOUGLAS L. CARMACK
SERISA CARMACK
255 S. DIXIE AVE
TITUSVILLE, FL 32796



9590 9402 9486 5069 5134 51

(Transfer from service label)

9589 0710 5270 3459 7350 94

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?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature

☐ 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

☐ Mail Restricted Delivery

Domestic Return Receipt

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



**CODE
ENFORCEMENT**

**PROMOTING
TEAMWORK**
WITHIN OUR COMMUNITY

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

CARMACK, DOUGLAS L; CARMACK, SERISA
255 S DIXIE AVE
TITUSVILLE, FL 32796

November 13, 2025

2500



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-111
Address 255 S DIXIE AVENUE
Respondent DOUGLAS CARMACK & SERISA CARMACK

Number of Inspector Hours

12 Number of Field Inspections (*Each Inspection = .5 Hours*)
6 Field Hours 35.22 per hour
Inspection Hours Cost 211.32

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 277.16

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: James Flannigan, Code Enforcement Officer
Subject: **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
Department/Office: Code Enforcement

Recommended Action:

RECOMMENDATION:

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

1. SEC. 12-23 Junk and Debris

Remove all debris being stored outside

2. SEC. 6-109; IPMC SEC 302.7 ACCESSORY STRUCTURES (FENCE)

Repair or replace wood fence as required.

3. SEC. 6-109; IPMC SEC 504.1 GENERAL PLUMBING MAINTENANCE

Make repairs as required to the plumbing.

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

If the Respondent does not comply by 08/07/2026, it is being requested that a fine of \$100.00 per day per violation be imposed and continue until the violation is corrected.

The Respondent(s) must contact Jim Flannigan, Code Enforcement Officer at 321-567-

3773 to arrange for an inspection of the property to verify compliance.

Summary Explanation & Background:

1. SEC. 12-23 Junk and Debris
2. SEC. 6-109; IPMC SEC 302.7 ACCESSORY STRUCTURES (FENCE)
3. SEC. 6-109; IPMC SEC 504.1 GENERAL PLUMBING MAINTENANCE

Narrative of Violations:

On 03/16/26, I received a complaint from the neighbor in reference to a large pile of debris on the property and odor from the septic system.

I observed several large piles of debris on the property and along the roadway of the property. I also observed the fence is damaged and needed repair. I could also smell an odor appearing to be coming from the septic area. The house appeared vacant at the time of inspection.

The property now has new tenants. The debris and the fence violations remain.

Any contact with the owner: No contact with the owner

Results of re-inspections: Violations have not been corrected.

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. 310 dixie trash back yard
2. 20260601_123227
3. 310 dixie plumbing (1)
4. 26-112 INITIAL EXHIBITS





photo by JF
June 01, 2026 12:32 PM





City of Titusville

Affidavit - Notice of Hearing



Case No. 26-112 Address/Location of Violation: 310 S DIXIE 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 6/29/26

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 6/1/26
- ☐ 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

Print Name / Signature / Date

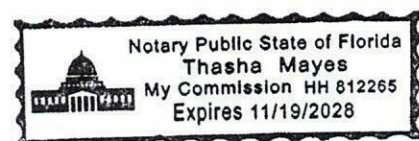
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 29 day of June, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of June 2026.

Thasha Castro

Notary Public

SEAL



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

Hearing Case No. 26-112
Enforcement Case No: 26-000377

CITY OF TITUSVILLE

Petitioner,

vs.

**SHUJA, ADIBA
701 MILLS ESTATE PL
CHULUOTA, FL 32766**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/13/2026 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:

310 S DIXIE AVE

TAX PARCEL ID 22 3504-00-3

LAND DESCRIPTION PART OF NW 1/4 OF

NE 1/4 AS DES IN DB 380 PG 139

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

SEC. 6-109; 2018 IPMC SEC. 504.1 - GENERAL PLUMBING 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. 26-112 Address/Location of Violation: 310 S DIXIE 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

☒ 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 3/16/26.

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 3/16/26 .:

- ☐ 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

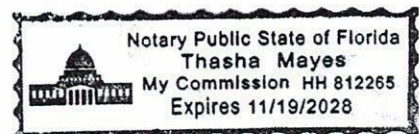
Print Name / Signature / Date

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 June, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of June 20 26

Thasha Mayes
Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

**SHUJA, ADIBA
701 MILLS ESTATE PL
CHULUOTA, FL 32766**

March 16, 2026

CASE # 26-000377

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 310 S DIXIE AVE , Parcel ID# 22 3504-00-3

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: 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: All trash and debris need to be removed from property ASAP

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: fence repairs required.

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 504.1 PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN WORKING ORDER, AND SHALL BE KEPT FREE FROM OBSTRUCTIONS, LEAKS AND DEFECTS AND BE CAPABLE OF PERFORMING THE FUNCTION FOR WHICH SUCH PLUMBING FIXTURES ARE DESIGNED. PLUMBING FIXTURES SHALL BE MAINTAINED IN A SAFE, SANITARY AND FUNCTIONAL CONDITION.

Inspector Comments: Water needs to be re connected. Septic smell from property needs to be addressed ASAP.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/13/2026**. 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 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,

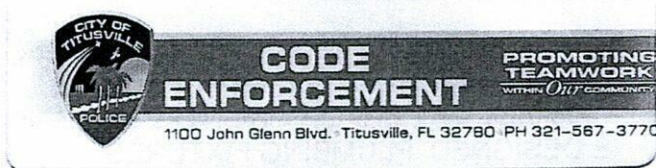
Jim Flannigan
Code Enforcement Officer

24-000377

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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.	A. Signature X ☐ 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
1. Article Addressed to: Abida Shuja 701 Mills Estate PL Chuluota, FL 32766 9590 9402 9746 5266 3471 31	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☐ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery
2. 9589 0710 5270 3819 8754 46 Restricted Delivery	

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

24-000



SHUJA, ADIBA
 701 MILLS ESTATE PL
 CHULUOTA, FL 32766

March 16, 2026



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-112
Address 310 S DIXIE AVENUE
Respondent ADIBA SHUJA

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:

Subject: **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

Department/Office: Code Enforcement

Recommended Action:

Recommendations

1. SEC. 13-73 - INOPERATIVE VEHICLES PROHIBITED

Remove all inoperative / unregistered vehicles from property

2. SEC. 20-58 A - PARKING A

Remove all vehicles from parking on front and side yard.

3. SEC. 12-23 - JUNK AND DEBRIS

Remove all Junk and Debris including tires and hazardous fluids

5. SEC. 28-360 - HOME BASED BUSINESS

Auto Mechanic business needs to come into compliance or stop conducting business.

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

All Electrical needs to be installed correctly and to code, or remove

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

Tires holding water, car parts, oil, radiator fluid and other items not stored safely. Need to be removed.

8. SEC. 6-109; 2018 IPMC SEC. 302.3 - SIDEWALKS AND DRIVEWAYS

Cut tree branch from causing obstructed use of sidewalk

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

Remove rotting wood overhang and supports over driveway

10. SEC. 6-109; 2018 IPMC SEC. 304.13.2 - OPENABLE WINDOWS

Repair all windows to function as required

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

Repair roof and gutters as required.

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

Repair interior walls and ceiling including from the window A/C unit installed through wall

13. SEC. 6-241 - Permits Required; exceptions.

Obtain permit for shed with proper electrical installation or remove from property.

14. SEC. 6-56 (A) - BUILDING PERMIT REQUIRED

Obtain permit for new hot water heater.

15. SEC. 6-109; 2018 IPMC SEC. 704.2 - FIRE SAFETY - SMOKE ALARMS WHERE REQUIRED.

Install smoke detectors as required for rental properties.

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

If the Respondent does not comply by 09/11/2026, it is being requested that a fine of \$100.00 per day. be imposed and continue until the violation is corrected.

The Respondent(s) must contact Jim Flannigan, Code Enforcement Officer at 321-567-3773 to arrange for an inspection of the property to verify compliance.

Summary Explanation & Background:

1. SEC. 13-73 - INOPERATIVE VEHICLES PROHIBITED
- 2 SEC. 20-58 A - PARKING A
3. SEC. 12-23 - JUNK AND DEBRIS
4. SEC. 28-357 - DETACHED ACCESSORY BUILDING/STRUCTURE
5. SEC. 28-360 - HOME-BASED BUSINESS
6. SEC. 6-109; 2018 IMPC SEC. 605.1 - ELECTRICAL EQUIPMENT INSTALLATION
7. SEC. 6-109; 2018 IPMC SEC. 302.1 – EXTERIOR SANITATION
8. SEC. 6-109; 2018 IPMC SEC. 302.3 - SIDEWALKS AND DRIVEWAYS
9. SEC. 6-109; 2018 IPMC SEC. 304.1 - GENERAL EXTERIOR MAINTENANCE
10. SEC. 6-109; 2018 IPMC SEC. 304.13.2 - OPENABLE WINDOWS
11. SEC. 6-109; 2018 IPMC SEC. 304.7 - ROOFS AND DRAINAGE
12. SEC. 6-109; 2018 IPMC SEC. 305.3 - INTERIOR SURFACES
13. SEC. 6-241 - Permits Required; exceptions.
14. SEC. 6-56 (A)- BUILDING PERMIT REQUIRED
15. SEC. 6-109; 2018 IPMC SEC. 704.2 - FIRE SAFETY - SMOKE ALARMS WHERE REQUIRED

Narrative of violation

On May 21, 2026, I was assisting with a criminal search warrant for this property. After the scene was secured, I was tasked with checking the property for violations.

I completed my inspection and posted a NOV on site and mailed the violations to the property owner and tenant.

I spoke with the property owner about these ongoing issues.

VIOLATIONS OBSERVED

1. INOPERATIVE VEHICLES PROHIBITED

Several vehicles were found on property in disrepair and unregistered.

2. SEC. 20-58 A - PARKING A

Several vehicles were parked in the front and side yard.

3. SEC. 12-23 - JUNK AND DEBRIS

Debris from tires, car parts etc. were observed on the property.

4. SEC. 28-357 - DETACHED ACCESSORY BUILDING/STRUCTURE

The shed had power supply without proper permits and was done in a hazardous manner.

5. SEC. 28-360 - HOME-BASED BUSINESS

An auto repair business is being run from house. Equipment, vehicles, parts are

visible from the road.

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

Installation of power from the power meter is not permitted and is a hazard.

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

Tires holding water, car parts, oil, radiator fluid and other items are not stored safely.

8. SEC. 6-109; 2018 IPMC SEC. 302.3 - SIDEWALKS AND DRIVEWAYS

Sidewalk obstructed use by low tree branches

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

Wood rot on the overhang of the driveway needs to be removed or repaired and permitted.

10. SEC. 6-109; 2018 IPMC SEC. 304.13.2 - OPENABLE WINDOWS

Windows observed taped shut and not working as required.

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

Gutters need repaired and downspouts attached. Wood rot on soffits needs to be repaired.

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

Holes in the walls and ceiling need to be repaired. Including where A/C was window unit was installed.

13. SEC. 6-241 - Permits Required; exceptions.

Hot water heater installed without permit.

14. SEC. 6-56 (A) — BUILDING PERMIT REQUIRED

Shed requires permit.

15. SEC. 6-109; 2018 IPMC SEC. 704.2 - FIRE SAFETY - SMOKE ALARMS WHERE REQUIRED

Smoke alarms need to be installed.

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. 20260521_104713
2. 20260521_104717
3. 20260521_103417
4. 20260521_103251
5. 20260521_104555
6. 20260521_103255
7. 20260521_103311
8. 20260521_104206
9. 20260521_112745
10. 20260521_112830
11. 20260521_112236
12. 20260521_112228
13. 20260521_112622
14. 20260521_112236
15. 20260521_104747
16. 20260521_112733
17. 20260521_112727
18. 20260521_112836
19. 20260521_112841
20. 20260521_112856
21. 20260521_115305
22. 20260521_115301
23. 20260521_115727
24. 26-113 INITIAL EXHIBITS



photo by JF

May 21, 2026 10:47 AM



photo by JF

May 21, 2026 10:47 AM



photo by JF

May 21, 2026 10:34 AM



photo by JF

May 21, 2026 10:32 AM



F-150

Salt Life

MY VIP AUTO SALES
MYVIPAUTOS.COM
LKK U39
MYVIPAUTOS.COM

photo by JF

May 21, 2026 10:45 AM



photo by JF
May 21, 2026 10:32 AM



photo by JF
May 21, 2026 10:33 AM



photo by JF
May 21, 2026 10:42 AM



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May 21, 2026 11:27 AM



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May 21, 2026 11:22 AM



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May 21, 2026 11:22 AM



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May 21, 2026 11:53 AM



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May 21, 2026 11:53 AM



photo by JF

May 21, 2026 11:57 AM



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-113 Address/Location of Violation: 3240 WESTWOOD 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

☒ 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 6/29/26

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 6/1/26
- ☐ 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

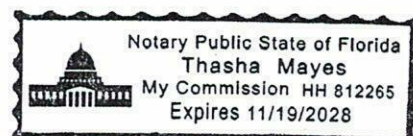
Print Name / Signature / Date

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 1 day of July, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July, 20 26.

Notary Public

SEAL



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

Hearing Case No. 26-113
Enforcement Case No: 26-000442

CITY OF TITUSVILLE

Petitioner,

vs.

**SAFRANIC, RICHARD MERLE
4939 E CALLA RD
NEW MIDDLETOWN, OH 44442**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/13/2026 at 1:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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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:

3240 WESTWOOD DR	TAX PARCEL ID 21 3520-IR-B-12	LAND DESCRIPTION WESTWOOD
	VILLAS 5TH ADDN LOT 12 BLK B	

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. 13-73 - INOPERATIVE VEHICLES PROHIBITED

SEC. 20-58 A - PARKING A

SEC. 12-23 - JUNK AND DEBRIS

SEC. 28-357 - DETACHED ACCESSORY BUILDING/STRUCTURE

SEC. 28-360 - HOME BASED BUSINESS

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

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

SEC. 6-109; 2018 IPMC SEC. 302.3 - SIDEWALKS AND DRIVEWAYS

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

SEC. 6-109; 2018 IPMC SEC. 304.13.2 - OPENABLE WINDOWS

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

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

SEC. 6-241 - Permits Required; exceptions.

SEC. 6-56 (A) - BUILDING PERMIT REQUIRED

SEC. 6-109; 2018 IPMC SEC. 704.2 - FIRE SAFETY - SMOKE ALARMS WHERE 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. 26-113 Address/Location of Violation: 3240 WESTWOOD 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 5/21/26.

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 5/22/26 .:
- ☐ 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

Jim 7-1-26
Print Name / Signature / Date

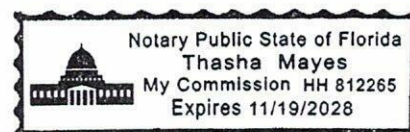
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July 2026

THASHA CASTRO

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

**SAFRANIC, RICHARD MERLE
4939 E CALLA RD
NEW MIDDLETOWN, OH 44442**

May 21, 2026

CASE # 26-000442

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 3240 WESTWOOD DR , Parcel ID# 21 3520-IR-B-12

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: VEHICLES

VIOLATION OF CODE: SEC. 13-73 INOPERATIVE VEHICLES PROHIBITED; TIME LIMIT FOR DISPOSITION; EXCEPTION - (A) NO PERSON IN CHARGE OR IN CONTROL OF ANY PROPERTY WITHIN THE CITY, WHETHER AN OWNER, TENANT, OCCUPANT, LESSEE OR OTHERWISE, SHALL ALLOW ANY INOPERATIVE VEHICLE TO REMAIN ON SUCH PROPERTY LONGER THAN SEVENTY-TWO (72) HOURS. NO PERSON SHALL LEAVE ANY VEHICLE ON ANY PROPERTY WITHIN THE CITY FOR A LONGER TIME THAN SEVENTY-TWO (72) HOURS UNLESS THE VEHICLE HAS A CURRENT TAG AND REGISTRATION. ONLY ONE (1) INOPERATIVE VEHICLE AT A TIME SHALL BE ALLOWED TO REMAIN ON SUCH PROPERTY DURING THE AFOREMENTIONED SEVENTY-TWO-HOUR PERIOD. (B) EXCEPTIONS:(1) A VEHICLE IN A FULLY-ENCLOSED STRUCTURE;(2) A VEHICLE IN A CARPORT THAT HAS AN OPAQUE COVERING MADE OF EITHER VINYL, NYLON, CHAMOIS, OR OTHER SIMILAR MATERIAL THAT IS RESISTANT TO WEATHER AND IS COMMERCIALY INTENDED TO BE USED AS AN OUTDOOR PROTECTIVE COVER FOR A VEHICLE. SUCH COVER SHALL PROVIDE SUFFICIENT SCREENING SO AS TO PREVENT ORDINARY VIEWING OF ANY INOPERABLE VEHICLE OR ITS PARTS FROM ADJACENT PUBLIC AND PRIVATE PROPERTY. (3) VEHICLES STORED OR KEPT ON THE PREMISES OR PROPERTY OF A BUSINESS ENTERPRISE OPERATED IN A LAWFUL PLACE AND MANNER, WHEN NECESSARY TO THE OPERATION OF SUCH BUSINESS ENTERPRISE, PROVIDED THAT ANY INOPERATIVE VEHICLES ARE STORED IN AN APPROPRIATE AND APPROVED SCREENED STORAGE SPACE, JUNKYARD OR DEPOSITORY, MAINTAINED IN A LAWFUL PLACE AND MANNER IN THE CITY. (4) ANY VEHICLE OR OFF-ROAD VEHICLE THAT IS NOT IN COMPLIANCE WITH STATE REGULATIONS FOR STREET USAGE, BUT IS IN OPERATING CONDITION AND INTACT, SO THAT THE VEHICLE DOES NOT MEET THE DEFINITION OF INOPERATIVE VEHICLES AS PROVIDED IN SECTION 13-56. (C) INOPERATIVE VEHICLES PLACED ON A LICENSED TRUCK,

TRAILER, OR OTHER VEHICLE IS NOT AN AUTHORIZED EXCEPTION AND THE INOPERATIVE VEHICLE IS PROHIBITED.

Inspector Comments:

Section: VEHICLES

VIOLATION OF CODE: SEC. 20-58 A MISCELLANEOUS PARKING REGULATION - NO OFF STREET PARKING IN FRONT YARD, REAR YARD, SIDE YARD EXCEPT AS NORMALLY EXISTS IN DRIVEWAYS OR DESIGNATED PARKING SPACES OR AREAS.

Inspector Comments:

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: Tires, trampoline in front yard. Debris throughout property

Section: ZONING

VIOLATION OF CODE: SEC. 28-357 DETACHED ACCESSORY BUILDING/STRUCTURE

Inspector Comments: large shed being used for office and living location. In front yard. Not allowed per set back. No permit is on file. Shed must be removed from location.

Section: ZONING

VIOLATION OF CODE: SEC. 28-360 SEC. 28-360 - Home based business

(b) Definition. "Home-based business:" A work activity carried on for profit or for nonprofit purposes, where all or part of the activity takes place within a structure where the principal use is for residential purposes and meets the criteria herein and in Section 559.955, Florida Statutes.

(c) Standards for permitted accessory uses with limitations.

(1) The home-based business shall be clearly incidental and subordinate to the residential use, and shall under no circumstances change the residential character of the dwelling unit. As viewed from the street, the use of the residential property shall be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood.

(2) The employees of the home-based business who work at the residential dwelling must also reside in the residential dwelling except that up to a total of two (2) employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.

(3) The home-based business may not conduct retail transactions at a structure other than the residential

dwelling; however, incidental business uses and activities may be conducted at the residential dwelling.
(4) No supplies or equipment shall be used in the home-based business which create fire or explosion hazards, electrical interference, noise, vibration, glare, fumes, or odors in violation of Chapter 13, Nuisances. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuation in line voltage off the premises.

(5) In the conduct of the home-based business, commercial vehicles shall be parked in an off-street parking area meeting the City's parking regulations.

(6) The use shall not require an off-street parking area for more than two (2) motor vehicles. No parking area shall be permitted in any required yard. The parking or storage of heavy equipment shall not be visible from the street or neighboring property. For purposes of this paragraph, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery. Parking of all vehicles shall meet the requirements of the City's Code of Ordinances, including, but not limited to, Chapter 20, Traffic and Motor Vehicles and the Transportation Infrastructure Technical Manual.

(7) There shall be no additional and separate entrance incongruent with the residential structural design constructed for the purpose of conducting the home-based business.

(8) Any work activity held illegal by other applicable civil or criminal statutes shall be prohibited as a home-based business.

(9) Through the conditional use permit process the City Council may modify the foregoing requirements of this section to accommodate the special needs of handicapped individuals applying for home-based business permits, provided that the public welfare would not be adversely affected.

(10) A home-based business shall be subject to all applicable City business tax receipts and other permits and approvals as necessary.

(11) Each home-based business license will be reviewed and renewed annually concurrently with renewal of the business tax receipt. The granting or renewal of a business tax receipt shall not be deemed to vest or otherwise entitle the licensee to continue a home-based business that is not in compliance with the City's Code of Ordinances. In the event this section is repealed or amended, home-base businesses shall not be deemed to have vested status.

(12) If at any time, it is determined that the home-based business no longer meets the definition of home based business per 559.955, F.S or the requirements of this code, as evidenced by a finding of the Code Enforcement Board/Code Enforcement Special Magistrate, the business tax receipt may be revoked by the City Council upon notice and hearing pursuant to Chapter 11, Article II, Section 11-50, "Inspection before issuance; revocation authorized."

(13) Notwithstanding the foregoing, any person conducting a home-based business, whether lawfully licensed or not, in violation of this section may also be prosecuted pursuant to any applicable local or state law.

Inspector Comments: Vehicle mechanic business being run at location. Tools and equipment being stored in view on property.

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: Electrical wires on side of house not properly installed. No permit on file

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. 302.3 SIDEWALKS, WALKWAYS, STAIRS, DRIVEWAYS, PARKING SPACES AND SIMILAR AREAS SHALL BE KEPT IN A PROPER STATE OF REPAIR, AND MAINTAINED FREE FROM HAZARDOUS CONDITIONS.

Inspector Comments: tree branches hanging over sidewalk at approximately 4 feet. Needs to be cut from obstructing use.

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: Exterior overhang with rotting wood. Hazard of falling. Unpermitted and needs to be removed. ASAP

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.13.2 EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE.

Inspector Comments: Windows covered with storm shutters. Unable to properly open

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: Soffits are missing vent covers allowing access for Vermon. gutters missing down spouts. Damaged to gutter system that needs repairs or removed.

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: holes in ceiling need repairs

Section: BUILDING

VIOLATION OF CODE: SEC. 6-241 (a) A permit will be required to do any electrical construction of any character, install any electrical wiring, apparatus or equipment, or make any extensions or changes to

existing systems of wiring for light, heat, or power, within the city's jurisdiction, excepting work done by employees of public utility companies, as permitted by section 6-204(c) and further excepting the repairing of damaged apparatus or equipment and the ordinary work necessary for the proper maintenance of same. (b) No permits will be required on service calls involving no wiring or installation of equipment or fixtures, by a master electrician and/or his certified journeyman serving in the name of a certified master.

Inspector Comments: Electrical hook up to unpermitted shed from Power box improperly without 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: Water Heater, electrical, plumbing exterior structures shed. ect.

Section: FIRE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 704.2 FIRE SAFETY - WHERE SINGLE AND MULTIPLE STATION SMOKE ALARMS ARE REQUIRED TO BE INSTALLED

Inspector Comments: No smoke alarms installed in rental property

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **06/17/2026**. 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 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

PROMOTING
TEAMWORK
WITHIN *Our* COMMUNITY

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

Resident / Tenant
3240 WESTWOOD DR
Titusville FL 32796

SAFRANIC, RICHARD MERLE
4939 E CALLA RD

June 01, 2026

CASE # 26-000442

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 3240 WESTWOOD DR , Parcel ID# 21 3520-IR-B-12

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Inspector Comments:

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Inspector Comments:

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Inspector Comments: Tires, trampoline in front yard. Debris throughout property

Section: ZONING

VIOLATION OF CODE: SEC. 28-357 DETACHED ACCESSORY BUILDING/STRUCTURE

Inspector Comments: large shed being used for office and living location. In front yard. Not allowed per set back. No permit is on file. Shed must be removed from location.

Section: ZONING

VIOLATION OF CODE: SEC. 28-360 SEC. 28-360 - Home based business

(b) Definition. "Home-based business:" A work activity carried on for profit or for nonprofit purposes, where all or part of the activity takes place within a structure where the principal use is for residential purposes and meets the criteria herein and in Section 559.955, Florida Statutes.

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(5) In the conduct of the home-based business, commercial vehicles shall be parked in an off-street parking area meeting the City's parking regulations.

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Section: BUILDING

VIOLATION OF CODE: SEC. 6-241 (a) A permit will be required to do any electrical construction of any character, install any electrical wiring, apparatus or equipment, or make any extensions or changes to

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Inspector Comments: Electrical hook up to unpermitted shed from Power box improperly without 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: Water Heater, electrical, plumbing exterior structures shed. ect.

Section: FIRE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 704.2 FIRE SAFETY - WHERE SINGLE AND MULTIPLE STATION SMOKE ALARMS ARE REQUIRED TO BE INSTALLED

Inspector Comments: No smoke alarms installed in rental property

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **06/30/2026**. 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 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

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:

Richard Merle Safranic
4939 E. Calla Rd.
New Middletown, OH 44442



9590 9402 9944 5335 5836 99

2. Article Number (Transfer from service label)

9589 0710 5270 2671 7063 32

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? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ 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

icted Delivery

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

Domestic Return Receipt



**CODE
ENFORCEMENT**

**PROMOTING
TEAMWORK**

1100 John Glenn Blvd., Titusville, FL 32780 PH 321-567-3

SAFRANIC, RICHARD MERLE
4939 E CALLA RD
NEW MIDDLETOWN, OH 44442

May 21, 2026



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-113
Address 3240 WESTWOOD DRIVE
Respondent RICHARD MERLE SAFRANIC

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: **26-114**
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
Department/Office: Code Enforcement

Recommended Action:

RECOMMENDATION:

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

1.SEC. 30-39 TREE REMOAL PERMIT REQUIRED.

Irreparable. Unreparable

Order the Respondent(s) be assessed administrative costs, in the amount of \$241.94

This fine is Irreparable and a fine of \$5,000 is stated in the Ordinance.

Summary Explanation & Background:

1. SEC. 30-39 TREE REMOVAL PERMIT REQUIRED.

Narrative of Violation; On 09/24/25 I received a call from Senior Engineering Site Inspector Chris Enright to meet him at 19 N Park Ave in reference trees being cut down on a vacant lot. Upon arrival, I met Mr. Enright and the property owner Arturo on site. Arturo had purchased the property in June 2025.

He advised he was cutting trees down for future development. He advised he was

unaware of the required permits needed by the City.

In November, I received copies from Stratford Tree arborist report about the trees on the property, along with a Restoration Landscape Plan for the property. I spoke to Arturo about him trying to resolve the issues with the building. I advised him I would give him extra time to resolve this. As of today, there is no permit approved for the property.

RECOMMENDATION:

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

1.SEC. 30-39 TREE REMOAL PERMIT REQUIRED.

Irreparable. Unreparable

Order the Respondent(s) be assessed administrative costs, in the amount of \$241.94

This fine is Irreparable and a fine of \$5,000 is stated in the Ordinance.

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. 20250924_102452
2. 20250924_102525
3. 20250924_102548

4. 20250924_102521
5. 20250924_102452 (1)
6. 20250924_102431
7. 26-114 INITIAL EXHIBITS



photo by JF

September 24, 2025 10:24 AM



photo by JF
September 24, 2025 10:25 AM



photo by JF

September 24, 2025 10:25 AM



photo by JF

September 24, 2025 10:25 AM



photo by JF

September 24, 2025 10:24 AM



photo by JF

September 24, 2025 10:24 AM



City of Titusville
Affidavit - Notice of Hearing



Case No. 26-114 Address/Location of Violation: 19 N PARK 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 6/27/26

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 6/1/26
- ☐ 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

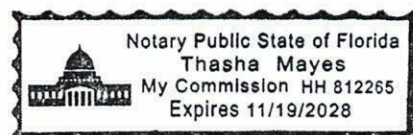
Print Name / Signature / Date

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 June, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of June 2020.

Notary Public

SEAL



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

**Hearing Case No. 26-114
Enforcement Case No: 25-001382**

CITY OF TITUSVILLE

Petitioner,

vs.

**BRIONES, ARTURO, JR
4350 SUN CENTER RD
MULBERRY, FL 33860**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/13/2026 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:

19 N PARK AVE

TAX PARCEL ID 21 3533-AU-5-5

LAND DESCRIPTION PARK ADDN TO

TITUSVILLE LOT 5 & S 39 FT 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. 26-114 Address/Location of Violation: 19 N PARK 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

☒ 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 9/24/26. 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 09/25/26. 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

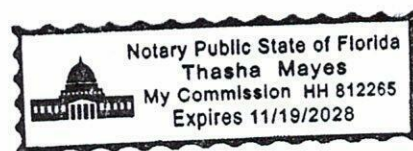
Print Name / Signature / Date

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 June, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of June, 20 26.

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

**BRIONES, ARTURO, JR
4350 SUN CENTER RD
MULBERRY, FL 33860**

September 25, 2025

CASE # 25-001382

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 19 N PARK AVE , Parcel ID# 21 3533-AU-5-5

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: 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:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **10/29/2025**. 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

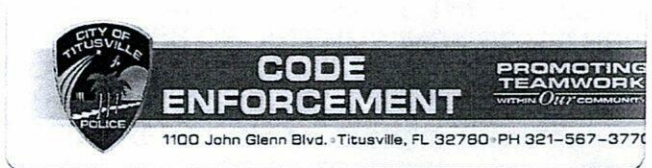
25001382

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ 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.	A. Signature X ☐ Agent ☐ Addressee												
1. Article Addressed to: Arturo Briones Jr. 4350 Sun Center Rd Mulberry, FL 33860	B. Received by (Printed Name) C. Date of Delivery												
2. Article Number (Transfer from service label) 9589 0710 5270 1979 8268 34	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No												
 9590 9402 9486 5069 5145 33	3. Service Type <table style="width: 100%; font-size: 0.8em;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☐ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													

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

2500



BRIONES, ARTURO, JR
4350 SUN CENTER RD
MULBERRY, FL 33860

September 25, 2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-114
Address 19 N PARK AVENUE
Respondent ARTURO BRIONES JR

Number of Inspector Hours

10 Number of Field Inspections (*Each Inspection = .5 Hours*)
5 Field Hours 35.22 per hour
Inspection Hours Cost 176.1

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

241.94

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: James Flannigan, Code Enforcement Officer
Subject: **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.
Department/Office: Code Enforcement

Recommended Action:

RECOMMENDATION:

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

1. Sec 6-109; 2018 IPMC Sec. 303.2 ENCLOSURES SWIMMING POOLS
Pool needs to be enclosed with an approved enclosure for safety.
2. Sec. 6-109; 2018 IPMC Sec 302.7 ACCESSORY STRUCTURES (FENCE)
Wood Fence needs to be repaired or replaced as needed.

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

If the Respondent does not comply by 08/07/2026, it is being requested that a fine of \$200.00 per day. be imposed and continue until the violation is corrected.

The Respondent(s) must contact Jim Flannigan, Code Enforcement Officer at 321-567-3773 to arrange for an inspection of the property to verify compliance.

Summary Explanation & Background:

1. Sec 6-109; 2018 IPMC Sec. 303.2 ENCLOSURES SWIMMING POOLS

2. Sec. 6-109; 2018 IPMC Sec 302.7 ACCESSORY STRUCTURES (FENCE)

On 03-18-2026 I observed that this property had a damaged fence and no pool enclosure. I could see these violations from the roadway. I previously had a violation in 07-2026 for the pool enclosure. I spoke to Santilli who is an agent of the company. There were insurance claim issues they were trying to resolve. A temporary fence was put up at that time to enclose the pool until insurance was resolved.

The temporary fence has been removed allowing access to the pool and the wood fence on the right side is damaged needing repairs.

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. 20260317_124954
2. 20260317_125011
3. 26-115 INITIAL EXHIBITS



photo by JF
March 17, 2026 12:49 PM

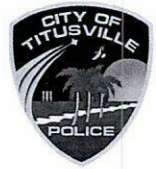


photo by JF
March 17, 2026 12:50 PM



City of Titusville

Affidavit - Notice of Hearing



Case No. 26-115

Address/Location of Violation: 2265 DOLPHIN RD

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 6/29/26

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 6/1/26
- ☐ 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

6-29-26

Print Name / Signature / Date

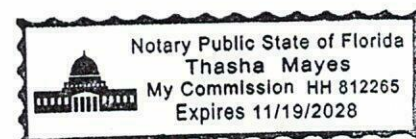
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 29 day of June, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of June, 20 26

THM

Notary Public

SEAL



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

**Hearing Case No. 26-115
Enforcement Case No: 26-000394**

CITY OF TITUSVILLE

Petitioner,

vs.

**I GREAT INVESTOR LLC
PO BOX 950579
LAKE MARY, FL 32795**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/13/2026 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:

2265 DOLPHIN RD

**TAX PARCEL ID 22 3509-50-1-8
ESTATES LOT 8 BLK 1**

LAND DESCRIPTION LAKEFRONT

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. 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. 26-115 Address/Location of Violation: 2265 DOLPHIN 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

☒ 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 03/17/26.

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 3/18/26 .:
- ☐ 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

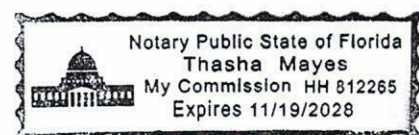
Print Name / Signature / Date

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 June, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of June, 2026.

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

I GREAT INVESTOR LLC
PO BOX 950579
LAKE MARY, FL 32795

March 18, 2026

CASE # 26-000394

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 2265 DOLPHIN RD , Parcel ID# 22 3509-50-1-8

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: Fence need to be repaired / replaced or obtain a proper pool enclosure.

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 MAINTANED SUCH THAT THE GATE WILL POSITIVELY CLOSE AND LATCH WHEN RELEASED FROM AN OPEN POSTION 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 SAFTEY 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: Fence need to be repaired / replaced or obtain a proper pool enclosure.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **03/30/2026**. 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 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

26-000394

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

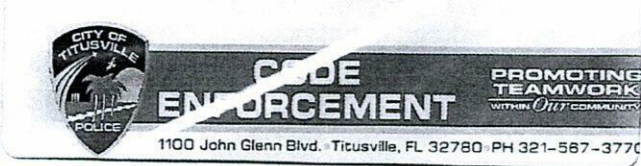
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: I Great Investor LLC P.O. Box 950579 Lake Mary, FL 32795	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 3819 8755 52	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ 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

9590 9402 9746 5266 3504 45

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

Domestic Return Receipt

24-001



I GREAT INVESTOR LLC
PO BOX 950579
LAKE MARY, FL 32795

March 18, 2026



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-115
Address 2265 DOLPHIN ROAD
Respondent I GREAT INVESTOR LLC

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: **26-116**
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.

Department/Office: Code Enforcement

Recommended Action:

Order the Respondent(s) to correct the violation on or before 12:00 pm (noon) on September 11, 2026 by:

1. Sec. 12-23 – Junk and Debris: Remove all debris being stored outside.
2. Sec. 6-109; IPMC Subsection 605.1 - Electrical Equipment Installation: Properly terminate electrical wiring or complete repairs to electrical system.
3. Sec. 6-109; IPMC Subsection 304.10 – Stairways, Decks, Porches and Balconies: Wooden stairs & landing contains deteriorated & rotten wood.
4. Sec. 6-109; IPMC Subsection 304.13 – Window, Skylights, Door Frames: Repair doors and window assemblies so that they are free of loose or rotting materials and weathertight.
5. Sec. 6-109; IPMC Subsection 304.6 – Exterior Walls: Repair all holes and cracks; replace deteriorated materials on exterior walls.
6. Sec. 6-109; IPMC Subsection 304.7 – Roofs and Drainage: Repair roof so that it is weathertight.
7. Sec. 6-109; IPMC Subsection 305.3 – Interior Surfaces: Repair damaged ceilings, walls and flooring throughout the building.
8. Sec. 6-109; IPMC Subsection 504.1 – General Plumbing Maintenance: Complete repairs to plumbing fixtures in building.

If the Respondent does not comply by **September 11, 2026**, Impose a fine of \$100.00 per day per violation (8 violations exist), commencing September 12, 2026, and continuing daily until the violations are corrected. A lien may be imposed.

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

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:

Violation Charge(s): Titusville Code of Ordinances

1. Sec. 12-23 – Junk and Debris
2. Sec. 6-109; IPMC Subsection 605.1 - Electrical Equipment Installation
3. Sec. 6-109; IPMC Subsection 304.10 – Stairways, Decks, Porches and Balconies
4. Sec. 6-109; IPMC Subsection 304.13 – Window, Skylights, Door Frames
5. Sec. 6-109; IPMC Subsection 304.6 – Exterior Walls
6. Sec. 6-109; IPMC Subsection 304.7 – Roofs and Drainage
7. Sec. 6-109; IPMC Subsection 305.3 – Interior Surfaces
8. Sec. 6-109; IPMC Subsection 504.1 – General Plumbing Maintenance

Narrative of Violation(s): In response to a complaint received by mail, I meet with Kennedy Point Marina Staff member who provided access to the Marina Clubhouse as well as the exterior grounds and completed an inspection of the property. Multiple violations were found and documented by photos. I also spoke to Dylan Houck- Marina Manager concerning the complaint and violations found during the inspection. The Notice of Violation was hand delivered to the Marina Staff member on site.

Any Contact with the owner: Over the course of the case, I have communicated with Dylan Houck- Marina Manager via email, phone and met several times on site. The plan was to obtain a permit to renovate the existing structure to address the violations.

Results of re-inspection: No permit applications have been submitted to Repair or Demolish the marina office. No repairs to the structure have been started.

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. 26-116 INITIAL EXHIBITS
2. 20251120_Clubhouse roof leak.
3. 20251120_Work room roof leak
4. 20251120_Front doors and hallway.
5. 20251120_Womens restroom /commode
6. 20260123_Trash junk & debris.
7. 20260630_Exterior walls, Stairs and windows.
8. 20260630_Marina Clubhouse
9. 20260630_Exterior walls and windows.



City of Titusville

Affidavit - Notice of Hearing



Case No. 26-116 Address/Location of Violation: 4749 S WASHINGTON 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 30 June / 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 09 June / 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 _ / _ / _.

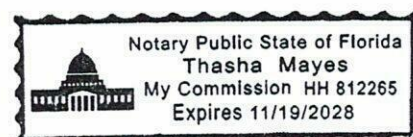
MAE WRIGHT Mae Wright 1-July-2026
Print Name / Signature / Date

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 1 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July 2026.

[Signature]
Notary Public

SEAL



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

**Hearing Case No. 26-116
Enforcement Case No: 25-001609**

CITY OF TITUSVILLE

Petitioner,

vs.

**APPLEWOOD APARTMENTS LLC
5713 GRAND AVE, STE B
DULUTH, MN 55807**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/13/2026 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:

4749 S WASHINGTON AVE TAX PARCEL ID 22 3526-BF-*4.03 LAND
DESCRIPTION INDIAN RIVER CITY, 2ND ADDN TO THAT PT OF THE N1/2 OF SEC 26 LYING E OF US HWY #1 DESC
AS PARCEL TWO IN ORB 5585 PG 5451

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

SEC. 6-109; 2018 IPMC SEC. 304.10 - STAIRWAYS, DECKS, PORCHES AND BALCONIES

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. 305.3 - INTERIOR SURFACES

SEC. 6-109; 2018 IPMC SEC. 504.1 - GENERAL PLUMBING 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. 26-116 Address/Location of Violation: 4749 S WASHINGTON 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 20/Nov/2025 at 4749 S. Washington Ave.

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 04/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

Ma Wright 1-July-2026
Print Name / Signature / Date

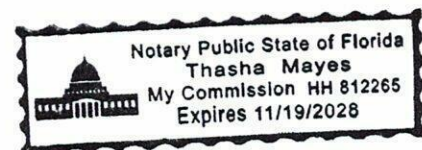
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July, 2026.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

**PROMOTING
TEAMWORK**
WITHIN *Our* COMMUNITY

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

**APPLEWOOD APARTMENTS LLC
5713 GRAND AVE, STE B
DULUTH, MN 55807**

**APPLEWOOD APARTMENTS LLC
COGENCY GLOBAL INC. - REGISTERED AGENT
115 N. CALHOUN ST. STE. 4
TALLAHASSEE, FL 32301**

**KENNEDY POINT MARINA
4749 S. WASHINGTON AVE
TITUSVILLE, FL 32780**

December 04, 2025

CASE # 25-001609

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 4749 S WASHINGTON AVE , Parcel ID# 22 3526-BF-* -4.03

An inspection was conducted on 11/20/2025 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: 11/20/2025 Remove accumulation of trash junk & debris from property. 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: 11/20/2025 Properly terminate exposed electrical wires at front entrance of building, repair conduit on roof that is damaged and exposing wires to the elements. MW

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: 11/20/2025 Repair all gates in Pool enclosure so that they are self-closing self-latching with hardware a minimum of 54 inches above grade. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.10 EVERY EXTERIOR STAIRWAY, DECK, PORCH, AND BALCONY, AND ALL APPURTENANCES, ATTACHED THERETO, SHALL BE MAINTAINED STRUCTURALLY SOUND, IN GOOD REPAIR, WITH PROPER ANCHORAGE AND CAPABLE OF SUPPORTING THE IMPOSED LOADS.

Inspector Comments: 11/20/2025 Complete repairs to wooden stairs so that all components are free of loose, deteriorated or rotten materials and are structurally sound. Install protective coating /painting to repaired areas. 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: 11/20/2025 Repair windows and doors so that they are weather tight. 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: 11/20/2025 Complete repairs to exterior walls: Repair all holes and cracks in stucco; replace deteriorated, rotten or missing materials including soffit, fascia and/or siding. Install protective coating/painting to repaired areas. MW

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: 11/20/2025 Complete repairs to Roof, flashing, soffit and fascia boards so that they are free from holes, breaks, and loose or rotting materials; and maintained weathertight - not having any defects that admit rain. MW

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: 11/20/2025 Replace water damaged interior surfaces including sheet rock, baseboard and flooring in building. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 504.1 PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN WORKING ORDER, AND SHALL BE KEPT FREE FROM OBSTRUCTIONS, LEAKS AND DEFECTS AND BE CAPABLE OF PERFORMING THE FUNCTION FOR WHICH SUCH PLUMBING FIXTURES ARE DESIGNED. PLUMBING FIXTURES SHALL BE MAINTAINED IN A SAFE, SANITARY AND FUNCTIONAL CONDITION.

Inspector Comments: 11/20/2025 Complete repairs to plumbing fixtures including commode in women's restroom/shower to working order. MW

Section: ZONING

VIOLATION OF CODE: SEC. 28-143 MARINA ADN YACHT BASIN (a) Districts where permitted. (b) Definition. "Marina:" A water-oriented commercial facility that provides facilities for berthing, supplying, and servicing all types of recreational and/or commercial watercraft. (c) Standards for limited uses. (1) In the Downtown Mixed Use District - Civic Waterfront (DMU-C), marinas which service boats with on-board facilities are required to provide sewage pump-out to appropriate effluent disposal facilities. (2) In the Downtown Mixed Use District - Uptown (DUM-U), marinas may be located east of U.S. Highway 1, and if servicing boats with on-board facilities, are required to provide sewage pump-out to appropriate effluent disposal facilities. (d) Standards for conditional uses. These uses require public hearings. (1) In the

Tourist (T), and Regional Mixed Use (RMU-300 and RMU-400), marinas which service boats with on-board facilities are required to provide sewage pump-out to appropriate effluent disposal facilities. (2) In the Shoreline Mixed-Use (SMU) zoning district: a. Any overhaul or repair requiring boats to be lifted out of the water is prohibited. b. Marinas which service boats with on-board facilities shall be required to provide sewage pump-out to appropriate effluent disposal facilities.

Inspector Comments: 11/20/2025 Any overhaul or repair requiring boats to be lifted out of the water is prohibited. Discontinue such activities on the property. MW

Section: ZONING

VIOLATION OF CODE: SED. 28-97 AUTOMOBILE REPAIR (a) Districts where permitted. (b) Definition. "Automobile repair:" Any building, structure, or improvements used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including, but not limited to, body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire service and sales, or installation of automobile electronics, but excludes dismantling or salvage. Automobiles do not include semitrailers, truck trailers and semitrailer combinations, and similar heavy duty vehicles. (c) Standards for permitted uses with limitations. (1) In the Downtown Mixed-Use (DMU) Midtown sub-district, zoning district, automobile repair: a. Shall have no driveway of an automobile service station or automobile repair shop located within thirty (30) feet of a street intersection. b. Shall have no gasoline or other fuel pump located within thirty (30) feet of a street line or of an adjoining property line. c. Shall have all minor vehicle repairs take place within an enclosed building. d. Shall have no motor vehicle parked or stored out of doors on the premises for more than sixty (60) days. Vehicles parked or stored out of doors on the premises shall be located within an area screened by a minimum six-foot privacy fence located to the rear of the principle structure. e. Shall have the entire premises on which there is an automobile service station or an automobile repair shop be kept clean and free of debris such as used auto parts, tires, oil cans or drums, rags, papers or any other used or discarded materials. f. Shall have all hydraulic hoists, pits, lubrication, repair and service work conducted entirely within a building. g. Shall have all merchandise and material for sale displayed within an enclosed building. h. Shall require the property owner to remove or treat in a safe manner approved by the E.P.A. (Environmental Protection Agency) all flammable materials or storage tanks on the site when a service station dispensing flammable materials becomes vacant for a period exceeding ninety (90) days. i. Shall have all gasoline or other fuel pumps supported by a dedicated standby generator to ensure continuity of service after severe weather events, or acts of God, subject to approval by the City. (2) In the Indian River City Neighborhood-Commercial (IRCN-C) zoning district, new automobile repair: a. Shall be located on the west side of Hopkins Avenue. b. Shall have all outside repair screened from street view and from adjoining properties with fencing and landscaping to provide an opaque visual barrier. (3) In the Planned Industrial Development (PID) zoning district, automobile repair shall be permitted only for properties lying west of Grissom Parkway within the North Brevard Industrial Park plat, or having access to Chaffee Drive. a. In addition to the conditions required in the Downtown Mixed Use (DMU) zoning district, body or fender repair, or painting shall be conducted within an enclosed building. b. Outdoor storage as an accessory use is regulated in Article VIII, Accessory Use Standards, Section 28-364(c)(1).

Inspector Comments: 11/20/2025 The repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles is not permitted in the SMU zoning district. Discontinue such activities on the 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 **01/20/2026**. 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 OR email 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

250016009

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
■ 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.	A. Signature X ☐ Agent ☐ Addressee													
1. Article Addressed to: Applewood Apartments LLC 5713 Grand Ave. Ste B Duluth, MN 55807	B. Received by (Printed Name)	C. Date of Delivery												
2. Article Number (Transfer from service label) 9589 0710 5270 1979 8241 44	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No													
9590 9402 9486 5069 5132 60	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®													
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☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™													
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery													
☐ Collect on Delivery Restricted Delivery														
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt												



**CODE
ENFORCEMENT**

**PROM
TEAM**
WITHIN OUR

1100 John Glenn Blvd. • Titusville, FL 32780 PH 321-5

APPLEWOOD APARTMENTS LLC
5713 GRAND AVE, STE B
DULUTH, MN 55807

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:

Applewood Apartments LLC
Coagency Global INC.
115 N. Calhoun St. Ste 4
Tallahassee, FL 32301



9590 9402 9486 5069 5132 77

2. Article Number (Transfer from service label)

9589 0710 5270 1979 8271 07

Restricted Delivery
(over \$500)

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? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ 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

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

Domestic Return Receipt



**CODE
ENFORCEMENT**

**PROMOT
TEAMW**
WITHIN Our COMMUNITY

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

APPLEWOOD APARTMENTS LLC
COAGENCY GLOBAL INC
115 N. CALHOUN ST, STE 4
TALLAHASSEE, FL 32301



CODE ENFORCEMENT

**PROMO
TEAMW**
WITHIN Our CO

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

**KENNEDY POINT MARINA
4749 S. WASHINGTON AVE
TITUSVILLE, FL 32780**

TITUSVILLE POLICE DEPARTMENT

NOTICE OF CODE VIOLATION

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 4749 S. Washington 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: 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. 303.2
- ☐ TEMPORARY STORAGE UNIT 28-373
Sec 28-113 Manna d2 - Boat Repair Prohibited
- ☒ PERMIT REQUIRED: Sec 28-97 Auto Repair Prohibited
- OTHER: Sec 304.6 Exterior Walls, Sec 304.7 Roof
Sec 304.10 - Stairways / Deck Sec 304.13 Windows / Doors
Sec 305.3 Interior Surfaces Sec 504.1 Plumbing
Sec 605.1 - Electrical
- PLEASE CORRECT VIOLATION BY: Jan 20, 2026

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

OFFICER/ID #: Mae Wright #804

CASE NUMBER: 25-001609 DATE: 20-NOV-2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-116
Address 4749 S WASHINGTON AVENUE
Respondent APPLEWOOD APARTMENTS 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



Photo by MW
November 20, 2025 3:11 PM



Photo by MW
November 20, 2025 3:12 PM



Photo by MW

November 20, 2025 3:12 PM



Photo by MW

November 20, 2025 3:08 PM



Photo by MW

January 23, 2026 10:13 AM



Photo by MW
June 30, 2026 2:14 PM



Photo by MW

June 30, 2026 2:12 PM



Photo by MW
June 30, 2026 2:13 PM