CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

August 10, 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. **Sarah & Khadijah Investments LLC**
   5480 Wendy Lee Drive, Titusville, Florida 32780
   Parcel ID: 22-35-34-00-260
   Notice of Hearing mailed on July 8, 2026

2. **Steven Souba**
   3130 Barna Avenue, Titusville, Florida 32780
   Parcel ID: 22-35-16-04-5-12
   Notice of Hearing mailed on July 8, 2026

3. **4100 Trinidad Ave Trust**
   4100 Trinidad Avenue, Titusville, Florida 32780
   Parcel ID: 22-35-21-06-3-8
   Notice of Hearing was mailed on July 8, 2026.

C. **Non-Compliant Hearings**

1. **26-06**
   Indian River Church Inc
   1355 Cheney Highway, Titusville, Florida 32780
   Parcel ID: 22-35-28-BC-1-31
   Notice of Violation: Certified mail sent on November 5, 2025, and hand-delivered to staff on November 4, 2025.
   Notice of Non-Compliance Hearing: Certified mail sent on July 8, 2026, and signed for on July 13, 2026.

2. **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 mailed on July 11, 2025, and posted on site July 8, 2025.
   Notice of Non-Compliance Hearing was mailed on July 20, 2026, and posted at City Hall, at Grovewood and Lorretta on July 30, 2026.

3. **26-112**
   Adiba Shuja
   310 S. Dixie Avenue, Titusville. Florida 32796
   Parcel ID: 22-35-04-00-3
   Notice of Violation: Certified mail sent on March 17, 2026, and posted on March 16, 2026.
   Notice of Hearing: Certified mail sent on July 20, 2026, and posted on Property and City Hall on July 29, 2026

D. **Continued Hearings**

E. **Initial Hearings**

1. **<u>26-118</u> - REPEAT VIOLATION**
   Robert C Kirk
   Krystal Kirk Cook
   925 Cleveland Street, Titusville, Florida 32780
   Parcel ID: 22-35-22-52-20-6
   Notice of Violation was mailed on June 25, 2026, and posted on June 24, 2026. Copy of the Repeat Violation Letter posted June 25, 2026.
   Notice of Hearing was mailed on June 25, 2026, and posted at City Hall and at property on July 30, 2026

2. **<u>26-122</u>**
   Enric Cairme
   5270 Sandra Drive, Titusville, Florida 32780
   Parcel ID: 22-35-27-51-22-1
   Notice of Violation was mailed on September 17, 2025, and posted on September 16, 2025.
   Notice of Hearing was mailed on July 8, 2026, and was posted at City Hall and at the property on July 30, 2026.

3. **<u>26-123</u> - REPEAT VIOLATION**
   Dorothy Jean West
   1035 Lundy Drive, Titusville, Florida 32796
   Parcel ID: 21-35-32-32-*-10
   Notice of Violation was mailed on May 8, 2026, and was posted on May 8, 2026.
   Notice of Hearing was mailed on July 8, 2026, and posted on Property on 07-29-26

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: Mae Wright, Code Enforcement Officer

Subject: **Sarah & Khadijah Investments LLC**
5480 Wendy Lee Drive, Titusville, Florida 32780
Parcel ID: 22-35-34-00-260
Notice of Hearing mailed on July 8, 2026

Department/Office: Code Enforcement

Recommended Action:
Hear the applicant, Sarah & Khadijah Investments LLC, request a lien reduction in the amount on $8000.00.

Summary Explanation & Background:
Violation Charge(s): Titusville Code of Ordinances
1. Section 30-39: Tree removal, permit required.
2. Section 30-83: Prohibition: Clearing, Storage of Materials and Equipment

Case Summary
•At the July 14, 2025 Special Magistrate Hearing, Fines were imposed in the amount of **$5000.00 per violation** as the violations were **Irreversible / irreparable** in nature. Administrative costs were imposed in the amount of **163.75.**

•On April 6, 2026, the Code Enforcement Department received an application for lien reduction from Sarah & Khadijah Investments LLC. The application is presented in accordance with Titusville Code Section 31-71 for the Special Magistrate consideration.

•The Respondents requested a lien reduction in the amount of **$8000.00.**

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. 5480 WENDY LEE DR LIEN REDUCTION EXHIBITS 2026
2. 20250321_142307_Initial Inspection Photo
3. 5480 Wendy Lee Dr_BCPAO Historical Eagleview Map from 07 Jan 2024
4. 5480 Wendy Lee Dr_Tree Survey dated Nov 2019
5. 5480 Wendy Lee Dr_BCPAO report printed July 31, 2026
6. 5480 Wendy Lee Dr_Current Photo_03082026

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

Hearing Case No. 25-120
Enforcement Case No: 25-000484

CITY OF TITUSVILLE

Petitioner,

vs.

SARAH & KHADIJAH INVESTMENTS LLC
12707 OULTON CIR
ORLANDO, FL 32832

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 08/10/2026 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 Ordinancesof 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:

5480 WENDY LEE DR **TAX PARCEL ID 22 3534-00-260** **LAND DESCRIPTION PART OF N 1 /2 OF NW 1/4 AS DES IN ORB 2271 PG 752 EX ORB 2453 PG 234**

3. Defendant(s) has/have failed to comply with the provisions of the Section(s) listedbelow, 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

SEC. 30-83 - PROHIBITION: CLEARING, STORAGE OF MATERIALS AND EQUIPMENT

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 CODE ENFORCEMENT

LIEN REDUCTION APPLICATION

Name & Address of Owner SARAH & KHADIJAH INVESTMENTS LLC

Telephone Number(s) of Owner 443-838-2771 **Homestead?** ____ yes ✓ no *If yes,* submit proof of residency at homestead address.

Code Enforcement Property Address 5480 WENDY LEE DR. **Date of Compliance** WORKING ON COMPLIANCE

Amount of lien reduction requested $ 8000 *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).

WE HUMBLY REQUEST A REDUCTION IN THE FINE, THE AMOUNT OF THE FINE IS BEYOND OUR FINANCIAL

Owners Signature _____ **Date of Application** 09/20/25

STATE OF FLORIDA
COUNTY OF ~~BREVARD~~ Orange

The foregoing instrument was acknowledged before me by means of ☑physical presence or ☐online notarization, this 24 day of September, 2025, by Anessa Ali, 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

NOTARY PUBLIC
NOELIZ MORO
Notary Public, State of Florida
Commission# HH 398897
My comm. expires May 16, 2027

Noeliz Moro
Notary Public (print or stamp name)
My commission expires:

Please submit this completed application form to the Code Enforcement Department by email to: codenforcement@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.

ABILITY AT THIS TIME, WE SPOKE TO MR JOHN BAGLEY SEVERAL TIMES. MR BAGLEY STATED THAT WE CAN ONLY OBTAIN A TREE REMOVAL PERMIT. WITH A DEVELOPMENT PLAN. WE ARE NOT ABLE TO MOVE FORWARD WITH A DEVELOPMENT PLAN AT THIS TIME. THE PROPERTY HAS BEEN STABILIZED. AND WE ARE ASKING FOR A REDUCTION IN THE FINE PLEASE.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **SARAH & KHADIJAH INVESTMENTS, LLC** Mailing address: 12707 Oulton Cir. Orlando, FL 32832 Respondent.	CASE NO: 25-120 Subject Property: 5480 Wendy Lee Drive Titusville, FL 32780 Tax Parcel ID#: 22-35-34-00-260 CFN 2025168815, OR BK 10413 PAGE 1371, Recorded 08/21/2025 at 10:04 AM, Rachel M. Sadoff, Clerk of Courts, Brevard County # Pgs:2

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on July 14, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. Respondent is the owner of the Subject Property. Respondent was provided notice of this hearing and did not appear at the hearing.

2. Code Enforcement Officer Mae Wright testified that the property was inspected and found to be in violation of the following City Codes:

   a. Section 30-39: Tree Removal, Permit Required
   b. Section 30-83: Prohibition: Clearing, Storage of Materials and Equipment

A notice of violation was issued following the occurrence of the violation. Due to the irreparable nature of the violation, corrective action was not possible.

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

   Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
   Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
   Ex. 3: City's Cost Recovery Statement in the amount of $163.75.

4. The evidence establishes that a violation of the above-stated code provisions occurred.

Conclusions of Law

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

TITUSVILLE CITY-CODE ENFORCEMENT
PO BOX 2806
ATTN: GLENN TOLLESON
TITUSVILLE, FL 32781

HC

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

a. Section 30-39: Tree Removal, Permit Required
b. Section 30-83: Prohibition: Clearing, Storage of Materials and Equipment

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

Order

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

1. Due to the irreversible and/or irreparable nature of the violations, a fine is imposed in the amount of $5,000.00 per violation, for a total of $10,000.00.

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

3. In addition to the fine, the City's costs of prosecution are imposed in the amount of $163.75, payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

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

DONE AND ORDERED this 18th day of July, 2025.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this 22 day of July, 2025.

Secretary Special Magistrate

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 8/21/25
SIGNATURE E. Campbell

TITUSVILLE, FLORIDA
FOUNDED 1867

Daily Fine Total

8/10/2026

5480 Wendy Lee Drive

Case Number	Fine	Credits	Total
25-0298	Admin Fee		$163.75
25-0298	One Time Fine $5,000.00 for Sec 30-39 Tree Removal, Permit Required		$5,000.00
25-0298	One Time Fine $5,000.00 for Sec 30-83 Prohibition: Clearing, Storage of Materials and Equipment		$5,000.00
			$10,163.75


Photo by MW
March 21, 2025 2:23 PM

BCPAO - Property Search

https://www.bcpao.us/PropertySearch/#/map/2217843

Home RESEARCH EXEMPTIONS TANGIBLE FORMS GENERAL CONTACTS

Data Updated 7/3/2025 @ 4:19 AM EST

Contact Us

Search | Results | Details | Maps

Map Subject Property

Open Map in New Window

MapView | EagleView

01/07/2024 1 of 27 Jan 2024 - Feb 2024

TaxAcct: 2217843

BCPAO Account: 2217843 Instructions | Disclaimer

EXACTA
LAND SURVEYORS, LLC
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

FIELD WORK DATE: 11/7/2019 **REVISION DATES:** (REV0 11/7/2019)

Use of this survey other than its intended use, without written verification, will be at the users' sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified.

PROPERTY ADDRESS	SURVEY NUMBER
5480 WENDY LEE DRIVE, TITUSVILLE, FLORIDA 32780	1908.5524

PROPERTY PICTURE



GOOGLE EARTH

POWERED BY STARS
SURVEY TRACKING AND RETRIEVAL SYSTEM
www.surveystars.com

TRANSACTION

CLIENT ORDER NUMBER:	DATE: 11/07/19
BUYER:	
SELLER:	
CERTIFIED TO: -	

LEGAL DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST 1/4 OF SECTION 34, RUN THENCE SOUTH 00 DEGREES 27 01" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 175.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF WENDY LEE DRIVE; THENCE RUN SOUTH 89 DEGREES 44 40" WEST ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1278.76 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; RUN THENCE SOUTH 00 DEGREES 15 20" EAST, 329.95 FEET; THENCE SOUTH 89 DEGREES 49 18" EAST, 163.94 FEET; THENCE NORTH 30 DEGREES 15 20" WEST, 129.22 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 15 20", AN ARC DISTANCE OF 105.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES 15 20" WEST, 35.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF WENDY LEE DRIVE; THENCE NORTH 89 DEGREES 44 40" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 164.00 FEET TO THE POINT OF BEGINNING.

POINTS OF INTEREST

NONE VISIBLE

FLOOD INFORMATION

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF TITUSVILLE, COMMUNITY NUMBER 125152, DATED 03/17/14.

JOB SPECIFIC SURVEY COMMENTS

THE BEARING REFERENCE OF SOUTH 0 DEGREES 15 MINUTES 20 SECONDS EAST IS BASED ON THE EASTERLY PROPERTY LINE OF , LOCATED WITHIN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

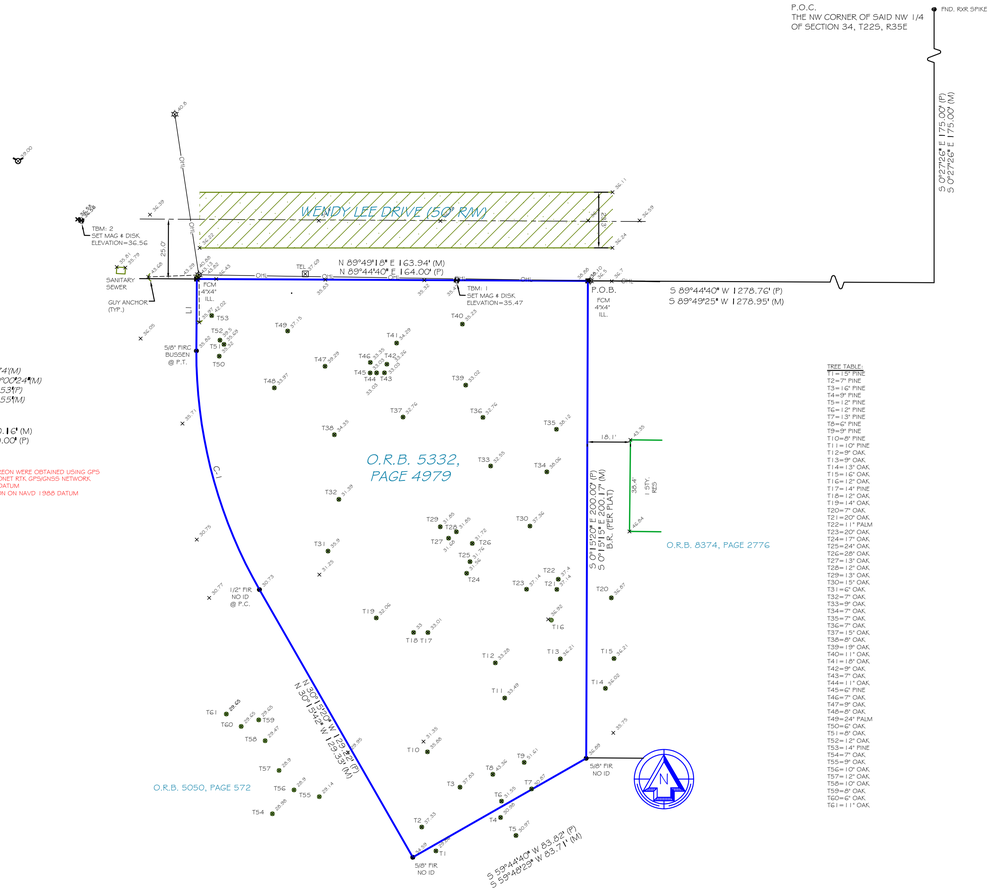
GENERAL SURVEYOR NOTES

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection. No excavation was performed in order to determine the exact dimensions or location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 5/8"diameter, 18" iron rebar with a cap stamped EXACTA LB 8291.
10. Upon providing this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 51-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. Some symbols used in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and for the benefit of Exacta Land Surveyors, LLC. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

THANKS TO

Florida Land Title Association AFFILIATE MEMBERS

EXACTA
LAND SURVEYORS, LLC
LB# 8291 | 11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 866.735.1916 | F: 866.744.2882



TREE TABLE

T1 = 19" PINE	
T2–7" PINE	
T3 = 16" PINE	
T4–9" PINE	
T5 = 12" PINE	
T6 = 12" PINE	
T7 = 13" PINE	
T8–6" PINE	
T9–9" PINE	
T10–8" PINE	
T11 = 10" PINE	
T12–9" OAK.	
T13–9" OAK.	
T14 = 13" OAK.	
T15 = 16" OAK.	
T16 = 12" OAK.	
T17 = 14" PINE	
T18 = 12" OAK.	
T19 = 14" OAK.	
T20–7" OAK.	
T21 = 20" OAK.	
T22 = 11" PALM	
T23 = 20" OAK.	
T24 = 17" OAK.	
T25 = 24" OAK.	
T26 = 28" OAK.	
T27 = 13" OAK.	
T28 = 12" OAK.	
T29 = 13" OAK.	
T30 = 15" OAK.	
T31 = 6" OAK.	
T32 = 7" OAK.	
T33 = 9" OAK.	
T34 = 7" OAK.	
T35 = 7" OAK.	
T36 = 7" OAK.	
T37 = 15" OAK.	
T38 = 8" OAK.	
T39 = 19" OAK.	
T40 = 11" OAK.	
T41 = 18" OAK.	
T42 = 9" OAK.	
T43 = 7" OAK.	
T44 = 11" OAK.	
T45 = 12" PINE	
T46 = 7" OAK.	
T47 = 9" OAK.	
T48 = 8" OAK.	
T49 = 24" PALM	
T50 = 6" OAK.	
T51 = 8" OAK.	
T52 = 12" OAK.	
T53 = 14" PINE	
T54 = 7" OAK.	
T55 = 9" OAK.	
T56 = 10" OAK.	
T57 = 12" OAK.	
T58 = 10" OAK.	
T59 = 8" OAK.	
T60 = 6" OAK.	
T61 = 11" OAK.	

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)
BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)
ASPHALT
BRICK or TILE
CONCRETE
CONCRETE AREA
WATER
WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)
BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND OR SET MONUMENT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

(C)	CALCULATED
(D)	DEED
(F)	FIELD
(M)	MEASURED
(P)	PLAT
(R)	RECORD
(S)	SURVEY
A.S.B.L.	ACCESSORY SETBACK LINE
A/C	AIR CONDITIONING
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
B.R.	BEARING REFERENCE
B.R.L.	BUILDING RESTRICTION LINE
B/W	BAY/BOX WINDOW
BLDG.	BUILDING
BLK.	BLOCK
BM	BENCHMARK
BSMT.	BASEMENT
C	CURVE
C.B.	CONCRETE BLOCK
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
CATV	CABLE TV RISER
CH	CHORD BEARING
CHIM.	CHIMNEY
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
ELEV.	ELEVATION
EM	ELECTRIC METER
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EUB	ELECTRIC UTILITY BOX
F.F.	FINISHED FLOOR
F.O.P.	EDGE OF PAVEMENT
F/DH	FOUND DRILL HOLE
FCM	FND. CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR.	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISC
FRRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
MES	MITERED END SECTION
MH	MANHOLE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P/E	POOL EQUIPMENT
P.G.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS or RADIAL
R.P.	RADIUS POINT
R/W	RIGHT OF WAY
RES.	RESIDENCE
RGE.	RANGE
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
S.T.L.	SURVEY TIE LINE
S.W.	SEAWALL
SIGD	SET GLUE DISC
S/W	SIDEWALK
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
SV	SEWER VALVE
T.O.B.	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
UG	UNDERGROUND
UR.	UTILITY RISER
V.F.	VINYL FENCE
W.F.	WOODEN FENCE
W/C	WITNESS CORNER
W/F	WATER FILTER
WM	WATER METER/VALVE BOX
WV	WATER VALVE
A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

REAL PROPERTY DETAILS
Account 2217843 - Roll Year 2026

Owners	SARAH & KHADIJAH INVESTMENTS LLC
Mailing Address	12707 OULTON CIR ORLANDO FL 32832
Site Address	5480 WENDY LEE DR TITUSVILLE FL 32780
Parcel ID	22-35-34-00-260
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0008 - VACANT RESIDENTIAL LAND (MULTI-FAMILY, UNPLATTED)
Total Acres	0.76
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF N 1/2 OF NW 1/4 AS DES IN ORB 2271 PG 752 EX ORB 2453 PG 234



VALUE SUMMARY

Category	2026	2025	2024
Market Value	$41,800	$41,800	$41,800
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$41,800	$41,800	$41,800
Assessed Value School	$41,800	$41,800	$41,800
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$41,800	$41,800	$41,800
Taxable Value School	$41,800	$41,800	$41,800

SALES / TRANSFERS

Date	Price	Type	Instrument
05/20/2024	$170,000	WD	10072/1003
07/22/2022	$105,000	WD	9570/2534
07/21/2022	$117,500	WD	9570/2536
04/01/2019	$40,000	WD	8404/0615
05/04/2018	--	DC	8171/2378
05/05/2011	$6,800	XD	6380/0870
06/25/2004	$35,000	WD	5332/4979
04/01/2002	--	TD	4609/1173
01/20/1984	$19,000	WD	2483/2176
12/01/1980	$16,000	--	2271/0752

No Data Found



City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: James Flannigan, Code Enforcement Officer

Subject: **Steven Souba**
3130 Barna Avenue, Titusville, Florida 32780
Parcel ID: 22-35-16-04-5-12
Notice of Hearing mailed on July 8, 2026

Department/Office: Code Enforcement

Recommended Action:

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances -
1. Sec. 12-23A Junk and Debris
2. Sec 13-73 Inoperative Vehicle
3. Sec. 6-109; 2018 IPMC Sec. 302.7 Accessory Structure- Fence

This case was originally heard on November 13, 2023. The respondent, Dorothy Harris, was in attendance. The respondent was given until January 5, 2024, to correct the violations on the property:

A fine in the amount of $25.00 per day per violation commenced on January 6, 2024, and continued daily until June 6, 2025. Administrative costs in the amount of $198.97 were also imposed.

On June 16, 2026, the Code Enforcement Department received an application for a lien reduction from Steve Souba, owner. The application is presented in accordance with Titusville Code of Ordinances Section 31-71 for the Special Magistrates' consideration.

Conclusion of Facts in this case are:

On January 8, 2024, the Code Board found the respondent had failed to correct the violation and imposed fines in the amount of $25.00 per day per violation starting January 6, 2024; to run until the violation was corrected. Administrative costs in the amount of $198.97 were imposed.

- The property was put into compliance on June 6, 2025.

•The total daily fine accrued is $38,475.97 and the City's cost of $233.97 for a total of $38,708.97.
•Respondent is requesting a reduction in the amount of $38,475.97.

Alternatives:
Reduce the fines
Deny the Fine reduction

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:
1. 3130 BARNA AVE LIEN REDUCTION EXHIBITS 2026
2. s1
3. by2
4. garbage_pile_072323
5. by1
6. by2
7. garbage_pile_072323
8. by1
9. s1

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

Hearing Case No. 23-58
Enforcement Case No: 23-000882

CITY OF TITUSVILLE

Petitioner,

vs.

HARRIS, DOROTHY M
3130 BARNA AVE
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 08/10/2026 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 Ordinancesof 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:

3130 BARNA AVE **TAX PARCEL ID 22 3516-04-5-12** **LAND DESCRIPTION ROYAL OAK GOLF & COUNTRY CLUB EAST UNIT 3 LOT 12 BLK 5**

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

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 CODE ENFORCEMENT

LIEN REDUCTION APPLICATION

Name & Address of Owner Steve Souba, 3116 Barna Ave, Titusville, FL

Telephone Number(s) of Owner 321-258-8363 **Homestead?** ____ yes ✓ no *If yes,* submit proof of residency at homestead address.

Code Enforcement Property Address 3130 Barna Ave **Date of Compliance** ____

Amount of lien reduction requested $ ALL *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).

See Attached letter, thank you

Owners Signature [signature] **Date of Application** 6-16-26

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of □physical presence or □online notarization, this 16 day of June, 20 26, by Steve Souba, who is/are personally known to me or who has/have produced ____ as identification.

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

ALISHA DURDEN
Notary Public
State of Florida
Comm# HH733020
Expires 10/20/2029

[signature]
Notary Public (print or stamp name)
My commission expires: 10/20/29

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.

Date: 06/16/26

Subject: Request for Dismissal or Reduction of Code Enforcement Lien/Fines – 3130 Barna Avenue, Titusville, FL

To Whom It May Concern,

I am respectfully requesting consideration for the dismissal or substantial reduction of the code enforcement fines associated with the property located at 3130 Barna Avenue, Titusville, Florida.

I have lived adjacent to this property for more than 15 years and have personally witnessed the severe deterioration of the home and surrounding property over that time. The previous occupants allowed the property to fall into extreme disrepair, including significant hoarding conditions, excessive accumulation of debris, overgrown vegetation, and rodent infestations. The condition of the property negatively impacted neighboring homeowners and the surrounding community for many years.

In fact, my neighbor, Scott, and I were among those who repeatedly reported the property's condition to Code Enforcement in an effort to have the issues addressed. Those complaints ultimately resulted in enforcement actions and the assessment of daily fines.

Following the deaths of the previous owners, I undertook the lengthy and costly process of acquiring ownership of the property. After obtaining all twelve deeds and completing approximately nine months of probate proceedings, I became the legal owner of the home.

Since acquiring the property, I have invested approximately $30,000 of my own funds toward cleanup and rehabilitation efforts. This work has included the removal of large amounts of debris, extensive tree and brush clearing, and remediation of conditions that had existed for many years. Due to the severe rodent infestation and damage throughout the structure, the interior has been completely gutted so that the property can be properly restored and brought into compliance.

I was not responsible for creating the violations that led to the fines. Rather, I am the individual who has stepped forward to correct years of neglect and improve the property for the benefit of the neighborhood and the City of Titusville. The property is actively being rehabilitated, and significant progress has already been made.

Given these circumstances, I respectfully request that the City consider dismissing the accumulated fines, or alternatively, substantially reducing them. Granting this request would allow additional resources to be directed toward completing the rehabilitation of the property and returning it to a safe, attractive, and productive condition.

Thank you for your time and consideration. I appreciate the opportunity to present this request and would be grateful for any relief the City is able to provide.

Sincerely,

Steve Souba

Property Owner

3130 Barna Avenue

Titusville, FL

CFN 2024072204, OR BK 10035 PAGE 421,
Recorded 04/10/2024 at 09:25 AM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:2

2

TITUSVILLE CITY-CODE ENFORCEMENT
PO BOX 2806
ATTN: GLENN TOLLESON
TITUSVILLE, FL 32781

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF TITUSVILLE, FLORIDA

CITY OF TITUSVILLE, FL
Petitioner,

v.
HARRIS, DOROTHY M
Mailing address:
3130 BARNA AVE TITUSVILLE FL 32780

Respondent.

CASE NO: 23-58
Subject Property: 3130 BARNA AVE
TITUSVILLE FL 32780
Parcel ID#22-35-16-04-5-12

ORDER IMPOSING FINE AND LIEN

This case came on for a *Massey*/compliance hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on January 8, 2024. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

1. Respondent is the owner of the Subject Property.

2. Proper notice of the hearing was provided. Respondent, Dorothy Harris, did appear at the hearing, as well as her husband, Edwin Harris.

3. The Magistrate previously found Respondent in violation of City Code 1) Sec. 12-23 - Junk and Debris; 2) Sec. 13-73 - Inoperable Vehicle; and 3) Sec. 6-109; 2018 IPMC Sec. 302.7 - Accessory Structures - Fence, and ordered compliance by 12:00 p.m. (noon) on January 5, 2024, or a subsequent hearing would be held and a fine in the amount of $25.00 per day, per violation, may be imposed.

4. The following was admitted into evidence: Ex. 1 - Notice of Violation and Affidavit of Service; Ex. 2: Notice of Hearing and Affidavit of Service; and, Ex. 3 Cost Recovery Sheet in the amount of $198.97. The City's Power Point presentation and photographs were admitted into evidence.

5. Code Officer Jim Flannigan testified that all three violations still exist. There is still junk and debris in the backyard and on the side of the house. The inoperative vehicle with flat tires is still in the driveway. The fence remains in disrepair. Dorothy and Edwin Harris both testified they have attempted to bring the violations into compliance but, due to medical issues and financial issues, they have not been able to make much progress.

6. The Magistrate incorporates the testimony and evidence presented into this Order.

The undisputed evidence shows the violations still exist on the property. A fine is imposed in the amount of $25.00 per day, per violation, commencing January 6, 2024, and continuing daily until the violations are corrected to the written 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 order to stop the fines from running.

7. In addition to the fine imposed herein, Respondent shall pay the City's costs of prosecution in the amount of $198.97 (in the event said costs have not previously been paid to the City of Titusville). 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.

A certified copy of this Order may 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.

DONE AND ORDERED this 10th day of January, 2024.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

By: _____
Debra Babb-Nutcher, Special Magistrate

Attest: _____
Secretary to Special Magistrate

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 11 day of January, 2024.

_____
Secretary to Special Magistrate

TITUSVILLE, FLORIDA FOUNDED 1867

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 4/8/24
SIGNATURE _____

CODE ENFORCEMENT
PROMOTING TEAMWORK WITHIN Our COMMUNITY.
1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3770

Daily Fine Total

06/19/2026

3130 BARNA AVENUE – PAYOFF THROUGH AUGUST 10,2026

CASE NUMBER	FINE	CREDITS	TOTAL
23-000882	ADMIN COSTS		$198.97
23-000882	RECORDING FEE		$35.00
23-000882	COMPLETED DAILY FINE $25.00/PER DAY SEC 302.7 ACCESSORY STRUCTURES		$12,825.00
23-000882	COMPLETED DAILY FINE $25.00/PER DAY SEC 13-73 INOPERATIVE VEHICLES PROHIBITED		$12,825.00
23-000882	COMPLETED DAILY FINE $25.00/PER DAY SEC 12-23 JUNK AND DEBRIS		$12,825.00
			$38,708.97







07-23-23







07-23-23





City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: Mae Wright, Code Enforcement Officer

Subject: **4100 Trinidad Ave Trust**
4100 Trinidad Avenue, Titusville, Florida 32780
Parcel ID: 22-35-21-06-3-8
Notice of Hearing was mailed on July 8, 2026.

Department/Office: Code Enforcement

Recommended Action:
Hear the applicant, 4100 Trinidad Ave Trust; Rock Star Investments LLC (Trustee), request a lien reduction in the amount of $10,325.00.

Summary Explanation & Background:
Violation Charge(s): Titusville Code of Ordinances
1. Sec. 13-26 – Trash, Dead Trees, Overgrowth
2. Sec. 12-23 – Junk and Debris
3. Sec. 13-73 – Inoperative Vehicle Prohibited
4. IPMC Subsection 304.13 — Window, Skylights, Door Frames
5. IPMC Subsection 304.7 - Roofs and Drainage

Case Summary
This case was originally heard on November 13, 2023. Respondent, Clark McClelland, attended the meeting and provided testimony. The Respondent was given 2 compliance dates to correct the violations on the property:

- During the Massey Hearing held on January 8, 2024, testimony was presented by the City showing the Responded failed to correct violations of Sec. 13-26, Sec. 12-23 and Sec. 13-73 on or before January 5, 2024. Respondent Clark McClelland, did not attend the meeting. Fines were imposed in the amount of $25.00 per day per violation (3 violations exist) starting on January 6, 2024, continuing daily until the violations are corrected.

- During the second Massey Hearing held on February 12, 2024, testimony was presented by the City showing the Responded failed to correct violations of IPMC Subsection 304.13 and IPMC Subsection 304.7 on or before February 9, 2024. Respondent, Clark McClelland, did not attend the meeting. Fines were imposed in the amount of $25.00 per day per violation (2 violations exist) starting on February 10,

2024, continuing daily until the violations are corrected.

Administrative costs were waved.

On February 27, 2024; I meet with owner Clark McClelland and two representatives of TD Capital LLC. We discussed the open violations and what was needed to correct each of them. It was explained that they would need to call to schedule a reinspection when they had corrected each of the violations. Copies of the Orders were emailed to TD Capital LLC.

On February 28, 2024; Owner Clark McClelland called to schedule inspection. It was confirmed that the violation of Sec. 13-73 Inoperative Vehicle was corrected, and the daily fines were stopped.

On March 19, 2024; I meet with owner Clark McClelland and representatives of TD Capital LLC at the property. At that time, the violations of Sec. 13-26 Trash, Dead Trees, Overgrowth and Sec. 12-23 Junk and Debris were found corrected and the daily fines were stopped.

On the afternoon of March 19, 2024; information was sent to a title company associated with a pending sale of the property, including the current lien payoff and that 2 violations remained active on the property and would continue to accrue daily fines until permits were issued for repairs to the house.

On March 25, 2024, the property was purchased by Rock Star Investments, LLC; as Trustee of The 4100 Trinidad Ave Trust.

On April 23, 2024, I spoke with a representative of Won 8 Management concerning the open violations on the property. An inspection of the property found repairs to the roof were completed. It was confirmed that issued Residential Roof Permit #PBP24-1294 passed the final inspection on April 22, 2024. The violation of IPMC Subsection 304.7 Roofs and Drainage was closed, and the daily fine was stopped.

On August 12, 2024, An inspection of the property found three exterior doors had been replaced. It was confirmed that issued Alteration Permit #PBP24-2572 passed the final inspection on August 9, 2024. The violation of IPMC Subsection 304.13 - Window, Skylights, Door Frames was closed, and the daily fine was stopped. The outstanding daily fine was calculated to be a total of $11,325.00.

On September 3, 2024, the Code Enforcement Department received an application for lien reduction from the current owner, 4100 Trinidad Ave Trust; Rock Star Investments LLC (Trustee). Respondents requested a lien reduction in the amount of $11,325.00.

At the January 13, 2024, Special Magistrate Hearing; Code Officer Mae Wright presented testimony on behalf of the City. The Respondent, 4100 Trinidad Ave Trust;

Rock Star Investments LLC (Trustee) was not present.

-The Special Magistrate issued a recommendation denying the lien reduction request in the amount of $11,325.00. Recommendations were sent to City Council for consideration.

At the February 25, 2025, Regular City Council Meeting; the lien reduction request was denied by the City Council.

On June 30, 2026, the Code Enforcement Department received a new application for lien reduction from the current owner, 4100 Trinidad Ave Trust; Rock Star Investments LLC (Trustee). Respondents requested a lien reduction in the amount of $10,325.00.

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. 4100 TRINIDAD AVE LIEN REDUCTION EXHIBITS 2026
2. 4100 Trinidad Ave_BCPAO property report 03 Aug 2026
3. 4100 Trinidad Ave_Warranty Deed_Recorded 25 Mar 2024
4. 20260730_Property photo north side yard and backyard.
5. 20260730_Property photo south side yard and backyard.
6. 20260730_Property Photo
7. 20240105_Massey Hearing Photos-TJD garage
8. 20240105__Massey Hearing Photos-HGW north side
9. 20240105__Massey Hearing Photos-Roof
10. 20240105__Massey Hearing Photos-HGW south side
11. 20240105__Massey Hearing Photos
12. 20240105_Massey Hearing Photos-JV
13. 20240105_Massey Hearing Photos-TJD front door

Daily Fine Total

07/27/2026

4100 TRINIDAD AVE

CASE NUMBER	FINE	CREDITS	TOTAL
24-0003	COMPLETED DAILY FINE $25.00/PER DAY FOR SEC 13-73 INOPERATIVE VEHICLES		$1,300.00
24-0003	COMPLETED DAILY FINE $25.00/PER DAY FOR SEC 13-26 OVERGROWTH		$1,825.00
24-0003	COMPLETED DAILY FINE $25.00/PER DAY FOR SEC 12-23 JUNK AND DEBRIS		$1,825.00
24-0003	COMPLETED DAILY FINE $25.00/PER DAY FOR SEC 304.13 WINDOWS, DOORS		$1,825.00
24-0003	COMPLETED DAILY FINE $25.00/PER DAY FOR SEC 304.7 ROOF		$4,550.00
			$11,325.00

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

Hearing Case No. 23-59
Enforcement Case No: 23-000533

CITY OF TITUSVILLE

Petitioner,

vs.

4100 TRINIDAD AVE TRUST
310 NE 22ND ST
WILTON MANORS, FL 33305

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 08/10/2026 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 Ordinancesof 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:

4100 TRINIDAD AVE **TAX PARCEL ID 22 3521-06-3-8** **LAND DESCRIPTION INDIAN RIVER HEIGHTS UNIT 22 LOT 8 BLK 3**

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

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 CODE ENFORCEMENT

LIEN REDUCTION APPLICATION

Name & Address of Owner Rock Star Investments, LLC, as Trustee of The 4100 Trinidad Ave Trust Agr

Telephone Number(s) of Owner +1 786-940-0185 **Homestead?** _____ yes No no *If yes,* submit proof of residency at homestead address.

Code Enforcement Property Address 4100 Trinidad Ave, Titus **Date of Compliance** 08/12/2024

Amount of lien reduction requested $ 10,325.00 (re *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).

See attached Supporting Statement (Case No. 23-59). Property broug
The initial Notice of Violation was issued to the prior owner before the

Owners Signature Andrii Kravchenko **Date of Application** 06/30/2026

STATE OF FLORIDA
COUNTY OF ~~BREVARD~~ Pasco

The foregoing instrument was acknowledged before me by means of □physical presence or ☑online notarization, this 30th day of June, 20 26, by Andrii Kravchenko, who is/are personally known to me or who has/have produced Ukraine PASSPORT CARD as identification.

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

CRYSTAL CHILLURA
Notary Public - State of Florida
Commission # HH 583472
Expires on October 6, 2028

Crystal Chillura
Notary Public (print or stamp name) Crystal Chillura
My commission expires: 10/06/2028
Notarized remotely online using communication technology via Proof.

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.

CITY OF TITUSVILLE CODE ENFORCEMENT
SUPPORTING STATEMENT TO LIEN REDUCTION APPLICATION

(Additional Sheet — Sec. 31-71(g))

Case Number: 23-59

Property Address: 4100 Trinidad Avenue, Titusville, FL 32780

Parcel ID: 22-35-21-06-3-8

Applicant / Current Owner: Rock Star Investments, LLC, as Trustee of The 4100 Trinidad Ave Trust Agreement dated March 19, 2024

Date Property Brought Into Compliance: August 12, 2024

Total Recorded Lien: $11,325.00

Reduction Requested: Reduce to $1,000.00, plus any non-reducible City administrative and enforcement costs

Introduction

The Applicant respectfully submits this statement in support of its application to reduce the code enforcement lien recorded against 4100 Trinidad Avenue. The Applicant appreciates the opportunity to appear in person before the Special Magistrate and to provide context that was not presented at the prior hearing. The Applicant does not dispute that a lien was recorded, and acknowledges the prior denial. This application is supported by the owner's personal appearance and additional information addressed to the statutory factors under Sec. 31-71(g).

The property was promptly and fully brought into compliance

Upon acquiring the property on March 22, 2024, the Applicant moved to correct all outstanding violations. The Applicant obtained a Residential Roof Permit on April 22, 2024, and an Alteration Permit on August 9, 2024, and replaced the three exterior doors. The City confirmed full compliance on August 12, 2024. The property has remained in compliance since, and photographs in the record dated December 26, 2024 show a property that is being actively maintained and improved. The Applicant corrected the violations through the proper permitting process rather than informal repairs, demonstrating good faith and a commitment to the long-term condition of the property and the surrounding neighborhood.

The factors under Sec. 31-71(g) support a substantial reduction

The Applicant addresses the factors the Special Magistrate is directed to consider:

(aa) Gravity of the violation.

The violations were property-maintenance and nuisance in nature — debris, an inoperative vehicle, overgrowth, and deferred roof and door repairs. As reflected in the prior findings, they did not present an immediate or serious threat to health or safety. The violations have been fully and permanently abated.

(bb) Actions taken to correct, and the time to compliance.

The Applicant brought the property into full compliance within approximately five months of acquisition, obtained the required permits, and replaced the doors. This reflects diligent, good-faith effort rather than neglect. The Applicant intends to keep the property maintained to avoid any future violations.

(cc) Accrued lien amount compared to the property's value and the nature of the fine.

The recorded lien of $11,325.00 consists almost entirely of accrued daily fines that continued to run before the Applicant could complete the permitted work, not of any quantifiable damage to the City or the public. The lien is disproportionate to the gravity of the underlying conditions, all of which have been cured. A reduction better reflects the fine's purpose — to compel compliance — which has been fully achieved.

(dd) Previous or subsequent violations.

The Applicant has committed no previous or subsequent code violations on this or any other property. The property has had a clean compliance history since August 12, 2024.

(ee) Prior knowledge of the lien.

The Applicant acknowledges it was aware of the recorded lien and the open violations at the time of purchase. The Applicant respectfully notes that it acted immediately to cure the very conditions the City sought to remedy, accomplishing the City's underlying objective. The Applicant's prompt remediation is precisely the outcome the code enforcement process is designed to produce, and the Applicant asks the Magistrate and Council to weigh that completed remediation in the overall balance.

(ff) Financial hardship.

The Applicant invested substantial funds to acquire and rehabilitate the property and to bring it into compliance through permitted work. Payment of the full accrued lien on top of those remediation costs imposes a genuine financial burden.

(gg) Homestead exemption.

The property does not carry a homestead exemption.

(hh) Other mitigating circumstances.

The Applicant cured all violations through proper permits, has maintained the property, has no other code issues, and is appearing in person to demonstrate its good faith and commitment. The reduction sought leaves the City made whole as to its non-reducible administrative and enforcement costs, which the Applicant does not ask to be waived.

Relief requested

For the reasons above, the Applicant respectfully requests that the Special Magistrate recommend, and the City Council approve, a reduction of the lien to $1,000.00, plus any City administrative, enforcement, repair, or securing costs, which the Applicant understands are not reducible under Sec. 31-71(g). The Applicant is prepared to pay the reduced amount within the timeframe ordered by the City Council.

Respectfully submitted,

Andrii Kravchenko

Andrii Kravchenko

On behalf of Rock Star Investments, LLC, as Trustee

The 4100 Trinidad Ave Trust Agreement dated March 19, 2024

310 NE 22nd St, Fort Lauderdale, FL 33305 | +1 786-940-0185

Please see attached notarize.com certificate

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: SUPPORTING STATEMENT TO LIEN REDUCTION APPLICATION

Document Date: 06/30/2026

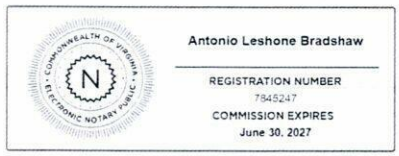
Number of Pages (including notarial certificate): 4

Acknowledgement

Commonwealth of Virginia County of Henrico, Virginia

The foregoing instrument was acknowledged before me

on 06/30/2026 by Andrii Kravchenko.



Electronic Notary Public

Notarized remotely online using communication technology via Proof.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL

Petitioner,

v.

CLARK MCCLELLAND (former owner); ROCK STAR INVESTMENTS, LLC, AS TRUSTEE OF THE 4100 TRINIDAD AVE TRUST AGREEMENT DATED MARCH 19TH, 2024 (applicant/current owner),

Mailing address:
851 NE 1st Ave., Unit 3710
Miami, FL 33132

Respondent/Applicant.

CASE NO: 23-59
Subject Property: 4100 Trinidad Avenue
Titusville, FL 32780
Tax Parcel ID#: 22-35-21-06-3-8

CFN 2026006122, OR BK 10521 PAGE 2048, Recorded 01/12/2026 at 02:53 PM, Rachel M. Sadoff, Clerk of Courts, Brevard County
Pgs:3

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for hearing before the Special Magistrate of the City of Titusville, Florida, on January 13, 2025, upon an application for lien reduction. Based on the evidence and testimony presented, the Magistrate finds and orders:

Findings of Fact

1. The former owner Clark McClelland was previously found in violation of City Codes 1) Sec. 12-23 – Junk and Debris; 2) Sec. 13.73 – Inoperative Vehicle; 3) Sec. 13-26 – Overgrowth; 4) Sec. 6-109; 2018 IPMC Sec. 304.13 – Windows, Doors; and 5) Sec. 6-109; 2018 IPMC Sec. 304.7 - Roof, due to the accumulation of junk and debris along the garage, front door and walkway to front door; a blue Chevy Nova with flat tires; weeds over 12 feet tall; an overgrowth of trees, vines, and bushes around the house and along the property line; damaged front door and south side door; and roof damage on the northwest corner of the house. A fine in the amount of $25.00 per day per violation was imposed beginning January 6, 2024 for the violations of Sec. 13-26, Sec. 12-23, and Sec. 13-73. A fine in the amount of $25.00 per day per violation was imposed beginning February 10, 2024 for the violations of IPMC Subsection 304.13 and IPMC Subsection 304.7. The City's administrative costs of prosecution were waived.

2. On or about March 22, 2024, Rock Star Investments, LLC, as Trustee of The 4100 Trinidad Ave Trust Agreement Dated March 19th, 2024 purchased the subject property and were fully aware of the code violations and running fines prior to closing.

3. A lien was imposed on the property and recorded on April 10, 2024 at Official Records Book 10035, Page 419, Brevard County Public Records. A second lien was imposed on the property and recorded on May 22, 2024 at Official Records Book 10069, Page 89, Brevard County Public Records (collectively "Subject Liens").

4. On August 12, 2024, the property was brought into compliance.

5. The total amount of code enforcement fines under the Subject Liens is $11,325.00.

6. On or about September 3, 2024, Respondent applied for a lien reduction pursuant to City Code § 31-71(g). The applicant requested a reduction in the lien amount to $11,325.00. The Applicant stated on the Lien Reduction Application that the basis for the reduction request was that they swiftly obtained the required permits and corrected all violations upon taking possession of the property. The Applicant further stated that while the Applicant was aware of the existing code violations, they were not aware that they were responsible for paying the outstanding fines. The Applicant expressed financial hardship due to the expenses of correcting the violations on the property.

7. Pursuant to City Code § 31-71(g)(1), the following criteria must be met and considered upon an application for lien reduction:

a. *The gravity of the violation.* The violations were a nuisance but did not present an immediate, serious threat to the property owner or the public.

b. *The actions taken by the Applicant to correct the violations; the time it took to bring the property into compliance; whether there are any scheduled maintenance plans to avoid future repeat violations.* Upon taking possession of the property on or about March 22, 2024, the Applicant brought the remaining two violations in compliance on August 12, 2024. The Applicant obtained a Residential Roof Permit on April 22, 2024 and an Alteration Permit on August 9, 2024. The three exterior doors had been replaced as of August 12, 2024. The photographs dated December 26, 2024, show significant improvement and show that the property is actively being maintained.

c. *Accrued amount of the code enforcement fine compared to the current market value of the property* The accrued amount of the code enforcement fine is $11,325.00. Although not necessarily accurate, the Property Appraiser's assessed market value in 2024 is $171,050.00. The assessed market value far exceeds the lien amount and Applicant did not appear to otherwise provide information to counter this analysis.

d. *Any previous or subsequent code violations by the Applicant.* None presented.

e. *Applicant's prior knowledge of the lien.* The Applicant claims that they were unaware of their obligation to pay the liens. However, the Applicant was informed of the code violations, and a lien payoff was provided on or about March 19, 2024. At the time the payoff was provided, the violations of IPMC Subsection 304.7 – Roofs and Drainage and IPMC Subsection 304.13 – Window, Skylights, Door Frames were still active. None of the outstanding fines were paid at closing. The Magistrate finds this weighs heavily against a lien reduction as the lien was considered in the purchase price and in the closing itself.

f. *Any financial hardship.* Applicant alleged financial hardship due to the expenses incurred in correcting the violations. However, the Applicant did not appear to provide testimony or evidence of such hardship.

g. *Homestead exemption.* No.

h. *Other mitigating circumstances.* None.

Recommended Order

Based on the findings above and the requirements of City Code Section 31-71(g), the Magistrate recommends the following:

1. The Applicant's Lien Reduction Application is hereby **DENIED**.
2. Applicant shall pay the entirety of the Code Lien in the amount of **$11,325.00**.

After this Recommended Order is entered, the matter will be placed on the City Council agenda for final action. Code Enforcement shall notify the Applicant of the date of the City Council meeting.

DONE AND ORDERED this 17th day of January, 2025.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this January 22, 2025.

Secretary Special Magistrate

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 1-17-2026
SIGNATURE

TITUSVILLE, FLORIDA
FOUNDED 1867

REAL PROPERTY DETAILS
Account 2210914 - Roll Year 2026

Owners	4100 TRINIDAD AVE TRUST
Mailing Address	310 NE 22ND ST WILTON MANORS FL 33305
Site Address	4100 TRINIDAD AVE TITUSVILLE FL 32780
Parcel ID	22-35-21-06-3-8
Taxing District	14A0 - TITUSVILLE
Exemptions	NONE
Property Use	0110 - SINGLE FAMILY RESIDENCE
Total Acres	0.25
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0020/0014
Subdivision	INDIAN RIVER HEIGHTS UNIT 22
Land Description	INDIAN RIVER HEIGHTS UNIT 22 LOT 8 BLK 3



VALUE SUMMARY

Category	2026	2025	2024
Market Value	$187,830	$170,020	$171,050
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$187,020	$170,020	$132,220
Assessed Value School	$187,830	$170,020	$171,050
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$187,020	$170,020	$132,220
Taxable Value School	$187,830	$170,020	$171,050

SALES / TRANSFERS

Date	Price	Type	Instrument
03/22/2024	$123,000	WD	10022/1512
06/05/2023	--	QC	9835/2615
08/08/2022	--	PB	9582/1988
12/18/2020	--	DU	--
10/25/1965	$18,500	WD	0821/0456

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials	
Exterior Wall:	PAINTED EXTERIOR , BRICK
Frame:	MASNRYCONC
Roof:	ASPH/ASB SHNGL
Roof Structure:	HIP/GABLE

Details	
Year Built	1965
Story Height	8
Floors	1
Residential Units	1
Commercial Units	0

Sub-Areas	
Base Area (1st)	1,558
Garage	308
Open Porch	50
Total Base Area	1,558
Total Sub Area	1,916

Extra Features	
Patio - Concrete	98

Prepared by and return to:
Preferred Settlement Services
Sara Huddleston

1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No 2024-4345

Purchase Price: $123,000.00
Recording Costs: $18.50
Florida Documentary Stamp Tax: $861.00
Parcel Identification No.: 2235210638

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made the **22nd day of March, 2024** between **Clark McClelland, an unmarried man**, whose post office address is **4100 Trinidad Ave. Titusville, FL 32780**, Grantor, to **Rock Star Investments, LLC, a Wyoming limited liability company, as Trustee of The 4100 Trinidad Ave Trust Agreement Dated March 19th, 2024, as subsequently amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein, as provided for in Florida Statutes §689.073**, whose post office address is **851 NE 1st Ave, Apt. 3710, Miami, FL 33132,** Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Brevard, Florida, to-wit:

Lot 8, Block 3, INDIAN RIVER HEIGHTS, UNIT 22, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 14, of the Public Records of Brevard County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: MADELINE LONG

WITNESS
PRINT NAME: Elissa Tames

Clark McClelland

Witness #1 Address:
855 Sandhurst Ct
Titusville FL 32780

Witness #2 Address:
4400 SE 79th St
Ocala FL 34480

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 22 day of March, 2024, by Clark McClelland.

Signature of Notary Public
Print, Type/Stamp Name of Notary

MADELINE LONG
Notary Public - State of Florida
Commission # HH 198213
My Comm. Expires Nov 14, 2025
Bonded through National Notary Assn.

Personally Known: _____ OR Produced Identification: X
Type of Identification Produced: FLORIDA DL


Photo by MW
July 30, 2026 12:29 PM


Photo by MW
July 30, 2026 12:28 PM


4100
Photo by MW
July 30, 2026 12:28 PM


Photo by MW
January 05, 2024 2:01 PM


Photo by MW
January 05, 2024 1:54 PM


Photo by MW
January 05, 2024 1:55 PM


Photo by MW
January 05, 2024 2:00 PM


Photo by MW
January 05, 2024 2:00 PM



Photo by MW
January 05, 2024 2:01 PM


Goldfish
Photo by MW
January 05, 2024 2:01 PM

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: **26-06**
Indian River Church Inc
1355 Cheney Highway, Titusville, Florida 32780
Parcel ID: 22-35-28-BC-1-31
Notice of Violation: Certified mail sent on November 5, 2025, and hand-delivered to staff on November 4, 2025.
Notice of Non-Compliance Hearing: Certified mail sent on July 8, 2026, and signed for on July 13, 2026.

Department/Office: Code Enforcement

Recommended Action:
RECOMMENATION:

Issued an Order of Compliance and Closing of Case.

Summary Explanation & Background:
1. Section 30-214: Stormwater Management Enforcement and Penalties

Narrative of Violation:
This case was originally heard on February 9, 2026. Representatives for the Respondent, Pastor Bodin and Church Administrator Kelly McLester, attended the meeting and provided testimony.
The property was found in violation of Sec. 30-214 for Stormwater Management. The respondent was given until noon on August 6, 2026 to correct the violation by submitting an application for the removal of the playground from the stormwater retention areas. Administrative fees in the amount of 136.28 were imposed.

Results of Reinspection:
Property in compliance with Order.
- Admin Fees were paid in full on February 23, 2026.
- Fence Permit #26-2012 was issued on July 13, 2026, for a chain-link fence around the new playground location.

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:
N/A

Source/Use of Funds/Budget Book Page:
N/A

Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. 1355 Cheney Hwy_Site Plan_Stamped received Aug 23 1988
2. 20260106_133725 - Photo of Playground Equipment
3. 20260106_133858 - Photo of Playground Equipment
4. 20260106_133916 copy - Photo of Playground Equipment
5. 1355 Cheney Hwy -Fence Permit 00-030027 and Site Plan
6. 1355 Cheney Hwy_ Variance 2-2024 Development Order
7. 26-06 February Exhibits
8. 1355 Cheney Hwy_Fence Permit 26-2012_Issued 13 July 2026
9. 1355 Cheney Hwy_Fence Permit 26-2012_Map

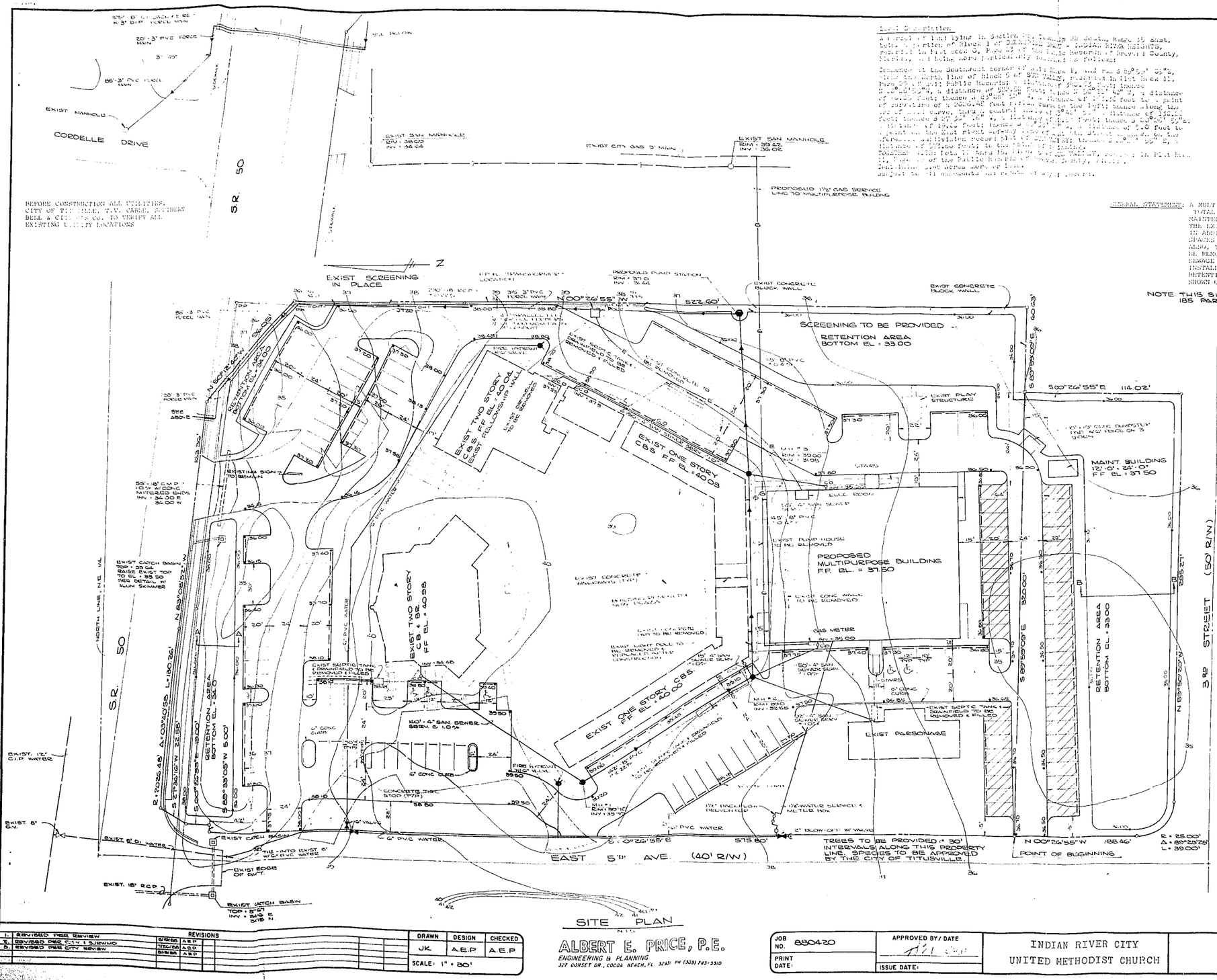

CORDELLE DRIVE
EXIST MANHOLE
EXIST SCREENING IN PLACE
EXIST SAN MANHOLE RIM = 38.60 INV = 34.64
EXIST SAN MANHOLE RIM = 39.42 INV = 32.62
EXIST CITY GAS 8" MAIN
PROPOSED 1½" GAS SERVICE LINE TO MULTIPURPOSE BUILDING
PROPOSED PUMP STATION RIM = 37.0 INV = 31.44
EXIST CONCRETE BLOCK WALL
SCREENING TO BE PROVIDED --
RETENTION AREA BOTTOM EL = 33.00
EXIST PLAN STRUCTURE
EXIST DUMP HOUSE TO BE REMOVED
PROPOSED MULTIPURPOSE BUILDING F.F. EL. = 37.50
MAINT BUILDING 12'-0" x 24'-0" F.F. EL. = 37.50
RETENTION AREA BOTTOM EL. = 33.00
EXIST TWO STORY C.B.S. F.F. EL. = 40.04 EXIST FELLOWSHIP HALL
EXIST ONE STORY C.B.S. F.F. EL. = 40.08
EXIST ONE STORY C.B.S. F.F. EL. = 40.09
EXIST TWO STORY C.B.S. F.F. EL. = 40.98
EXIST PARSONAGE
EXIST SEPTIC TANK & DRAINFIELD TO BE REMOVED & FILLED
EXIST CONC WALKS TO BE REMOVED
EXIST CONCRETE WALKWAYS (TYP.)
EXIST CONC PATIO TO BE REMOVED
EXIST CATCH BASIN TOP = 35.04 RAISE EXIST TOP TO EL = 35.50 PER DETAIL W/ SKIMMER
EXIST SIGN TO REMAIN
EXIST SEPTIC TANK & DRAINFIELD TO BE REMOVED & FILLED
EXIST CATCH BASIN
EXIST EDGE OF PAVT.
EXIST 8" D.I. WATER
EXIST 8" G.V.
EXIST 12" C.I.P. WATER
EXIST 18" R.C.P.
TIE-INTO EXIST 6" W/ 6"x6" D.I.P. WATER
6" PVC WATER
8" BLOW-OFF W/ VALVE
6" CONC CURB
CONCRETE STOP (TYP.)
EXIST CATCH BASIN TOP = 31.01 INV = 26.6 E INV = 26.6 N
60'-6" SAN SEWER SDR-26 @ 1.0%
MH #1 RIM = 39.00 INV = 31.95
MH #2 UNKNOWN INV = 32.65
MH #3 RIM = 39.00 INV = 31.95
4" SAN SEWER
6" PVC WATER
12" BACKFLOW PREVENTER
GAS METER INV = 34.00
EXIST LIGHT POLE TO BE REMOVED & REPLACED AFTER CONSTRUCTION
EXIST 6" PVC WATER
EXIST 8" PVC WATER
EXIST 3" PVC FORCE MAIN
EXIST 8" PVC FORCE MAIN
EXIST MANHOLE
EXIST 8" PVC FORCE MAIN
EXIST 3" PVC FORCE MAIN
EXIST 8" PVC FORCE MAIN
EXIST 8" PVC FORCE MAIN
EXIST 8


Photo by MW
January 06, 2026 1:37 PM


BIG JOHN
Photo by MW
January 06, 2026 1:38 PM



Photo by MW

January 06, 2026 1:39 PM

CITY OF TITUSVILLE

BUILDING PERMIT

PERMIT #: 2000030027 PERMIT TYPE: FENC **VALID #:** 27
ISSUED: 03-30-00 BY: CWILSON APPLIED DATE: 03-06-00 APPROVAL DATE: 03-06-00
MASTER #: 2000030027 COA #:

JOB ADDRESS: 1355 CHENEY HY
JOB DESCRIPTION: FENCE INSTALLATION JOB PHONE: (321)267-7922
ADDITIONAL INFO INSTALL 610 FEET OF 6 FT HIGH CHAIN LINK FENCE WITH (1-EACH) 4 FT AND 10 FT DOUBLE GATES AT REAR OF PROPERTY
FENCE INSTALLATION SHALL NOT OBSTRUCT EITHER THE DRAINAGE FROM THE SPILLWAY OR THE RETENTION AREA
SUBDIVISION 1472 -INDIAN RIVER HEIGHTS BLOCK: 1 LOT: 31
FLOOD ZONE ELEVATION:
FOLIO #: 22-35-28-1472-1-31 TOWNSHIP-RANGE-SECTION:

OWNER
INDIAN RIVER CITY METHODIST CHURCH INC

1355 CHENEY HWY
TITUSVILLE, FL 32780

CONTRACTOR INFORMATION:
ATLANTIC FENCE OF BREVARD INC
4640 N US HIGHWAY #1

MELBOURNE, FL 32935

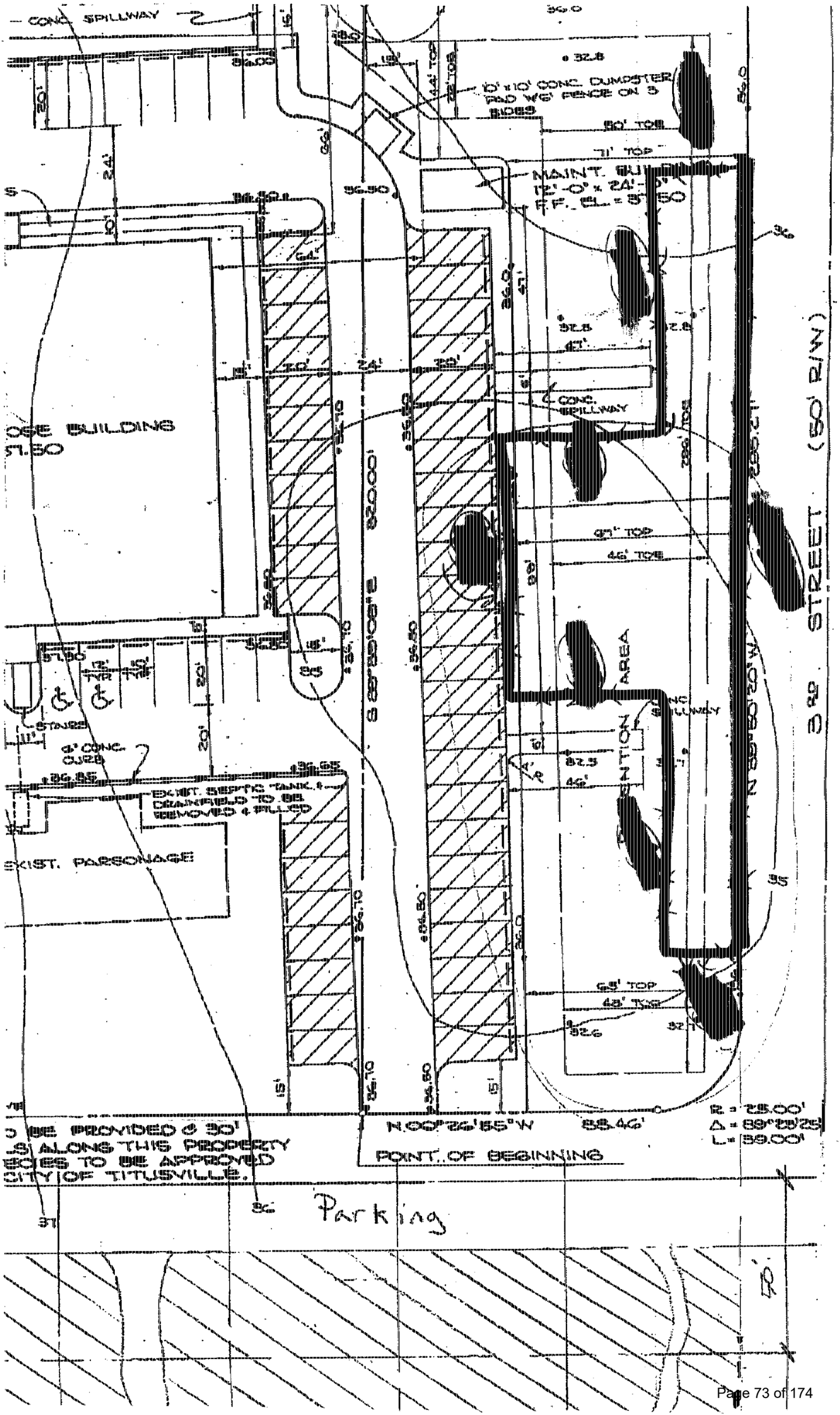
CERTIFICATE #: 1907 PHONE:255-1020

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

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

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

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


CONC. SPILLWAY
10' x 10' CONC. DUMPSTER PAD W/6' FENCE ON 3 SIDES
50' TOE
71' TOP
MAINT. BUILDING
12'-0" x 24'-0"
F.F. EL. = 37.50
CONC. SPILLWAY
OSE BUILDING
37.50
67' TOP
46' TOE
STAIRS
6" CONC. CURB
EXIST. SEPTIC TANK & DRAINFIELD TO BE REMOVED & FILLED
EXIST. PARSONAGE
65' TOP
48' TOE
N 00°26'55"W
88.46'
R = 25.00'
Δ = 89°23'25"
L = 39.00'
POINT OF BEGINNING
BE PROVIDED @ 30'
ALONG THIS PROPERTY
ECIES TO BE APPROVED
CITY OF TITUSVILLE.
Parking
3RD STREET (50' R/W)
N 89°50'20"W
S 89°35'08"E 320.00'

CITY OF TITUSVILLE
BOARD OF ADJUSTMENTS AND APPEALS
DEVELOPMENT ORDER

APPROVAL OF VARIANCE #2-2024

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

Approves **Approves with Condition X** Denies

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

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

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

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

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

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

Issued on March 27, 2024.

BOARD OF ADJUSTMENTS AND APPEALS

BY: K Sm
Kristen Smith-Rodriguez, Chairwoman

TITUSVILLE, FLORIDA FOUNDED 1867

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

J. Donhoff
(Signature)

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

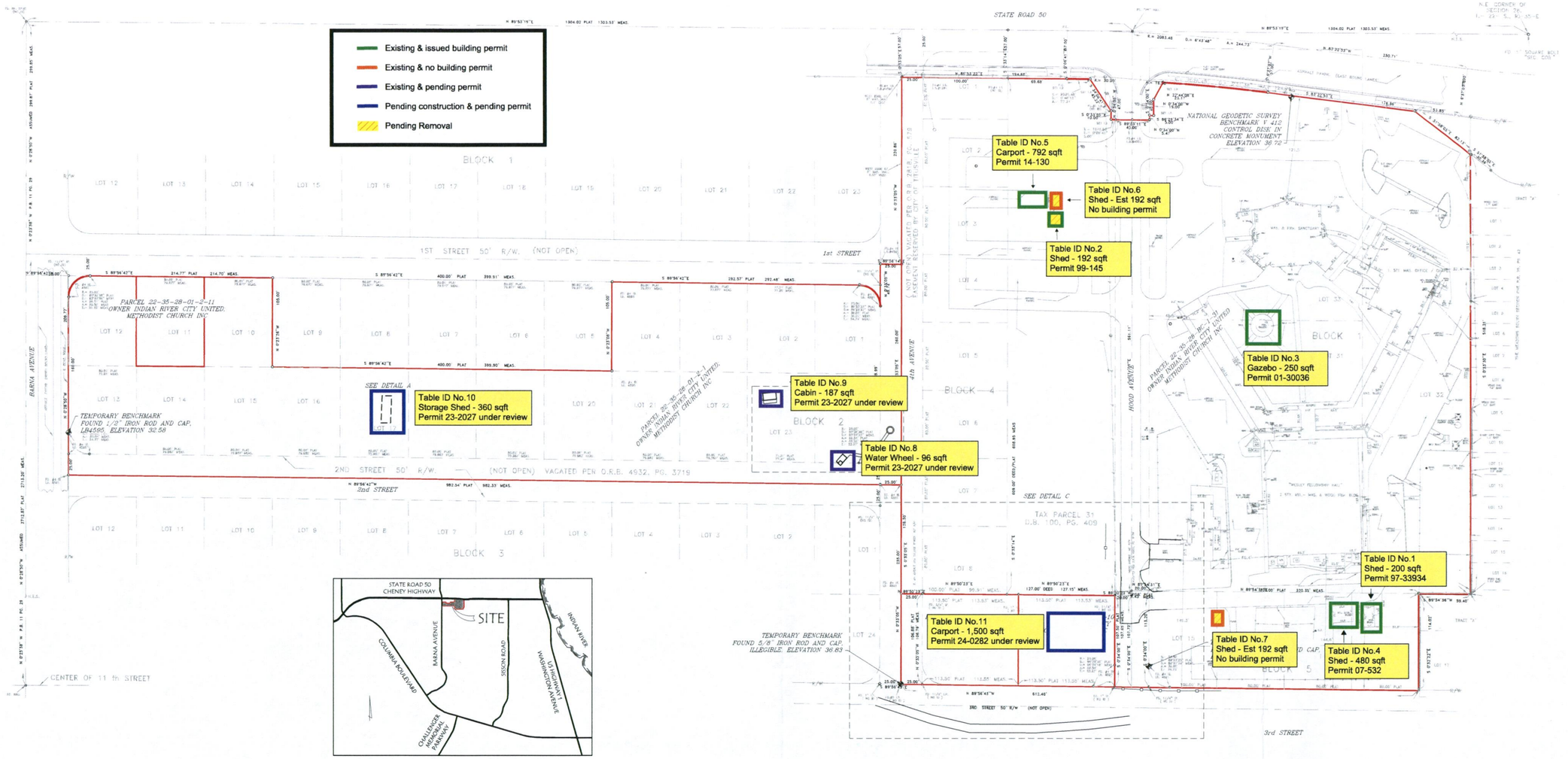
Board of Adjustments and Appeals: Variance No. 02-2024

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

Exhibit A

PARTIAL TOPOGRAPHIC SURVEY

IN A PORTION OF SECTION 28,
TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA



«VICINITY MAP»
SCALE: 1" = 4000'±

DESCRIPTION

(as provided by Holley and Associates, Inc.)

LOTS 31, 32 AND 33, BLOCK 1, INDIAN RIVER HEIGHTS, (AS RECORDED IN PLAT BOOK 0, PAGE 23, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.) BEING A SUBDIVISION OF THE N. 1/4 OF E. 1/2 OF N.E. 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH RANGE 35 EAST. LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD 50.

TOGETHER WITH: (DEED BOOK 100, PAGE 409)

BEGINNING AT A POINT 40 FEET WEST OF THE N.W. CORNER OF LOT 33, BLOCK 1, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, AS PER PLAT OF INDIAN RIVER HEIGHTS (PLAT BOOK 0, PAGE 23), THENCE RUNNING WEST 127 FEET ALONG ROCK ROAD; THENCE SOUTH 646 FEET; THENCE EAST 127 FEET; THENCE NORTH TO THE POINT OF BIGINNING.

TOGETHER WITH:

THE VACATED 40' RIGHT OF WAY FOR HOOD AVE. AS DESCRIBED IN OFFICIAL RECORDS BOOK 5904, PAGE 9139, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 4, INCLUSIVE LOTS 10 THROUGH 24, INCLUSIVE, BLOCK 2, TOGETHER WITH THE WEST 1/2 OF VACATED GALAXIE STREET ADJACENT TO LOTS 1 THROUGH 24 ON THE EAST SIDE, BLOCK 2, AND THE EAST 1/2 OF VACATED GALAXIE STREET ADJACENT ON WEST SIDE OF LOTS 1 THROUGH 8, BLOCK 4, SUN VALLEY, A SUBDIVISION IN PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 1/2 OF VACATED 50 FOOT RIGHT OF WAY FOR 2ND STREET LYING SOUTH OF BLOCK 2, SUN VALLEY, AS RECORDED IN PLAT BOOK 11, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4932, PAGE 3719, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYORS NOTES

1. The intended purpose of this Partial Topographic Survey is to show existing topographic conditions and improvements in the area specified by the client.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
7. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
8. As Shown hereon is based, in part, upon information furnished by utility companies and the local municipality. while this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.
9. Boundary information shown hereon is taken from a previous survey prepared by Holley and Associates, Inc., 3370 Garden Street, Titusville, Florida, 321-267-6115.
10. Elevations shown hereon are based on National Geodetic Survey Benchmark V 412 having an elevation of 36.72 based on North American Vertical Datum of 1988 and located using Global Positioning Systems.
11. The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that the subject parcel appears to lies in FIRM Zone "X" Areas determined to be outside the 0.2% annual chance floodplain as depicted hereon and scaled from Community Panel No. 12009C0215G dated 3/17/2014.

«SCALE 1"=60'»
60' 0' 30' 240'

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Unless it bears the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper this Drawing, Sketch, Plat or Map is for informational purposes only and is not valid.

John R. Campbell
JOHN R. CAMPBELL
PROFESSIONAL SURVEYOR & MAPPER # 2351
STATE OF FLORIDA

JOHN R. Campbell Surveying LLC
LICENSED Business #7978
115 Alma Blvd.,Suite 102 / Mailing Address: P.O.Box 541866
Merritt Island, FL. 32954 Phone: (321) 507.4811

Partial Topographic Survey

PREPARED FOR AND CERTIFIED TO:
INDIAN RIVER CITY METHODIST CHURCH INC

SITE LOCATION : 1555 Cheney Highway, Titusville, FL 32780

DWG: 2025-172-1555Chen	Checked By: J.R. Campbell	SECTION 28
PROJECT NO. : 2025-172	Drawn By: DASH	TOWNSHIP 22 SOUTH
	DATE 7-17-2025	RANGE 35 EAST

REVISIONS	DATE	DESCRIPTION

SHEET 1 OF 2

BOUNDARY AND NOTES
SEE SHEET 2 OF 2 FOR
TOPOGRAPHIC DETAILS

4.5.2024

CC: Development Services
K. Anuch
Legal C. Farrell

City of Titusville

Affidavit - Notice of Hearing

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

Titusville, Florida

HAND DELIVERED

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

☐ 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 28/01/2026 at 1355 Cheney Hwy.

POST

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

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 09/01/2026

☐ the address listed in the tax collector's office on __/__/__.

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

MAE WRIGHT Mae Wright 28/01/2026

Print Name / Signature / Date

I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 28 day of January, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 28 day of January 2026.

TC

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

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

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

CITY OF TITUSVILLE

Petitioner,

vs.

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

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

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

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

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

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

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

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

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

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

SEC. 30-214 - STORMWATER MANAGEMENT ENFORCEMENT AND PENALTIES

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

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

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

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

Glenn Tolleson
Code Enforcement Manager

City of Titusville

Affidavit - Notice of Violation

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

Titusville, Florida

HAND DELIVERED

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

☐ 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 04/11/2025 at 1355 Cheney Hwy.

POST

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

MAIL

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

☐ the address listed in the tax collector's office on _____/_____/_____.

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

MAE WRIGHT Mae Wright 28/01/2026

Print Name / Signature / Date

I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 28 day of January, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 28 day of January 2026.

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

CODE ENFORCEMENT
PROMOTING TEAMWORK WITHIN Our COMMUNITY
1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3770

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

November 04, 2025

CASE # 25-001528

NOTICE OF VIOLATION

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

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

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

Section: STORMWATER

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

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

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

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

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

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

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

Sincerely,

Mae Wright
Code Enforcement Officer

City of Titusville
Code Enforcement Board
Cost Recovery

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

Number of Inspector Hours

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

Administrative Hours and Postage

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

Total 136.28

City of Titusville

555 S. Washington Avenue, Titusville, FL 32796
buildingpermits@titusville.com

Non-Res Fence Permit

PERMIT #: PBP26-2012 **ISSUED: 07/13/2026** **EXPIRES: 01/09/2027**

LOCATION:	OWNER:	CONTRACTOR:
1355 CHENEY HWY 2214620 Zoning: CV: 5000	INDIAN RIVER CITY METHODIST; C 1355 CHENEY HWY TITUSVILLE FL 32780 **Phone:**	**Phone:**

Work Description: Fence for playground chainlink 6'

Conditions:

Inspections Required

Fence Final _____ _____ Fire Final _____ _____

•To schedule a building, plumbing, electrical or mechanical inspection, either call 321-567-3760, email buildingpermits@titusville.com or schedule it through the BS&A online portal at least one business day prior to the inspection.
•On the morning of your scheduled inspection, you may call 321-567-3767 between 7:00 AM and 8:00 AM for additional information or an approximate time frame of the inspection.
•Call 321-567-3800 to schedule all Fire Department inspections.

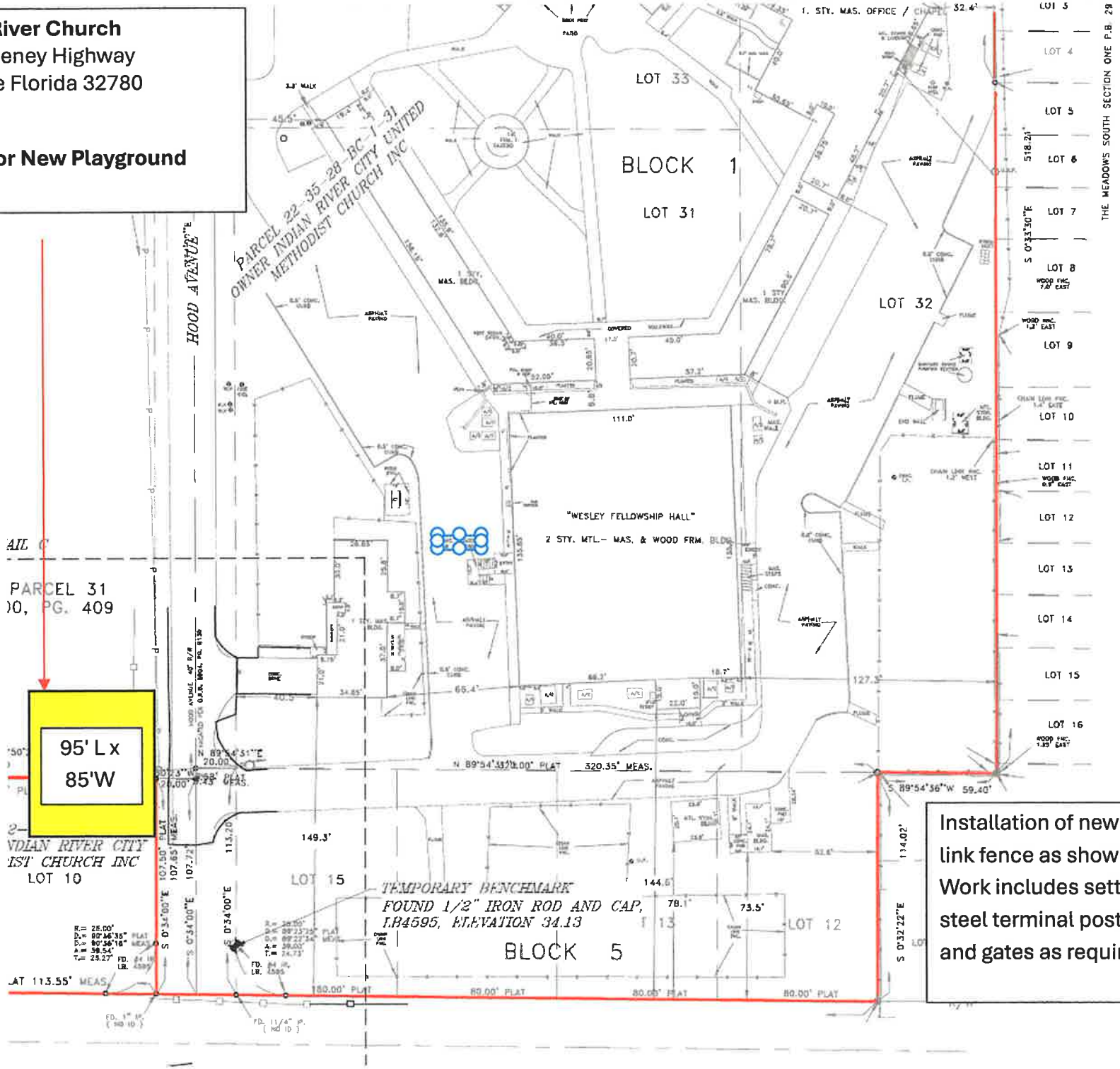
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

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

By Order of _____
Building Official

Indian River Church
1355 Cheney Highway
Titusville Florida 32780

Fence for New Playground



Installation of new 6' high chain link fence as shown in yellow. Work includes setting galvanized steel terminal post, line posts and gates as required.

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 mailed on July 11, 2025, and posted on site July 8, 2025.
Notice of Non-Compliance Hearing was mailed on July 20, 2026, and posted at City Hall, at Grovewood and Lorretta on July 30, 2026.

Department/Office: Code Enforcement

Recommended Action:
Find that, at the time of this meeting, the property remains in violation of TCO Sections 13-26 and 302.7.

Impose administrative costs, in the amount of **$312.38**

Impose a fine of **$50.00 per day per violation (2 violations exist),** commencing **on August 8, 2026,** and continue daily until the violations are corrected; and a lien may be imposed.

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

Summary Explanation & Background:
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:
This case was originally heard on July 13, 2026. Respondents JoAnn Lauer and Brian Lauer attended the meeting and provided testimony.

The Special Magistrate found Respondent to be in violation of Sections 13-26 Overgrowth & 302.7 Fence.

The respondent was given until August 7, 2026 to correct the violations by removing all weeds & grass over 12 inches in height and trimming back vines tress & bushes away from the house and by Repairing or removing the wooded fence.

If compliance is not achieved, impose a fine in the amount of $50.00 per day, per violation commencing on August 8, 2026, and continuing daily until the violations are corrected, and a lien may be imposed.
Administrative costs in the amount of $312.38 were imposed.

Results of Reinspection(s): All violations remain active on the property.

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

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. 20260630_Fence & overgrowth
2. 20260630_Overgrowth in sideyard
3. 20260630_Overgrowth in front yard
4. 20260630_Fence & overgrowth
5. 20260730_Overgrowth & fence west side of property.
6. 20260730_Fence on south side of house.
7. 20260730_Overgrowth east side of property.
8. 20260730_Overgrowth front yard.
9. 26-109 NON-COMPLIANCE HEARING EXHIBITS 2026


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


Photo by MW
July 30, 2026 2:31 PM


Photo by MW
July 30, 2026 2:31 PM


Photo by MW
July 30, 2026 2:30 PM


Photo by MW
July 30, 2026 2:30 PM

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 July 2026 and at 4120 Gravewood Ln

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 20/July/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 30-July-2026

Print Name / Signature / Date

I, THASHA MAYES, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of July 2026

Notary Public

SEAL

Notary Public State of Florida
Thasha Mayes
My Commission HH 812265
Expires 11/19/2028

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 NON-COMPLIANCE HEARING

On 08/10/2026 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 Ordinancesof 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** **LAND DESCRIPTION IMPERIAL ESTATES UNIT 9 LOT 1 BLK 26**

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

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, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **WAYNE CHARLES LAUER; JO ANN LAUER; and BRIAN MATTHEW LAUER** Mailing address: 935 Loretta Drive Titusville, FL 32780 Respondents.	CASE NO: 26-109 Subject Property: 935 Loretta Drive Titusville, FL 32780 Tax Parcel ID#: 22-35-27-52-26-1

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on July 13, 2026. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. Respondents are the owners of the Subject Property. Respondents were provided notice of this hearing and appeared at the hearing.

2. Code Enforcement Officer Mae Wright testified that the property was inspected and found to be in violation of the following City Codes:

a) Section 13-26 – Overgrowth
b) Section 6-109; 2018 IPMC Subsection 302.7 – Accessory Structures

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

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

Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
Ex. 3: City's Cost Recovery Statement in the amount of $312.38.

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

Conclusions of Law

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

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

a) Section 13-26 – Overgrowth
b) Section 6-109; 2018 IPMC Subsection 302.7 – Accessory Structures

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

Order

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

1. Respondents shall correct the cited violations on the subject property by 12:00 p.m. (noon) on **August 7, 2026**, as follows:

a) Remove all weeds and grass over twelve (12) inches in height from the property, and trim back the vines, trees, and bushes away from the house and off the fences.
b) Repair the wood fence or remove it from the property.

Respondents shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with all violations is not achieved by this date, a subsequent non-compliance hearing will be held, and the Magistrate may impose a fine in the amount of **$50.00** per day, per violation commencing **August 8, 2026**, and continuing daily until the violations are corrected. A lien may also be imposed.

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

4. In addition to the fine, the City's costs of prosecution are imposed in the amount of **$312.38**, payable to the "City of Titusville" and delivered to the Code Enforcement Department, 1100 John Glenn Boulevard, Titusville, Florida.

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

DONE AND ORDERED this 17th day of July, 2026.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

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

Secretary Special Magistrate

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

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. Florida 32796
Parcel ID: 22-35-04-00-3
Notice of Violation: Certified mail sent on March 17, 2026, and posted on March 16, 2026.
Notice of Hearing: Certified mail sent on July 20, 2026, and posted on Property and City Hall on July 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

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

Impose the fine of $100.00 per day per violation 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

Narrative of Violations:
This case was originally heard on July 13, 2026. The respondent was not present.

The property was found in violation for Junk and Debris. The respondent was given until August 7, 2026 to correct the violation by removing all the debris from the property. As of today, the property remains in violation.

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. 20260729_100350
5. 26-112 NON-COMPLIANCE EXHIBITS 2026




photo by JF
June 01, 2026 12:32 PM




photo by JF
July 29, 2026 10:03 AM

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 07/29/26

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 07/29/26

☐ 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 7-29-26

Print Name / Signature / Date

I, THASHA MAYES, 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 July, 2026, that the information in the foregoing affidavit is true.

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

Notary Public

SEAL

Notary Public State of Florida
Thasha Mayes
My Commission HH 812265
Expires 11/19/2028

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 NON-COMPLIANCE HEARING

On 08/10/2026 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 Ordinancesof 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) listedbelow, 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

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

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

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

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

Glenn Tolleson
Code Enforcement Manager

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **ADIBA SHUJA** Mailing address: 701 Mills Estate Pl Chuluota, FL 32766 Respondent.	CASE NO: 26-112 Subject Property: 310 S. Dixie Avenue Titusville, FL 32796 Tax Parcel ID#: 22-35-04-00-3

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on July 13, 2026. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. Respondent is the owner of the Subject Property. Respondent was provided notice of this hearing and did not appear at the hearing.

2. Code Enforcement Officer James Flannigan testified that the property was inspected and found to be in violation of City Code Section 12-23 – Junk and Debris. A notice of violation was issued giving a reasonable time to correct the violation, but the violation was not corrected.

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

Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
Ex. 3: City's Cost Recovery Statement in the amount of $206.72.

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

Conclusions of Law

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

2. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of City Code Section 12-23 – Junk and Debris.

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

Order

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

1. Respondent shall correct the cited violation on the subject property by removing all debris being stored outside on the Property by 12:00 p.m. (noon) on **August 7, 2026**. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance is not achieved by this date, a subsequent non-compliance hearing will be held, and the Magistrate may impose a fine in the amount of **$100.00** per day commencing **August 8, 2026**, and continuing daily until the violation is corrected. A lien may also be imposed.

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

4. In addition to the fine, the City's costs of prosecution are imposed in the amount of **$206.72**, payable to the "City of Titusville" and delivered to the Code Enforcement Department, 1100 John Glenn Boulevard, Titusville, Florida.

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

DONE AND ORDERED this 14 day of July, 2026.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

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

Secretary Special Magistrate

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: **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: **26-118 - REPEAT VIOLATION**
Robert C Kirk
Krystal Kirk Cook
925 Cleveland Street, Titusville, Florida 32780
Parcel ID: 22-35-22-52-20-6
Notice of Violation was mailed on June 25, 2026, and posted on June 24, 2026. Copy of the Repeat Violation Letter posted June 25, 2026.
Notice of Hearing was mailed on June 25, 2026, and posted at City Hall and at property on July 30, 2026

Department/Office: Code Enforcement

Recommended Action:
Order the Respondent(s) to correct the violation **on or before 12:00 pm (noon) on August 17, 2026**, by: Removing all items being stored outside the house and in the backyard from the property.

If the Respondent does not comply by August 17, 2026 , it is being requested that a fine of **$500.00 per day** be imposed for each day the violation continues, and a lien may be imposed.

Order the Respondent(s) be assessed administrative costs in the amount of **$224.33.**

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

Summary Explanation & Background:
1. Sec. 12-23 – Junk and Debris

Narrative of Violation(s): While driving in the area, I observed a large pile of junk & debris in the driveway, along the sides of house and in the yard. A review of Adjudicated Case #25-33 confirmed the property was in Repeat Violation of TCO Section 12-23. While on site, I spoke to several individuals that were exiting the house about the notice

I posted on the front door, about the repeat violation status the property owner was in and what was needed to correct the violation.

I returned to the property on June 25, 2026, confirmed the violation remained active and posted a copy of the Notice of Repeat Violation Letter on the front door.

Any Contact with the owner: On June 24, 2026, I spoke to Robert Kirk by phone about the violation I found at the property and that a Repeat violation notice had been issued. I remained in contact with Mr. Kirk via phone calls & text messages throughout the course of the case.

I meet with Krystal Kirk Cook at the property during multiple visits. Each time, walking the yard and discussing what needed to be removed, about storing the remaining items in weather & rodent proof containers and speaking with all the occupants & visitors of the property about maintaining compliance moving forward.

Results of re-inspection:. Accumulation of junk, trash and debris remain stored along the front porch and in the side and rear yard.

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:
N/A

Source/Use of Funds/Budget Book Page:
N/A

Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. 20260730_Accumlation along back of house.
2. 20260730_Accumlation along Front of house.
3. 20260730_Trash at curb on Cleveland
4. 20260730_Accumlation along north side of house.
5. 20260730_Accumlation in backyard.
6. 20260730_Accumlation in backyard.

7. 20260730_Accumlation along fence in backyard.
8. 26-118 REPEAT INITIAL HEARING EXHIBITS 2026


Photo by MW
July 30, 2026 1:09 PM


925
Photo by MW
July 30, 2026 1:07 PM


Photo by MW
July 30, 2026 1:08 PM


Photo by MW
July 30, 2026 1:08 PM


Photo by MW
July 30, 2026 1:08 PM


Photo by MW
July 30, 2026 1:08 PM


Photo by MW
July 30, 2026 1:09 PM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-118 Address/Location of Violation: 925 CLEVELAND ST

Titusville, Florida

HAND DELIVERED

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

☐ the owner of the property on _ / _ / _ at _____.

☐ the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.

☐ the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge _ / _ / _ at _____.

POST

☒ 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/July/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 25/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 30-July-2026

Print Name / Signature / Date

I, THASHA MAYES, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of July, 2026 that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of July 2026.

Notary Public

SEAL

Notary Public State of Florida
Thasha Mayes
My Commission HH 812265
Expires 11/19/2028

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

Hearing Case No. 26-118
Enforcement Case No: 26-000805

CITY OF TITUSVILLE

Petitioner,

vs.

KIRK, ROBERT C COOK, KRYSTAL KIRK
925 CLEVELAND ST
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT REPEAT VIOLATION SPECIAL MAGISTRATE HEARING

On 08/10/2026 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 Ordinancesof 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:

925 CLEVELAND ST **TAX PARCEL ID 22 3522-52-20-6** **LAND DESCRIPTION WHISPERING LAKES 2ND SEC, AMENDED PLAT OF LOT 6 BLK 20**

3. Defendant(s) has/have failed to comply with the provisions of the Section(s) listedbelow, 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

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. 26-118 Address/Location of Violation: 925 CLEVELAND ST

Titusville, Florida

HAND DELIVERED

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

☐ the owner of the property on _ / _ / _ at _____.

☐ the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.

☐ the owner(s) of commercial property, leaving the Notice of Violation with a manager or other person in charge _ / _ / _ at _____.

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 29/June/2026

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 25/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 30-July-2026

Print Name / Signature / Date

I, THASHA MAYES, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of July 2026

Notary Public

SEAL

Notary Public State of Florida
Thasha Mayes
My Commission HH 812265
Expires 11/19/2028

CODE ENFORCEMENT
PROMOTING TEAMWORK WITHIN Our COMMUNITY
1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3770

ROBERT C KIRK, KRYSTAL KIRK COOK,
925 CLEVELAND ST
TITUSVILLE, FL 32780

June 24, 2026

CASE# 26-000805 ORGINAL ADJUDICATED CASE #: 25-33

NOTICE OF REPEAT VIOLATION

THE PROPERTY LOCATED: 925 CLEVELAND ST , Parcel ID# 22 3522-52-20-6

An inspection was conducted on 06/24/2026 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: NUISANCE

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

Inspector Comments: 6/24/2026 REPEAT VIOLATION - Remove all trash junk & debris immediately 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 **06/25/2026** . Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

If you have any questions or to schedule a re-inspection in your effort to achieve compliance, please contact the Code Enforcement office at (321) 567 3935.

In accordance with Florida Statutes, Chapter 162, the Special Magistrate/Code Board has the authority to assess any costs the City incurs in investigating and prosecuting this case, in addition to imposing a fine

of up to **$500.00** per day for each repeat 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 special magistrate/code 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

Repeat Violation.

ADDRESS: 925 Cleveland St

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

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

OTHER: Remove Accumulation of Trash Junk & Debris from Front & Back Yard Immediatly.

PLEASE CORRECT VIOLATION BY: June 25, 2026

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

OFFICER/ID #: Mae Wright #804

CASE NUMBER: 26-000805 DATE: 24-June-2026

26-000805

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:

Robert C. Kirk
Krystal Kirk Cook
925 Cleveland St.
Titusville, FL 32780

9590 9402 9944 5335 5842 07

2. Article Number (Transfer from service label)
9589 0710 5270 2671 7055 19

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
Restricted Delivery (over $500)

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

26-000

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOTI TEAMWOR WITHIN Our COMM

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

ROBERT C KIRK, KRYSTAL KIRK COOK,
925 CLEVELAND ST
TITUSVILLE, FL 32780

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-118
Address	935 CLEVELAND ST
Respondent	ROBERT C KIRK & KRYSTAL KIRK COOK

Number of Inspector Hours

9	Number of Field Inspections *(Each Inspection = .5 Hours)*	
4.5	Field Hours	35.22 per hour
Inspection Hours Cost		158.49

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 224.33

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: Mae Wright, Code Enforcement Officer

Subject: **26-122**
Enric Cairme
5270 Sandra Drive, Titusville, Florida 32780
Parcel ID: 22-35-27-51-22-1
Notice of Violation was mailed on September 17, 2025, and posted on September 16, 2025.
Notice of Hearing was mailed on July 8, 2026, and was posted at City Hall and at the property on July 30, 2026.

Department/Office: Code Enforcement

Recommended Action:
Find that, at the time of this meeting, the property is in violation of Sec. 6-109; IPMC Subsection 302.7 Accessory Structures.

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

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

If the Respondent does not comply by September 11, 2026; **Impose** a fine of **$50.00** per day, commencing on September 12, 2026, and continue daily until the violation is corrected; and a lien may be imposed.

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

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

Summary Explanation & Background:
1. Sec. 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. I also observed a wood fence on the property in disrepair.

Photos were taken for the file and the Notice of Violation posted on the front door.

Contact with owner: I've spoken to Mr. Cairme by phone multiple times. We have discussed the overgrowth and accommodations for the gopher tortoises in his yard, as well as holding off on the fence repairs until Titusville Public Works completes sidewalk repairs along 15th Terrace.

Results of Reinspection(s): Sidewalk repairs were found completed May 7, 2026. The wood fence on property has missing & damaged pickets, portions are leaning, and the gates are not operational.

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:
N/A

Source/Use of Funds/Budget Book Page:
N/A

Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. 20260730_View of property from Sandra Drive.
2. 20260730_View of fence from 15th Terrac
3. 20260730_Fence in disrepair north side of house
4. 20260730_Fence in disrepair south side of house
5. 26-122 INITIAL HEARING EXHIBITS 2026


Photo by MW
July 30, 2026 2:23 PM


Photo by MW
July 30, 2026 2:19 PM


Photo by MW
July 30, 2026 2:19 PM


Photo by MW
July 30, 2026 2:21 PM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-122 Address/Location of Violation: 5270 SANDRA 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/July/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 08/July/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 30-July 2026

Print Name / Signature / Date

I, THASHA MAYES, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of July 2026.

TMM

Notary Public

SEAL

Notary Public State of Florida
Thasha Mayes
My Commission HH 812265
Expires 11/19/2028

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

Hearing Case No. 26-122
Enforcement Case No: 25-001326

CITY OF TITUSVILLE

Petitioner,

vs.

CAIRME, ENRIC
5270 SANDRA DR
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 08/10/2026 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 Ordinancesof 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:

5270 SANDRA DR **TAX PARCEL ID 22 3527-51-22-1** **LAND DESCRIPTION IMPERIAL ESTATES UNIT 8 LOT 1 BLK 22**

3. Defendant(s) has/have failed to comply with the provisions of the Section(s) listedbelow, 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

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. 26-122 Address/Location of Violation: 5270 SANDRA 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 16/Sept/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 17/Sept/2025

☐ the address listed in the tax collector's office on _____/_____/_____.

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

MAE WRIGHT Mae Wright 30-July-2026

Print Name / Signature / Date

I, THASHA MAYES, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 30 day of July, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 30 day of July 2026.

Notary Public

SEAL

Notary Public State of Florida
Thasha Mayes
My Commission HH 812265
Expires 11/19/2028

CODE ENFORCEMENT
PROMOTING TEAMWORK WITHIN Our COMMUNITY
1100 John Glenn Blvd. Titusville, FL 32780 PH 321-567-3770

ENRIC CAIRME,
5270 SANDRA DR
TITUSVILLE, FL 32780

September 17, 2025

CASE # 25-001326

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 5270 SANDRA DR , Parcel ID# 22 3527-51-22-1

An inspection was conducted on 09/16/2025 at the above referenced property by the Code Enforcement Department.

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

Section: NUISANCE

VIOLATION OF CODE: SEC. 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: 9/16/2025 9/16/2025 Mow & trim yard removing grass & weeds over 12 inches in height from property including from sidewalk and curbline. 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 MAINTANED STRUCTURALLY SOUND AND IN GOOD REPAIR.

Inspector Comments: 9/16/2025 FENCE: Repair existing fence so that it is free of loose or rotting materials and is structurally sound. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **10/01/2025**. 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-inspectionin 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: 5270 Sandra 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: Remove Overgrowth from Backyard, Repair or Remove Wood Fence.

PLEASE CORRECT VIOLATION BY: Oct 1, 2025

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

OFFICER/ID #: MacWright #804

CASE NUMBER: 25-00132 DATE: 16-Sept-2025

25-001326

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:

Enric Cairme
5270 Sandra Dr.
Titusville, FL 32780

9590 9402 9486 5069 5140 07

2. Article Number (Transfer from service label)

9589 0710 5270 1979 8265 68

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

Restricted Delivery

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

25-E

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOT TEAMWO WITHIN OUR CO

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

ENRIC CAIRME,
5270 SANDRA DR
TITUSVILLE, FL 32780

September 17, 2025

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-122
Address	5270 SANDRA DR
Respondent	ENRIC CAIRME

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: **26-123 - REPEAT VIOLATION**
Dorothy Jean West
1035 Lundy Drive, Titusville, Florida 32796
Parcel ID: 21-35-32-32-*-10
Notice of Violation was mailed on May 8, 2026, and was posted on May 8, 2026.
Notice of Hearing was mailed on July 8, 2026, and posted on Property on 07-29-26

Department/Office: Code Enforcement

Recommended Action:
RECOMMENDATION:

Order Fines of $150 per day starting May 12, 2026 until the violation is corrected

the Respondent(s) be assessed administrative costs, in the amount of $347.60

Summary Explanation & Background:
1. SEC. 12-23 Junk and Debris

On May 6, 2026 I observed junk and debris on the front and side of the property.
On May 8, 2023 a previous case for junk and debris was brought before the Magistrate.

An order imposing fines of $150 per day was ordered. The property was found in compliance before fines were imposed. This property was also in violation for junk and debris in November 19, 2024 and again in January 5, 2026. Both times the cases were closed with no fine.

On May 12, 2026, I hand-delivered the repeat offender violation to the owner of the property.

Alternatives:

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

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. IMG_20230315_084201
2. IMG_20230425_104949
3. 20241213_085002
4. 20260506_124501 (2)
5. 20260506_124453
6. 20260729_095529
7. 20260729_095454
8. 20260729_095453
9. 23-26 DOROTHY WEST 1035 LUNDY ORDER FINDING COMPLIANCE AND IMPOSING COSTS (3)
10. 23-26 DOROTHY JEAN WEST 1035 LUNDY DR FINDING OF FACT (2)
11. 26-123 REPEAT INITIAL HEARING EXHIBITS 2026






Photo by FL
December 13, 2024 8:50 AM


photo by JF
May 06, 2026 12:45 PM


PRIVATE PROPERTY
photo by JF
May 06, 2026 12:44 PM


photo by JF
July 29, 2026 9:55 AM


photo by JF
July 29, 2026 9:54 AM


PRIVATE PROPERTY
ADT
photo by JF
July 29, 2026 9:54 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF TITUSVILLE, FLORIDA

CITY OF TITUSVILLE, FL
Petitioner,

v.

CASE NO: 23-26
Subject Property: 1035 LUNDY DR
TITUSVILLE FL 32796
Tax Parcel ID# 21-35-32-32-*-10

DOROTHY JEAN WEST
Mailing address: 1035 LUNDY DR TITUSVILLE FL 32796

Respondent.

ORDER FINDING COMPLIANCE AND IMPOSING COSTS

This case came on for a *Massey*/compliance hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on July 10, 2023. The City advises the property was brought into compliance. No fine shall be imposed.

Respondent shall pay the City's costs of prosecution in the amount of $163.75 (in the event said costs have not previously been paid to the City of Titusville). 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.

DONE AND ORDERED this 10th day of July, 2023.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

By: _____
Debra Babb-Nutcher, Special Magistrate

Attest: _____
Secretary to Special Magistrate

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 12 day of July, 2023.

_____
Secretary to Special Magistrate

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF TITUSVILLE, FLORIDA

CITY OF TITUSVILLE, FL
Petitioner,

v.

DOROTHY JEAN WEST
Mailing address: 1035 LUNDY DR TITUSVILLE FL 32796

Respondent.

CASE NO: 23-26
Subject Property: 1035 LUNDY DR
TITUSVILLE FL 32796
Tax Parcel ID# 21-35-32-32-*-10

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on May 8, 2023. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. Respondent is the owner of the Subject Property. Respondent was provided notice of this hearing and did appear.

2. Code Officer Frank Lewis testified he initially inspected this residential property on March 15, 2023 and observed untagged, inoperable vehicles, as well as various junk, parts, tools, jack stands, etc. Subsequent inspections revealed cars added and some removed from the property. A Notice of Violation was issued for: 1) City Code Section 12-23 - junk and debris, and 2) City Code Section 13-73 - Inoperative Vehicles Prohibited. Respondent was provided a reasonable time to come into compliance. As of the morning of this hearing, Officer Lewis testified that 98% of the junk and trash has been taken care of. However, unlicensed and inoperable vehicles remain.

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

Ex. 1 - City's Affidavit of mailing/posting and Notice of Violation;
Ex. 2 - City's Affidavit of mailing/posting and Notice of Hearing;
Ex. 3 - City's Cost Recovery Statement in the amount of $163.75.

4. Dorothy Jean West testified as well as her son, Blake Jackson. Blake testified that he repairs vehicles at the property and acknowledged that the truck shown in the pictures is not registered.

5. The Magistrate incorporates the testimony and evidence presented into this Order. The evidence shows the cited violations exist on the property. The inoperable vehicles violation appears to be a recurring issue with vehicles regularly coming and going.

Conclusions of Law

6. Proper notice of the violation and notice of hearing was provided to Respondent.

7. Based on the evidence and testimony provided, the Special Magistrate finds that the Respondent violated 1) City Code Section 12-23 - junk and debris, and 2) City Code Section 13-73 - Inoperative Vehicles Prohibited. Penalties may be imposed and the criteria for assessing fines as set forth in Chapter 162, Florida Statutes, has been considered.

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

Order

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

Respondent shall correct the cited violations by repairing and registering all vehicles at the property, and removing all remaining junk and debris, by 12:00 p.m. (noon) on **June 9, 2023**. If compliance is not achieved by this date, a subsequent compliance/Massey hearing will be held, and the Magistrate may impose a fine in the amount of **$150.00 per day, per violation** (2 violations), commencing June 10, 2023, and continuing daily until the violations are corrected, and a lien may be imposed. It shall be Respondent's responsibility to immediately contact the City of Titusville Code Enforcement Department at (321)567-3770 to request an inspection to verify compliance.

The City's costs of prosecution are imposed in the amount of $163.75, made payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

DONE AND ORDERED this 8th day of May, 2023.

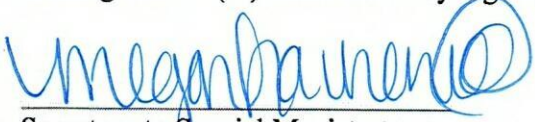
CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

By: _____
Debra Babb-Nutcher, Special Magistrate

Attest: _____
Secretary to Special Magistrate

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 15 day of May, 2023.



Secretary to Special Magistrate

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-123 Address/Location of Violation: 1035 LUNDY 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 07/29/26

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 07/06/26

☐ the address listed in the tax collector's office on __/__/__.

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

JIM FLANNIGAN 7-29-26

Print Name / Signature / Date

I, THASHA MAYES, 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 July, 2026, that the information in the foregoing affidavit is true.

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

Notary Public

SEAL

Notary Public State of Florida
Thasha Mayes
My Commission HH 812265
Expires 11/19/2028

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

Hearing Case No. 26-123
Enforcement Case No: 26-000568

CITY OF TITUSVILLE

Petitioner,

vs.

WEST, DOROTHY JEAN
1035 LUNDY DR
TITUSVILLE, FL 32796

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING (REPEAT)

On 08/10/2026 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 Ordinancesof 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:

1035 LUNDY DR **TAX PARCEL ID 21 3532-32-*-10** **LAND DESCRIPTION AZALEA PARK DEV CORP UNIT NO. 2 LOT 10**

3. Defendant(s) has/have failed to comply with the provisions of the Section(s) listedbelow, 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

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 $500.00 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. 26-123 Address/Location of Violation: 1035 LUNDY 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 5/12/26.

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 5/8/26. :

☐ 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 7-29-26

Print Name / Signature / Date

I, THASHA MAYES, 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 July, 2026, that the information in the foregoing affidavit is true.

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

Notary Public

SEAL

Notary Public State of Florida
Thasha Mayes
My Commission HH 812265
Expires 11/19/2028

CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN Our COMMUNITY

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

WEST, DOROTHY JEAN
1035 LUNDY DR
TITUSVILLE, FL 32796

May 08, 2026

CASE# 26-000568 ORGINAL ADJUDICATED CASE #: 24-001395

NOTICE OF REPEAT VIOLATION

THE PROPERTY LOCATED: 1035 LUNDY DR , Parcel ID# 21 3532-32-*-10

An inspection was conducted on 05/08/2026 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: 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:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **05/13/2026** . 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 **$500.00** per day for each repeat 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 special magistrate/code 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

26000568

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:

Dorothy Jean West
1035 Lundy Dr.
Titusville, FL 32796

9590 9402 9944 5335 5827 84

2. Article Number (Transfer from service label)

9589 0710 5270 1979 8245 26

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

stricted Delivery

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

26000

CITY OF TITUSVILLE POLICE
CODE ENFORCEMENT
PROMOTING TEAMWORK WITHIN OUR COMMUNITY
1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3770

WEST, DOROTHY JEAN
1035 LUNDY DR
TITUSVILLE, FL 32796

May 08, 2026

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-123
Address	1035 LUNDY DR
Respondent	DOROTHY JEAN WEST

Number of Inspector Hours

16	Number of Field Inspections *(Each Inspection = .5 Hours)*	
8	Field Hours	35.22 per hour
Inspection Hours Cost		281.76

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 347.6