



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

September 14, 2026 - 1:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

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

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

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

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

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

C. Non-Compliant Hearings

1. **26-113**
Richard Merle Safranic
3240 Westwood Drive, Titusville, FL 32796
Parcel ID: 21-35-20-IR-B-12
Notice of Violation: Certified mail sent on May 22, 2026, and posted on May 21, 2026.
Notice of Hearing: Certified mail sent on July 20, 2026, and posted on Property and City Hall on September 2, 2026
2. **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 Non-Compliance Hearing was mailed on August 14, 2026, and posted at City Hall and Hand Delivered at the property on September 2, 2026.
3. **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 Non-Compliance Hearing was mailed on August 14, 2026, and was posted at City Hall and at the property on September 2, 2026.

D. Continued Hearings

1. **26-109**
Wayne Charles Lauer
Jo Ann Lauer
Brian Matthew Lauer
935 Loretta Drive, Titusville, FL 32780
Parcel ID: 22-35-27-52-26-1
Notice of Violation was mailed on July 11, 2025, and posted on site July 8, 2025.
Notice of Continued Non-COMpliance Hearing was mailed on August 14, 2026, and posted at City Hall, at Grovewood and Loretta on September 2, 2026.
2. **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 Continued Hearing was mailed on August 14, 2026, and posted on property and City Hall on September 2, 2026

E. Initial Hearings

1. 26-125

Amal Fakhry Nassiem

1765 Queen Street, Titusville, Florida 32780

Parcel ID: 22-35-09-0-C-3

Notice of Violation was mailed on June 3, 2026, and posted on site June 3, 2026

Notice of Hearing was mailed on August 13, 2026, and posted on property and City Hall on September 2, 2026

2. 26-126

Vermont LLC

1089 S De Leon Avenue, Titusville, Florida 32780

Parcel ID: 22-35-03-54-13-3

Notice of Violation was mailed on April 13, 2026 , and posted on April 13, 2026

Notice of Hearing was mailed on August 13, 2026, and posted on property and City Hall on September 2, 2026

3. 26-127

Janet Whyllly

1315 Ronald Street, Titusville, Florida 32796

Parcel ID: 22-35-04-75-*-12.06

Notice of Violation was mailed on March 18, 2026, and posted on March 18, 2026

Notice of Hearing was mailed on August 13, 2026, and posted on property and City Hall on September 2, 2026

4. 26-128

Jeanette Gail Bowen

Roy Cedric Brown

1005 Main Street, Titusville, Florida 32796

Parcel ID: 22-35-04-09-37-1

Notice of Violation was mailed on June 15, 2026, and posted on June 15, 2026

Notice of Hearing was mailed on August 13, 2026, and posted on property and City Hall on September 2, 2026

5. 26-129

Wayne G Scrivener

Alyssa Nicole May

880 Alford Street, Titusville, Florida 32796

Parcel ID: 21-35-31-25-2-14

Notice of Violation was mailed on April 20, 2026, and posted on April 20, 2026

Notice of Hearing was mailed on August 13, 2026, and posted on property and City Hall on September 2, 2026

6. 26-130
275 Christmas Hill Land Trust
275 N Christmas Hill Road, Titusville, Florida 32796
Parcel ID: 21-35-00-778
Notice of Violation was mailed on April 27, 2026, and posted on April 27, 2026
Notice of Hearing was mailed on August 13, 2026, and posted on property and City Hall on September 2, 2026
7. 26-131
3-777 LLC
777 Country Club Drive, Titusville, Florida, 32780
Parcel ID: 22-35-15-50-A
Notice of Violation was mailed on ____, and posted on ____
Notice of Hearing was mailed on August 13, 2026, and posted on ____
8. 26-132
Roderick L Strachan
Bathsheba Joe
1024 West Street, Titusville, Florida 32780
Parcel ID: 22-35-04-00-755
Notice of Violation was mailed on March 10 2026, and posted on March 10, 2026
Notice of Hearing was mailed on August 13, 2026, and posted on property and City Hall on September 2, 2026
9. 26-133
Christelle Jacklene Guaraz
411 Dummitt Avenue, Titusville, Florida 32796
Parcel ID: 22-35-03-03-21-3
Notice of Violation was mailed on March 4, 2026, and posted on March 4, 2026
Notice of Hearing was mailed on August 14, 2026, and posted on property and City Hall on September 2, 2026
10. 26-136
SRMS 3 LLC, Sachin Shenoy – Registered Agent
3665 S Washington Avenue, Titusville, Florida 32780
Parcel ID: 22-35-15-78-13-6
Notice of Violation mailed on June 11, 2026 and Hand delivered to worker on site June 10, 2026.
Notice of Hearing was mailed on August 14, 2026, and Posted copy at City Hall and Hand delivered copy to worker on site September 2, 2026.

4. CODE ENFORCEMENT MANAGER'S REPORT

5. ADJOURNMENT

