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 properly and City Hall on September 2, 2026

3. **26-127**
   Janet Whylly
   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 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

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:

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:

Subject: **26-113**
Richard Merle Safranic
3240 Westwood Drive, Titusville, FL 32796
Parcel ID: 21-35-20-IR-B-12
Notice of Violation: Certified mail sent on May 22, 2026, and posted on May 21, 2026.
Notice of Hearing: Certified mail sent on July 20, 2026, and posted on Property and City Hall on September 2, 2026

Department/Office: Code Enforcement

Recommended Action:

Recommendations

1. SEC. 13-73 - INOPERATIVE VEHICLES PROHIBITED

Remove all inoperative / unregistered vehicles from property

2. SEC. 20-58 A - PARKING A

Remove all vehicles from parking on front and side yard.

3. SEC. 12-23 - JUNK AND DEBRIS

Remove all Junk and Debris including tires and hazardous fluids

5. SEC. 28-360 - HOME BASED BUSINESS

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

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

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

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

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

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

Cut tree branch from causing obstructed use of sidewalk

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

Remove rotting wood overhang and supports over driveway

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

Repair all windows to function as required

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

Repair roof and gutters as required.

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

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

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

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

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

Obtain permit for new hot water heater.

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

Install smoke detectors as required for rental properties.

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

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

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

Summary Explanation & Background:

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

Narrative of violation

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

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

I spoke with the property owner about these ongoing issues.

VIOLATIONS OBSERVED

1. INOPERATIVE VEHICLES PROHIBITED

Several vehicles were found on property in disrepair and unregistered.

2. **SEC. 20-58 A - PARKING A**

Several vehicles were parked in the front and side yard.

3. SEC. 12-23 - JUNK AND DEBRIS

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

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

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

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

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

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

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

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

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

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

Sidewalk obstructed use by low tree branches

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

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

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

Windows observed taped shut and not working as required.

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

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

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

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

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

Hot water heater installed without permit.

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

Shed requires permit.

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

Smoke alarms need to be installed.

Alternatives:

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

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. 20260521_104713
2. 20260521_104717
3. 20260521_103417
4. 20260521_103251
5. 20260521_104555
6. 20260521_103255
7. 20260521_103311
8. 20260521_104206
9. 20260521_112745
10. 20260521_112830
11. 20260521_112236
12. 20260521_112228
13. 20260521_112622
14. 20260521_112236
15. 20260521_104747
16. 20260521_112733
17. 20260521_112727
18. 20260521_112836
19. 20260521_112841
20. 20260521_112856
21. 20260521_115305
22. 20260521_115301
23. 20260521_115727
24. 26-113 NON-COMPLIANCE EXHIBITS


COOPER
photo by JF
May 21, 2026 10:47 AM


photo by JF
May 21, 2026 10:47 AM


STOP
LAND ROVER
LR2
photo by JF
May 21, 2026 10:34 AM


MALIBU LT
FIX 104
SUNSHINE STATE
AutoNation
photo by JF
May 21, 2026 10:32 AM


F-150
MY VIP AUTO SALES
12-25
LKK U39
MYVIPAUTOS.COM
photo by JF
May 21, 2026 10:45 AM



photo by JF

May 21, 2026 10:32 AM


photo by JF
May 21, 2026 10:33 AM


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May 21, 2026 11:27 AM


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May 21, 2026 11:22 AM


DANGER
PELIGRO
TALON
photo by JF
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May 21, 2026 11:57 AM

City of Titusville

Affidavit - Notice of Hearing

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

Titusville, Florida

HAND DELIVERED

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

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

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 9/2/26

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 07/20/26

☐ 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 9-2-26

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 2 day of September, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 20 26.

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. 26-113
Enforcement Case No: 26-000442

CITY OF TITUSVILLE

Petitioner,

vs.

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

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 at 1:00 PM
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:

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

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

SEC. 13-73 - INOPERATIVE VEHICLES PROHIBITED

SEC. 20-58 A - PARKING A

SEC. 12-23 - JUNK AND DEBRIS

SEC. 28-357 - DETACHED ACCESSORY BUILDING/STRUCTURE

SEC. 28-360 - HOME BASED BUSINESS

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

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

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

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

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

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

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

SEC. 6-241 - Permits Required; exceptions.

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

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

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

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

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

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

Glenn Tolleson
Code Enforcement Manager

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **RICHARD MERLE SAFRANIC** Mailing address: 4939 E Calla Rd New Middletown, OH 44442 Respondent.	CASE NO: 26-113 Subject Property: 3240 Westwood Drive Titusville, FL 32796 Tax Parcel ID#: 21-35-20-IR-B-12

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 the following City Codes:

a) Section 13-73 – Inoperative Vehicles Prohibited
b) Section 20-58(A) – Parking
c) Section 12-23 – Junk and Debris
d) Section 28-360 – Home Based Business
e) Section 6-109; 2018 IPMC Section 605.1 – Electrical Equipment Installation
f) Section 6-109; 2018 IPMC Section 302.1 – Exterior Sanitation
g) Section 6-109; 2018 IPMC Section 302.3 – Sidewalks and Driveways
h) Section 6-109; 2018 IPMC Section 304.1 – General Exterior Maintenance
i) Section 6-109; 2018 IPMC Section 304.13.2 – Openable Windows
j) Section 6-109; 2018 IPMC Section 304.7 – Roofs and Drainage
k) Section 6-109; 2018 IPMC Section 305.3 – Interior Surfaces
l) Section 6-241 – Permits Required; Exceptions
m) Section 6-56(A) – Building Permit Required

n) Section 6-109; 2018 IPMC Section 704.2 – Fire Safety – Smoke Alarms Where Required

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

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

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

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

Conclusions of Law

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 13-73 – Inoperative Vehicles Prohibited
b) Section 20-58(A) – Parking
c) Section 12-23 – Junk and Debris
d) Section 28-360 – Home Based Business
e) Section 6-109; 2018 IPMC Section 605.1 – Electrical Equipment Installation
f) Section 6-109; 2018 IPMC Section 302.1 – Exterior Sanitation
g) Section 6-109; 2018 IPMC Section 302.3 – Sidewalks and Driveways
h) Section 6-109; 2018 IPMC Section 304.1 – General Exterior Maintenance
i) Section 6-109; 2018 IPMC Section 304.13.2 – Openable Windows
j) Section 6-109; 2018 IPMC Section 304.7 – Roofs and Drainage
k) Section 6-109; 2018 IPMC Section 305.3 – Interior Surfaces
l) Section 6-241 – Permits Required; Exceptions
m) Section 6-56(A) – Building Permit Required
n) Section 6-109; 2018 IPMC Section 704.2 – Fire Safety – Smoke Alarms Where Required

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 violations on the subject property by 12:00 p.m. (noon) on **September 11, 2026**, as follows:

a) Remove all inoperative and unregistered vehicles from the property.
b) Remove all vehicles from parking on the front and side yard.
c) Remove all junk and debris, including tires and hazardous fluids.
d) Bring the auto mechanic business into compliance or stop conducting the business.
e) Install all electrical correctly and to code or remove it.
f) Remove the tires holding water, car parts, oil, radiator fluid, and other items not stored safely.
g) Cut the tree branch causing obstructed use of the sidewalk.
h) Remove the rotting wood overhang and supports over the driveway.
i) Repair all windows to function as required.
j) Repair the roof and gutters as required.
k) Repair the interior walls and ceiling, including from the window A/C unit installed through the wall.
l) Obtain a permit for the shed with proper electrical installation or remove it from the property.
m) Obtain a permit for the new hot water heater.
n) Install smoke detectors as required for rental properties.

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

2. If compliance with all violations is not achieved by this date, a subsequent non-compliance hearing will be held, and the Magistrate may impose a fine in the amount of **$100.00** per day, per violation commencing **September 12, 2026**, and continuing daily until the violations are corrected. A lien may also be imposed.

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

4. In addition to the fine, the City's costs of prosecution are imposed in the amount of **$206.72**, payable to the "City of Titusville" and delivered to the 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.

Megan Daniel

Secretary Special Magistrate

City of Titusville
Code Enforcement Board
Cost Recovery

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

Number of Inspector Hours

8	Number of Field Inspections *(Each Inspection = .5 Hours)*	
4	Field Hours	35.22 per hour
Inspection Hours Cost		140.88

Administrative Hours and Postage

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

Total 206.72

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: 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 Non-Compliance Hearing was mailed on August 14, 2026, and posted at City Hall and Hand Delivered at the property on September 2, 2026.

Department/Office: Code Enforcement

Recommended Action:
Find that, at the time of this meeting, the property remains in Repeat Violation of Sec. 12-23.
Impose administrative costs in the amount of $224.33

Impose a fine of $500.00 per day commencing on August 25, 2026, and continue daily until the violations are corrected; and a lien may be imposed.

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

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

Narrative of Violation:
This case was originally heard on August 10, 2026. Respondents, Robert C Kirk, Krystal Kirk Cook, did not attend the meeting.

The Special Magistrate found Respondent to be in repeat violation of Section 12-23 – Junk & Debris. The respondents were given until noon on August 24, 2026 to correct

the violations by removing the accumulation of junk & debris from the property.

If compliance was not achieved, a fine in the amount of $500.00 per day, commencing on August 25, 2026, and continuing daily until the violations are corrected, a lien may be imposed.
Administrative costs in the amount of $224.33 were imposed.

Results of re-inspection: 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:
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. 20260825_Photos from Non-Compliance inspection
9. 2026-0902_Photo taken during delivery of Notice of Hearing
10. 26-118 NON-COMPLIANCE EXHIBITS


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



849 899 Cleveland St, Titusville, United States
28.55981738024162, -80.81254914827905
25 Aug 2026, 03:30 PM







4410 Alpine Ln, Titusville, United States
28.560783695456198, -80.80658200204448
02 Sep 2026, 01:37 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 02/Sept/2026 at 925 Cleveland St.

☐ 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 02/Sept/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 14/Aug/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 04-Sept-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 4 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 4 day of September 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 SPECIAL MAGISTRATE HEARING

On 09/14/2026 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, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **ROBERT C. KIRK and KRYSTAL KIRK COOK,** Mailing address: 925 Cleveland Street Titusville, FL 32780 Respondent.	CASE NO: 26-118 Subject Property: 925 Cleveland Street Titusville, FL 32780 Tax Parcel ID#: 22-35-22-52-20-6

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 August 10, 2026. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

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

2. Code Enforcement Officer Mae Wright testified that the property was inspected and found to be in repeat violation of City Code Section 12-23 – Junk and Debris. A notice of repeat 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 and Repeat Violation Letter;

Ex. 3: City's Cost Recovery Statement in the amount of $224.33.

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 hearing were provided to Respondent(s).

2. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in repeat 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 items being stored outside the house and in the backyard by 12:00 p.m. (noon) on August 24, 2026. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with the violation is not achieved by this date, a fine in the amount of $500.00 per day shall be imposed commencing August 25, 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 $224.33, 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 Mae Wright, Code Enforcement Officer, at (321) 567-3935 to request an inspection to verify compliance.

DONE AND ORDERED this 12th day of August, 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 14 day of August, 2026.

Secretary Special Magistrate

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 Non-Compliance Hearing was mailed on August 14, 2026, and was posted at City Hall and at the property on September 2, 2026.

Department/Office: Code Enforcement

Recommended Action:
RECOMMENATION:

Issued an Order of Compliance and Closing of Case.

Summary Explanation & Background:
1. Sec. 6-109; IPMC Subsection 302.7 Accessory Structures

Narrative of Violation:
This case was originally heard on August 10, 2026. Respondent, Enric Cairme, attended the meeting and provided testimony.
The property was found in violation of Sec. 302.7 for accessory structure fence. The respondent was given until noon on September 11, 2026 to correct the violation by completing repairs to the wood fence. Administrative fees in the amount of 241.94 were imposed.

Results of Reinspection(s): The property is in compliance with the Order
-On September 2, 2026, The fence installation was found complete and the violation closed.
-On September 3, 2026, the Administrative costs in the amount of $241.94 were paid.

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. 2026-0902_View of fence from 15th Terrac
6. 2026-0902_View of fence from Sandra Drive.
7. 26-122 NON-COMPLIANCE EXHIBITS


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



5270 Sandra Dr, Titusville, United States
28.54696705991389, -80.81418743748117
02 Sep 2026, 02:47 PM



5270 Sandra Dr, Titusville, United States
28.54696705991389, -80.81418743748117
02 Sep 2026, 02:48 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 02/Sept/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 14/Aug/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 02-Sept-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 2 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 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. 26-122
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 NON-COMPLIANCE HEARING

On 09/14/2026 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, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **ENRIC CAIRME** Mailing address: 5270 Sandra Drive Titusville, FL 32780 Respondent.	CASE NO: 26-122 Subject Property: 5270 Sandra Drive Titusville, FL 32780 Tax Parcel ID#: 22-35-27-51-22-1

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 August 10, 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 Respondent appeared at the hearing.

2. Code Enforcement Officer Mae Wright testified that the property was inspected and found to be in violation of City Code Section 6-109; 2018 IPMC Subsection 302.7 – Accessory Structures. 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 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 $241.94;

Ex. 4: Respondent's Photographs.

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 hearing were provided to Respondent.

2. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of City Code 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. Respondent shall correct the cited violation on the subject property by repairing or removing the wood fence from the property by 12:00 p.m. (noon) on September 11, 2026. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with the violation is not achieved by this date, a fine in the amount of $50.00 per day shall be imposed commencing September 12, 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 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 $241.94, 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 must contact Mae Wright, Code Enforcement Officer, at (321) 567-3935 to request an inspection to verify compliance.

DONE AND ORDERED this 12th day of August, 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 14 day of August, 2026.

Secretary Special Magistrate

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:

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: 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 Continued Non-COmpliance Hearing was mailed on August 14, 2026, and posted at City Hall, at Grovewood and Loretta on September 2, 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.

On August 10, 2026 a non-compliance hearing was held. Officer Mae Wrigth provided testimony stating both violations remained active on the property. Respondents JoAnn Lauer and Brian Lauer attended the meeting and provided testimony stating their contractor had cut the backyard and that they did not know the fence along the backyard needed to be addressed.

The case was tabled to the September 14, 2026 agenda to provide time for additional work to be done in the yard and to the fence.

Results of Reinspection(s):

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. 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. 20260902_Fence along sidewalk
10. 20260902_Fence along sidewalk
11. 20260902_Front yard cut.
12. 20260902_Driveway & east side of house.
13. 20260902_Overgrowth in backyard.
14. 20260902_Fence on south side of property, overgrowth in backyard.
15. 26-109 CONTINUED HEARING EXHIBITS


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



935 Loretta Dr, Titusville, United States
28.544025295440612, -80.81309884794132
02 Sep 2026, 03:07 PM



935 Loretta Dr, Titusville, United States
28.54402529544061, -80.81309884794132
02 Sep 2026, 03:07 PM



935 Loretta Dr, Titusville, United States
28.544025295440612, -80.81309884794132
02 Sep 2026, 03:06 PM



935 Loretta Dr, Titusville, United States
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02 Sep 2026, 03:05 PM



935 Loretta Dr, Titusville, United States
28.54402529544061, -80.81309884794132
02 Sep 2026, 03:08 PM



935 Loretta Dr, Titusville, United States
28.544025295440612, -80.81309884794132
02 Sep 2026, 03:08 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, and Titusville, FL on 02/Sept/2026. at 4120 Grovewood 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 14/Aug/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 14/Aug/2026

MAE WRIGHT Mae Wright 02-Sept-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 2 day of September, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 20 26.

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 CONTINUED HEARING

On 09/14/2026 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: **26-123 - 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

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
12. 26-123 CONTINUED HEARING EXHIBITS






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
photo by JF
July 29, 2026 9:54 AM

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

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.

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.

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.

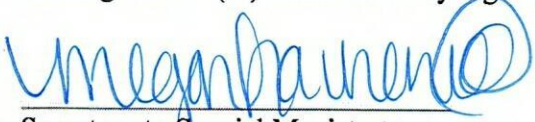
CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

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

26 TOC

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

City of Titusville

Affidavit - Notice of Hearing

Case No. 2623 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 9/2/26.

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 8/14/25.

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

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

JIM FLANNIGAN 9-2-26

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 2 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 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 CONTINUED HEARING

On 09/14/2026 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 $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

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
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

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: James Flannigan, Code Enforcement Officer

Subject: **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

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 outside storage of junk and debris from the property.

2. Sec. 20-58 A Parking (parking vehicles on front yard)

Remove vehicles parked on front and side of the property.

RECOMMENDATION:

Order the Respondent(s) be assessed administrative costs, of 206.72

If the Respondent does not comply by 10/09/2026, it is being requested that a fine of $100.00 per day, per violation be imposed and continue until the violation is corrected.

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

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

Summary Explanation & Background:
1. Sec. 12-23 Junk and Debris
2. Sec. 20-58 A Parking (parking vehicles on front yard)

Narrative of Violation. On June 3, 2026 I observed Junk and debris on the front and side of house and a vehicle parked on front yard and side yard.

I have had two previous cases and has talked to the resident about violations on this property

As of today the property is still 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 complianc

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. 20260715_120045
2. 20260602_140126
3. 26-125 INITIAL EXHIBITS


photo by JF
July 15, 2026 12:00 PM


photo by JF
June 02, 2026 2:01 PM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-125 Address/Location of Violation: 1765 QUEEN 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 08/27/26.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 08/13/26

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

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

JIM FLANNIGAN 9-3-26

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 3 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 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. 26-125
Enforcement Case No: 26-000668

CITY OF TITUSVILLE

Petitioner,

vs.

NASSIEM, AMAL FAKHRY
1765 QUEEN ST
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

1765 QUEEN ST **TAX PARCEL ID 22 3509-08-C-3** **LAND DESCRIPTION GOLFVIEW ESTATES LOT 3 BLK C**

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

SEC. 20-58 A - PARKING A

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. 26-125 Address/Location of Violation: 1765 QUEEN ST

Titusville, Florida

HAND DELIVERED

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

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

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 08/03/26.

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 06/03/26. :

☐ 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 9-3-26

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 3 day of September, 2026 that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 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

NASSIEM, AMAL FAKHRY
1765 QUEEN ST
TITUSVILLE, FL 32780

June 03, 2026

CASE # 26-000668

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1765 QUEEN ST , Parcel ID# 22 3509-08-C-3

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

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

Section: NUISANCE

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

Inspector Comments: Previously warned, Remove all outdoor storage items and debris

Section: VEHICLES

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

Inspector Comments:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **06/18/2026**. 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 3770.

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Amal Fakhry Nassiem
1765 Queen St.
Titusville, FL 32780

9590 9402 9944 5335 5826 85

2. Article Number *(Transfer from service label)*
9589 0710 5270 2671 7066 08

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

(over $500)

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

26-0

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

NASSIEM, AMAL FAKHRY
1765 QUEEN ST
TITUSVILLE, FL 32780

June 03, 2026

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-125
Address	1765 QUEEN ST
Respondent	AMAL FAKHRY NASSIEM

Number of Inspector Hours

8	Number of Field Inspections *(Each Inspection = .5 Hours)*	
4	Field Hours	35.22 per hour
Inspection Hours Cost		140.88

Administrative Hours and Postage

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

Total 206.72

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: James Flannigan, Code Enforcement Officer

Subject: **26-126**
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 properly and City Hall on September 2, 2026

Department/Office: Code Enforcement

Recommended Action:

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

1. SEC. 6-109; 2018 IPMC SEC. 605.1 Electrical Equipment Installation

Electrical wires exposed , breaker box not covered / Repairs required

2. SEC. 6-109; 2018 IPMC SEC. 304.13.2 Openable Windows

Windows sealed shut. / All windows must open as designed.

3. SEC. 6-109; 2018 IPMC SEC. 304.7 Roofs and Drainage

Roof rot and damaged areas / Need to be repaired obtain permit as required

4. SEC. 6-109; 2018 IPMC SEC. 305.3 Interior Surfaces

Holes in walls and ceiling Damaged needs to be repaired

5. SEC. 6-109; 2018 IPMC SEC. 501.2 Plumbing Responsibility

Hot water does not work / Repair hot and cold water to work correctly

6. SEC. 6-109; 2018 IPMC SEC. 601.2 Mechanical and Electrical Requirements General

A/C unit and heating unit does not work / Repair or replace. Obtain permit as required

RECOMMENDATION:

Order the Respondent(s) be assessed administrative costs, of $259.55

If the Respondent does not comply by 10/09/2026, it is being requested that a fine of $100.00 per day, per violation be imposed and continue until the violation is corrected.

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

Summary Explanation & Background:

1. SEC. 6-109; 2018 IPMC SEC. 605.1 Electrical Equipment Installation
2. SEC. 6-109; 2018 IPMC SEC. 304.13.2 Openable Windows
3. SEC. 6-109; 2018 IPMC SEC. 304.7 Roofs and Drainage
4. SEC. 6-109; 2018 IPMC SEC. 305.3 Interior Surfaces
5. SEC. 6-109; 2018 IPMC SEC. 501.2 Plumbing Responsibility
6. SEC. 6-109; 2018 IPMC SEC. 601.2 Mechanical and Electrical Requirements General

On April 13, 2026, I received a complaint from a tenant reverence a requested inspection of the property. He advised that he signed a lease agreement, but has not moved in yet do to the condition of the property.

I inspected the property and found several violations.

As of today the property is still 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:

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. 20260413_150654 (1)
2. 20260413_150815
3. 20260413_150853
4. 20260413_150919
5. 20260413_151141
6. 20260413_151207
7. 20260413_150915
8. 20260413_150849
9. 20260413_151407
10. 20260413_150641
11. 20260413_150654
12. 20260413_150656
13. 20260413_151204
14. 20260413_150803
15. 20260413_150904
16. 20260413_150822
17. 26-126 INITIAL EXHIBITS


photo by JF
April 13, 2026 3:06 PM

photo by JF
April 13, 2026 3:08 PM


photo by JF
April 13, 2026 3:08 PM


photo by JF
April 13, 2026 3:09 PM


photo by JF
April 13, 2026 3:11 PM


photo by JF
April 13, 2026 3:12 PM


photo by JF
April 13, 2026 3:09 PM


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April 13, 2026 3:08 PM


photo by JF
April 13, 2026 3:14 PM


photo by JF
April 13, 2026 3:06 PM


photo by JF
April 13, 2026 3:06 PM


photo by JF
April 13, 2026 3:06 PM


WARNING
HAZARDOUS VOLTAGE
NOTICE
12X20
Rheem
photo by JF
April 13, 2026 3:12 PM

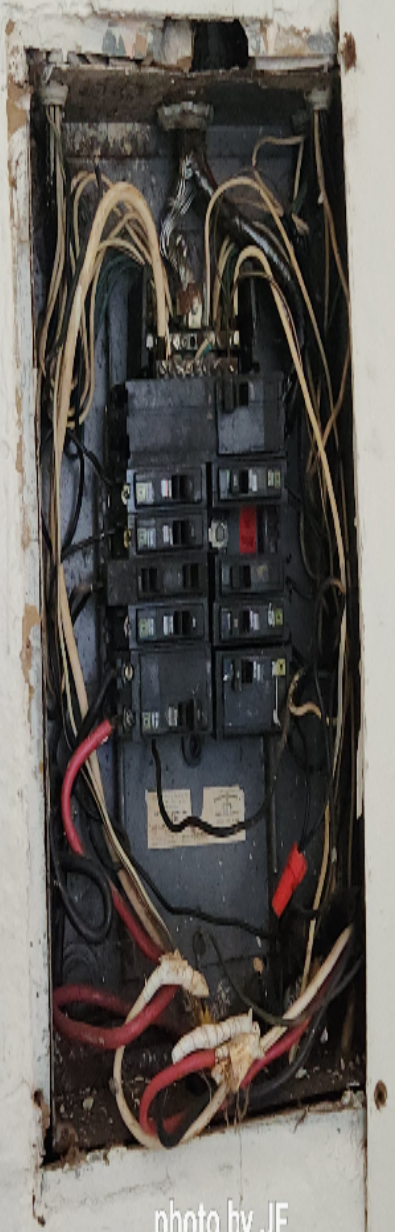

photo by JF
April 13, 2026 3:08 PM

photo by JF
April 13, 2026 3:09 PM


photo by JF
April 13, 2026 3:08 PM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-126 Address/Location of Violation: 1089 S DE LEON 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 9/2/26.

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 8/13-26

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

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

JIM FLANNIGAN _____ 9-2-26

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 2 day of September, 2026 that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 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. 26-126
Enforcement Case No: 26-000483

CITY OF TITUSVILLE

Petitioner,

vs.

VERMONT LLC
2582 Maguire Rd. #513
Ocoee, FL 32761

PO BOX 847

GOTHA, FL 34734

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

1089 S DE LEON AVE **TAX PARCEL ID 22 3503-54-13-3** **LAND DESCRIPTION READ & ALLENS SUBD LOT 3 BLK 13**

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 IMPC SEC. 605.1 - ELECTRICAL EQUIPMENT INSTALLATION

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

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

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

SEC. 6-109; 2018 IPMC SEC. 501.2 - PLUMBING RESPONSIBILITY

SEC. 6-109; 2018 IPMC SEC. 601.2 - MECHANICAL AND ELECTRICAL REQUIREMENTS GENERAL

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. 26-126 Address/Location of Violation: 1089 S DE LEON AVE

Titusville, Florida

HAND DELIVERED

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

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

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

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

POST

☑ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 9/13/26.

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 9/13/26. :

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

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

JIM FLANNIGAN 9-2-26

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 2 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 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

VERMONT LLC
2582 Maguire Rd. #513
Ocoee, FL 32761

April 13, 2026

CASE # 26-000483

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1089 S DE LEON AVE , Parcel ID# 22 3503-54-13-3

An inspection was conducted on 04/13/2026 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: PROPERTY MAINTENANCE

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

Inspector Comments: Electrical wires exposed not properly installed. Repairs required.

Section: PROPERTY MAINTENANCE

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

Inspector Comments: windows must work as designed. Current windows don't open and operate as designed.

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.7 - THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

Inspector Comments: roof and soffits need to be repaired from rot and missing sections of soffits allowing opening of attic space

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 305.3 INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.

Inspector Comments: walls have pealing drywall and unsafe surfaces. Repairs required.

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 501.2 RESPONSIBILITY - THE OWNER OF THE STRUCTURE SHALL PROVIDE AND MAINTAIN SUCH PLUMBING FACILITIES AND PLUMBING FIXTURES IN COMPLIANCE WITH THESE REQUIREMENTS. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY ANY STRUCTURE OR PREMISES THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

Inspector Comments: hot and cold water does not work properly as required. Repairs required.

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 601.2 MECHANICAL AND ELECTRICAL REQUIREMENTS GENERAL - RESPONSIBILITY - THE OWNER OF THE STRUCTURE SHALL PROVIDE AND MAINTAIN MECHANICAL AND ELECTRICAL FACILITIES AND EQUIPMENT IN COMPLIANCE WITH THESE REQUIREMENTS. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY ANY PREMISES THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

Inspector Comments: a/c heating unit does not work as designed.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **05/14/2026**. 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 3770.

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Vermont LLC
2582 Maguire Rd # 513
Ocoee, FL 32761

9590 9402 9944 5335 5831 63

2 9589 0710 5270 2671 7048 33

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
- ☐ il
- ☐ il Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

2 of 2

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

VERMONT LLC
2582 Maguire Rd. #513
Ocoee, FL 32761

April 13, 2026

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-126
Address	1089 S DE LEON AVE
Respondent	VERMONT LLC

Number of Inspector Hours

11	Number of Field Inspections *(Each Inspection = .5 Hours)*	
5.5	Field Hours	35.22 per hour
Inspection Hours Cost		193.71

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 259.55

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: James Flannigan, Code Enforcement Officer

Subject: **26-127**
Janet Whylly
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 posted on property and City Hall on September 2, 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 the junk and debris, including the construction items from property
3. Sec. 28-373 (B) Temporary storage units

Remove the cargo container from the property
4. Sec 6-109; 2018 IPMC SEC 302.7 Accessory Structure (Fence)

Fix or remove all the damaged sections of fence.

Order the Respondent(s) be assessed administrative costs, $259.55

If the Respondent does not comply by 10/09/2026, it is being requested that a fine of $100.00 per day, per violation be imposed and continue until the violation is corrected.

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

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

Summary Explanation & Background:

1. Sec. 12-23 Junk and Debris
2. ~~Sec. 20-59 Parking of Semi Trucks~~
3. Sec. 28-373 (B) Temporary storage units
4. Sec 6-109; 2018 IPMC SEC 302.7 Accessory Structure (Fence)

Case Summary

On 03/18/2026 I observed several violations on this property during an inspection of the neighborhood. I observed several debris items on the front of the property that appeared to be construction-related. A cargo storage unit on the side of the house, and the fence is in need of repairs from damaged sections.

I received a call from Janet in May about the violations. She requested additional time to resolve since it was a rental property.

As of today, there has been no corrective action taken.

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. 20260520_115936
2. 20260615_133148
3. 20260317_101908

4. 20260317_101900
5. 20260716_100911
6. 26-127 INITIAL EXHIBITS


photo by JF
May 20, 2026 11:59 AM


photo by JF
June 15, 2026 1:31 PM


photo by JF
March 17, 2026 10:19 AM


photo by JF
March 17, 2026 10:19 AM


photo by JF
July 16, 2026 10:09 AM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-127 Address/Location of Violation: 1315 RONALD 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 9/2/26

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 8/13/26

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

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

JIM FLANNIGAN 9-3-26

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 3 day of September, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 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. 26-127
Enforcement Case No: 26-000393

CITY OF TITUSVILLE

Petitioner,

vs.

WHYLLY, JANET C/O ALVIN MCCORTY
2024 BENTLEY STREET
ORLANDO, FL 32805

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

1315 RONALD ST **TAX PARCEL ID 22 3504-75-*-12.06** **LAND DESCRIPTION OSBANS SUBD PART OF LOT 12 AS DES IN DB 376 PG 228 & 230**

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

SEC. 20-59 - PROHIBITION, PARKING OF SEMI-TRUCKS UPON THE PUBLIC ROW

SEC. 28-373 - (B) - TEMPORARY STORAGE UNITS

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. 26-127 Address/Location of Violation: 1315 RONALD 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 ~~4/27/26~~ 3/18-26.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 3/18/26. :

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

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

JIM FLANNIGAN 9-3-26

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 3 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 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

Darryl King(or current resdient)
1315 Ronald St
STREET
Titusville FL 32780

WHYLLY, JANET
C/O ALVIN MCCORTY2024 BENTLEY

ORLANDO, FL 32805

April 21, 2026

CASE # 26-000393

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1315 RONALD ST , Parcel ID# 22 3504-75-*-12.06

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

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

Section: NUISANCE

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

Inspector Comments: debris throughout property needs to be removed or stored out of site.

Section: VEHICLES

VIOLATION OF CODE: SEC. 20-59 PROHIBITION, PARKING OF SEMI-TRUCKS UPON THE PUBLIC RIGHT-OF-WAY. (A)PROHIBITION. IT IS HEREBY DECLARED UNLAWFUL FOR ANY PERSON, OWNER OR OPERATOR, TO PARK A TRACTOR TRAILER, CARGO TRAILER, CAR CARRIER, SEMI-TRAILER, POLE TRAILER, ROAD TRACTOR, TRAILER, MOVING AND STORAGE VAN, OR OTHER SIMILAR VEHICLE COLLECTIVELY REFERRED TO AS "TRACTOR TRAILER" UPON THE PUBLIC STREETS, ROADS AND RIGHTS-OF-WAY WITHIN THE CITY LIMITS OF THE CITY OF TITUSVILLE EXCEPT AS PROVIDED HEREIN.

Inspector Comments: large commercial box truck being stored on property needs to be removed

Section: LAND DEVELOPMENT REGULATIONS

VIOLATION OF CODE: SEC. 28-373 - (B) DEFINITION. "TEMPORARY STORAGE UNITS:" TRANSPORTABLE UNITS DESIGNED AND USED PRIMARILY FOR TEMPORARY STORAGE OF BUILDING MATERIALS, HOUSEHOLD GOODS, PERSONAL ITEMS AND OTHER MATERIALS FOR USE ON A LIMITED BASIS ON RESIDENTIAL AND COMMERCIAL PROPERTIES. THIS DEFINITION DOES NOT INCLUDE STORAGE UNITS AUTHORIZED BY THE FLORIDA BUILDING CODE PURSUANT TO SECTION 553.73, FLORIDA STATUTES. TRUCK BODIES, SHIPPING CONTAINERS (EXCEPT AS DESCRIBED BELOW) AND SEMI-TRAILERS ARE PROHIBITED. (C) STANDARDS FOR TEMPORARY ACCESSORY USES. (1) TEMPORARY STORAGE UNITS ARE PERMITTED PROVIDED THE FOLLOWING CRITERIA ARE MET: A. A MAXIMUM OF ONE (1) TEMPORARY STORAGE UNIT IS PERMITTED PER LOT WITH A MAXIMUM OF ONE (1) PLACEMENT PERMITTED PER YEAR. ADDITIONAL UNITS MAY BE PLACED IN SPECIAL AND COMMERCIAL ZONING DISTRICTS PROVIDED THEY ARE APPROVED BY THE ADMINISTRATOR AND CRITERIA ITEMS BELOW ARE MET. IN THE EVENT THAT ADDITIONAL UNITS ARE PERMITTED, THEY WILL NOT EXCEED TWO (2) PLACEMENTS PER YEAR; B. THE MAXIMUM SIZE OF THE TEMPORARY STORAGE UNIT IS EIGHT (8) FEET WIDE, TWENTY-FOUR (24) FEET LONG, AND NINE (9) FEET HIGH; C. THE MAXIMUM TIME A TEMPORARY STORAGE UNIT IS PERMITTED TO REMAIN ON THE LOT IS THIRTY (30) CONSECUTIVE DAYS; D. THE TEMPORARY STORAGE UNIT SHALL NOT BE PLACED IN ANY RIGHT-OF-WAY OR EASEMENT AND SHALL NOT CREATE A SIGHT OBSTRUCTION FOR ANY VEHICULAR OR PEDESTRIAN TRAFFIC; E. THE TEMPORARY STORAGE UNIT SHALL NOT BE UTILIZED FOR THE STORAGE OF LIVE ANIMALS, HAZARDOUS OR FLAMMABLE MATERIALS, OR HUMAN HABITATION; F. ADVERTISING IS PROHIBITED ON THE TEMPORARY STORAGE UNIT WITH THE EXCEPTION OF THE NAME AND PHONE NUMBER OF THE VENDOR OF THE UNIT; G. THE EXTERIOR OF THE TEMPORARY STORAGE UNIT SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY. PEELING, FLAKING AND CHIPPED PAINT SHALL BE PROHIBITED; H. THE APPLICANT MUST AFFIX A PLACARD, ISSUED AT THE TIME OF PERMITTING AND CLEARLY VISIBLE FROM THE NEAREST ROADWAY, TO THE TEMPORARY STORAGE UNIT WHICH PROVIDES INFORMATION IDENTIFYING THE PLACEMENT DATE, DATE OF REQUIRED REMOVAL, AND THE NUMBER TO REPORT VIOLATIONS TO THE CODE ENFORCEMENT DEPARTMENT. ANY PERSON WHO VIOLATES THIS ARTICLE SHALL UPON CONVICTION BE PUNISHED AS PROVIDED IN SECTION 1-15, "GENERAL PENALTY; CONTINUING VIOLATIONS." EACH DAY THE VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE VIOLATION FOR THE PURPOSES OF THIS ARTICLE AND SHALL BE PUNISHABLE AS SUCH AND/OR SAID VIOLATION MAY BE PROCESSED AS A CODE VIOLATION PURSUANT TO F.S. CH. 162 AND THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE. I. FOR STORAGE UNITS ASSOCIATED WITH COMMERCIAL, MULTIFAMILY, AND OFFICE USES, THE UNITS SHALL NOT BE LOCATED ON REQUIRED PARKING SPACES. J. STACKING OF TEMPORARY STORAGE UNITS SHALL BE PROHIBITED. (2) EXEMPTIONS. THE ABOVE REGULATIONS SHALL NOT APPLY TO TEMPORARY STORAGE UNITS THAT ARE PLACED FOR CONSTRUCTION PURPOSES (TRUCK BODIES, SHIPPING CONTAINERS, AND SEMI-TRAILERS ARE PROHIBITED FROM USE AS CONSTRUCTION OFFICES ON PROJECT SITES) IN CONNECTION WITH A VALID BUILDING PERMIT OR DURING ANY PERIOD OF DECLARED EMERGENCY BY FEDERAL, STATE OR LOCAL OFFICIAL ACTION.

Inspector Comments:

Section: 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: Repair fence in damaged areas.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **05/07/2026**. 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 3770.

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Janet Whylly
c/o Alvin McCorty
2024 Bentley St.
Orlando, FL 32805

9590 9402 9746 5266 3504 38

2. Article Number (Transfer from service label)

9589 0710 5270 3819 8755 69

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

26-0

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN Our COMMUNITY

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

WHYLLY, JANET
C/O ALVIN MCCORTY2024 BENTLEY STREET
ORLANDO, FL 32805

March 18, 2026

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:

Darryl King
(or current resident)
1315 Ronald St
Titusville, FL 32780

9590 9402 9944 5335 5829 68

2. Article Number (Transfer from service label)
9589 0710 5270 1979 8243 73

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

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)

Domestic Return Receipt

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

Darryl King(or current resdient)
1315 Ronald St
STREET
Titusville FL 32780

April 21, 2026

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-127
Address	1315 RONALD ST
Respondent	JANET WHYLLY c/o ALVIN MCCORTY

Number of Inspector Hours

11	Number of Field Inspections *(Each Inspection = .5 Hours)*	
5.5	Field Hours	35.22 per hour
Inspection Hours Cost		193.71

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 259.55

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: James Flannigan, Code Enforcement Officer

Subject: **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

Department/Office: Code Enforcement

Recommended Action:
RECOMMENDATION:

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

1. Sec 30-181 General fence provisions (barbwire)

Barb wire needs to be removed. Not allowed and cause a safety hazard.

RECOMMENDATION:

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

If the Respondent does not comply by 10/01/2026, it is being requested that a fine of $250.00 per day, per violation be imposed and continue until the violation is corrected.

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

Summary Explanation & Background:

1. Sec 30-181 General fence provisions (barb wire)

On June 16, 2026, I observed that this property had put up a barbwire fence around the exterior of the property. I made contact with the resident and explained the violation. She said that it was a temporary situation that they were getting another fence put up within a couple of weeks to replace the barbwire.

As of today, the barbwire remains.

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

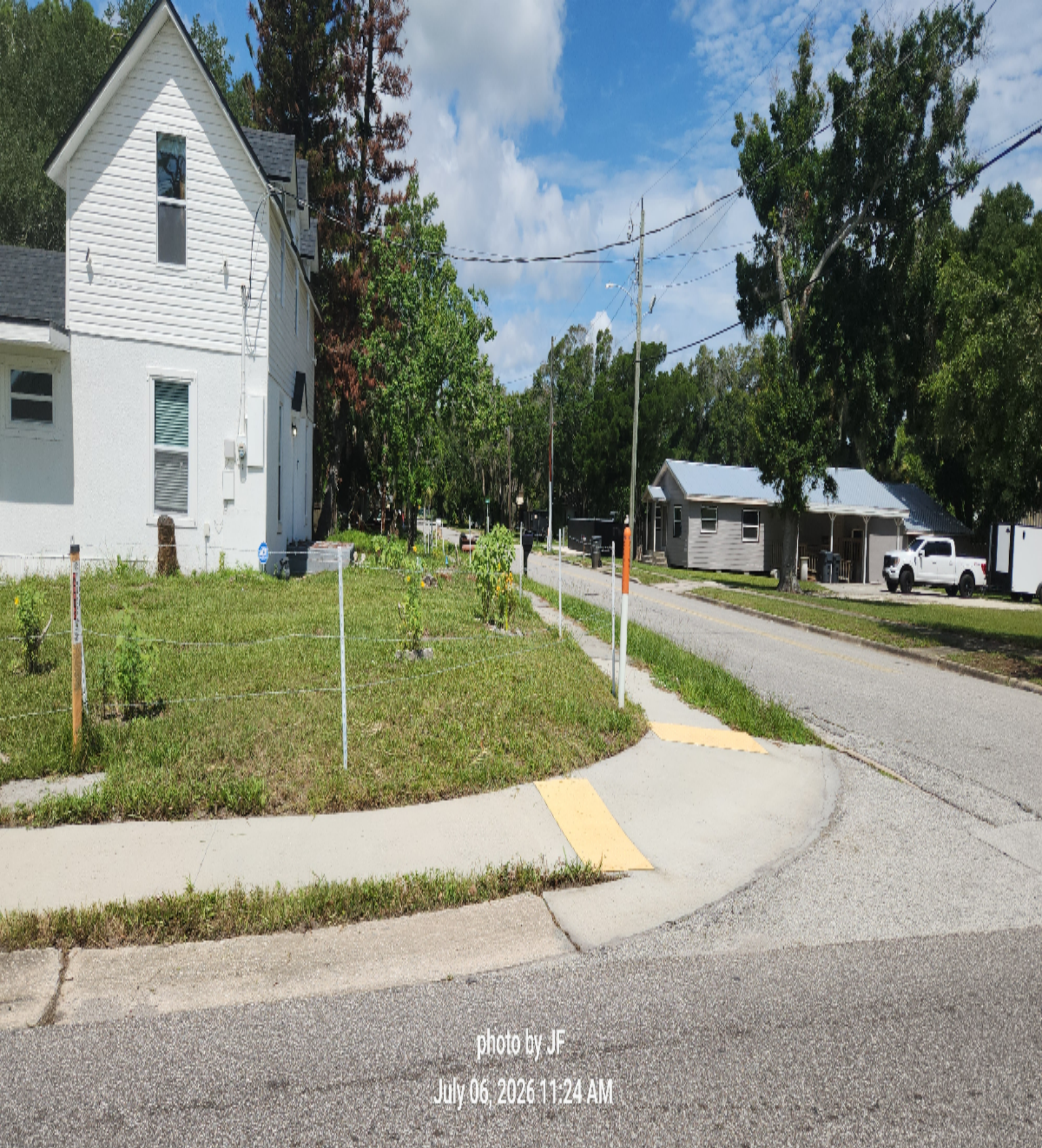
Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. 20260615_135053
2. 20260706_112427
3. 20260706_112438
4. 26-128 INITIAL EXHIBITS

Photo by JF on 6/2/2022 at 1:50 PM


photo by JF
July 06, 2026 11:24 AM


photo by JF
July 06, 2026 11:24 AM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-128 Address/Location of Violation: 1005 MAIN 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 ~~9/1/61~~ 9-2-26.

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 8/13/26

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

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

JIM FLANNIGAN 9-3-26

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 3 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 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. 26-128
Enforcement Case No: 26-000741

CITY OF TITUSVILLE

Petitioner,

vs.

BOWIE, JEANNETTE GAIL

BROWN, ROY CEDRIC
1005 MAIN ST
TITUSVILLE, FL 32796

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

1005 MAIN ST **TAX PARCEL ID 22 3504-09-37-1** **LAND DESCRIPTION BLKS 37,38 OF PB 1 PG 17 RESUBD LOTS 1,40,42,44 BLK 37 EXC ORB 3112 PG 3851**

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. 30-181 - GENERAL FENCE PROVISIONS

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. 26-128 Address/Location of Violation: 1005 MAIN 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 06/16/26.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 06/23/26. :

☐ 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 9-3-26

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 3 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 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

BOWIE, JEANNETTE GAIL BROWN, ROY CEDRIC
1005 MAIN ST
TITUSVILLE, FL 32796

June 23, 2026

CASE # 26-000741

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1005 MAIN ST , Parcel ID# 22 3504-09-37-1

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

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

Section: LAND DEVELOPMENT REGULATIONS

VIOLATION OF CODE: SEC. 30-181 GENERAL PROVISIONS - FENCES - (A) INTENT. THIS DIVISION IS INTENDED TO PROVIDE MINIMUM STANDARDS FOR FENCES/WALLS. THE INTENT IS TO ALLOW FENCES/WALLS WHERE APPROPRIATE FOR SECURITY OR SCREENING PURPOSES. THESE REGULATIONS WILL INCREASE PUBLIC SAFETY AND SECURITY OF PERSONAL PROPERTY. (B) WITHIN THE DOWNTOWN MIXED-USE LAND USE DISTRICT, FENCES, WALLS, AND/OR SCREENS EXCEEDING THIRTY (30) INCHES IN HEIGHT SHALL BE PROHIBITED FORWARD OF THE FRONT OR STREET SIDE FACADE OF THE PRINCIPAL STRUCTURE. (SEE CHAPTER 29, SPECIAL DISTRICTS AND OVERLAYS.) (C) FENCES SHALL BE MEASURED ON THE EXTERIOR SURFACE AND INCLUDE ANY BERM, RETAINING WALL, OR OTHER MANMADE IMPROVEMENT WHICH WOULD ARTIFICIALLY CIRCUMVENT THE INTENT OF THIS SECTION. (D) ALL WALLS AND FENCES SHALL BE CONSTRUCTED SO THAT ALL SUPPORT POSTS/POLES /MEMBERS ARE FACING THE INTERIOR OF THE YARD ON WHICH THE WALL/FENCE IS PLACED. THE GOOD SIDE (I.E. SIDE WITH NO BRACING OR SUPPORT MEMBERS) SHALL BE REQUIRED TO FACE THE NEIGHBORING PROPERTY AND/OR RIGHTS-OF-WAY ABUTTING THE PROPERTY WHERE A FENCE IS BEING ERECTED, EXCEPT AS FOLLOWS: (1) ABUTTING CONSERVATION OR OPEN RECREATION LANDS. (2) ABUTTING BODIES OF WATER, INCLUDING RETENTION PONDS. (3) ABUTTING COMMERCIAL USES. (4) ABUTTING PUBLIC LANDS. (E) FENCES AND WALLS SHALL BE FABRICATED FROM WOOD, ALUMINUM, WROUGHT IRON, VINYL, BRICK OR OTHER APPROVED MATERIALS MANUFACTURED SPECIFICALLY FOR FENCES AND WALLS. NON-TRADITIONAL FENCE MATERIALS SUCH AS TIRES, MUFFLER, HUBCAPS, GALVANIZED ROOFING, AND CORRUGATED METAL, ARE PROHIBITED. (F) EXCEPT AS SPECIFICALLY NOTED IN THIS ARTICLE, NO WALL OR FENCE SHALL BE CONSTRUCTED EITHER WHOLLY OR IN PART, OF BARBED WIRE, RAZOR WIRE, ELECTRIFIED WIRE, GLASS SHARDS, OR OTHER SIMILARLY DANGEROUS MATERIAL. (G) BARBED WIRE MAY BE USED IN CONJUNCTION WITH, OR

ACCESSORY TO, A PERMITTED AGRICULTURAL USE. (H) NO FENCE SHALL ENCROACH INTO A VISIBILITY TRIANGLE AT AN INTERSECTION OR A DRIVEWAY, AS DETERMINED BY THE CITY.

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 **06/30/2026**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

If you have any questions or to schedule a re-inspectionin your effort to achieve compliance, please contact the Code Enforcement office at (321) 567 3770.

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Jeanette Bowit
Ray Brown
1005 Main St
Titusville, FL 32796

9590 9402 9944 5335 5839 96

2. Article Number *(Transfer from service label)*

9589 0710 5270 2671 7053 42

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

ted Delivery

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

2600

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMO TEAMW with Ourc

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-56

1005 MAIN ST
TITUSVILLE, FL 32796

June 23, 2026

CASE # 26-000741

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-128
Address	1005 MAIN ST
Respondent	JEANNETTE BOWIE & ROY BROWN

Number of Inspector Hours

8	Number of Field Inspections *(Each Inspection = .5 Hours)*	
4	Field Hours	35.22 per hour
Inspection Hours Cost		140.88

Administrative Hours and Postage

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

Total 206.72

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: James Flannigan, Code Enforcement Officer

Subject: **26-129**
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

Department/Office: Code Enforcement

Recommended Action:

1. Sec. 12-23 Junk and Debris

Remove the fence slats from the property.

RECOMMENDATION:

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

If the Respondent does not comply by 10/01/2026, it is being requested that a fine of $100.00 per day, per violation be imposed and continue until the violation is corrected.

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

Summary Explanation & Background:

1. Sec. 12-23 Junk and Debris
2. Sec 6-109; 2018 IPMC SEC. 302.4 Overgrowth of weeds (resolved)

On April 20, 2026 I receive a complaint of a large stack of wood fence slats in the

backyard of this property. The slats have been in the back yard for over a year being stored causing a concern for rodent activity. There was also a complaint of overgrowth of grass, which has been resolved.

There has been no contact with the residents.

As of today the property is still 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:
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. 20260420_122445
2. 26-129 INITIAL EXHIBITS


photo by JF
April 20, 2026 12:24 PM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-129 Address/Location of Violation: 880 ALFORD 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 ~~9/2026~~ 9-2-26

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 ~~9/2026~~ 8-13-26

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

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

JIM FLANNIGAN 9-3-26

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 3 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 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. 26-129
Enforcement Case No: 26-000508

CITY OF TITUSVILLE

Petitioner,

vs.

SCRIVENER, WAYNE G MAY, ALYSSA NICOLE
880 ALFORD ST
TITUSVILLE, FL 32796

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

880 ALFORD ST **TAX PARCEL ID 21 3531-25-2-14** **LAND DESCRIPTION SOUTHERN COMFORT ESTS SEC 1 LOT 14 BLK 2**

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

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

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. 26-129 Address/Location of Violation: 880 ALFORD 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 4/20/26.

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 4/20/26. :

☐ 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 9-3-26

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 3 day of September, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 20 26

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

SCRIVENER, WAYNE G MAY, ALYSSA NICOLE
880 ALFORD ST
TITUSVILLE, FL 32796

April 20, 2026

CASE # 26-000508

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 880 ALFORD ST , Parcel ID# 21 3531-25-2-14

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

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

Section: NUISANCE

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

Inspector Comments: Old stack of fence slats in backyard need to be removed. (complaint received)

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 302.4 WEEDS - PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF [12 INCHES]. NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS. UPON FAILURE OF THE OWNER OR AGENT HAVING CHARGE OF A PROPERTY TO CUT AND DESTROY WEEDS AFTER SERVICE OF A NOTICE OF VIOLATION, THEY SHALL BE SUBJECT TO

PROSECUTION IN ACCORDANCE WITH SECTION 106.3 AND AS PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION. UPON FAILURE TO COMPLY WITH THE NOTICE OF VIOLATION, ANY DULY AUTHORIZED EMPLOYEE OF THE JURISDICTION OR CONTRACTOR HIRED BY THE JURISDICTION SHALL BE AUTHORIZED TO ENTER UPON THE PROPERTY IN VIOLATION AND CUT AND DESTROY THE WEEDS GROWING THEREON, AND THE COSTS OF SUCH REMOVAL SHALL BE PAID BY THE OWNER OR AGENT RESPONSIBLE FOR THE PROPERTY.

Inspector Comments:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **05/05/2026**. 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 3770.

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Wayne M. Scrivener
Alyssa Nicole May
880 Alford St.
Titusville, FL 32796

9590 9402 9944 5335 5829 99

2. 9589 0710 5270 1979 8244 03

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

2 of 2

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOTIN TEAMWOR WITHIN OUR COMMUN

1100 John Glenn Blvd. Titusville, FL 32780 PH 321-567-37

SCRIVENER, WAYNE G MAY, ALYSSA NICOLE
880 ALFORD ST
TITUSVILLE, FL 32796

April 20, 2026

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-129
Address	880 ALFORD ST
Respondent	WAYNE SCRIVENER & ALYSSA MAY

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: **26-130**
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

Department/Office: Code Enforcement

Recommended Action:
RECOMMENDATION:

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

1. Sec 6-109; 2018 IPMC SEC. 302.7 Accessory Structures (Fence)

Damaged fence sections need to be repairs. Repair sections of fence that are falling.

RECOMMENDATION:

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

If the Respondent does not comply by 10/09/2026, it is being requested that a fine of $100.00 per day, per violation be imposed and continue until the violation is corrected.

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

Summary Explanation & Background:
1. Sec 6-109; 2018 IPMC SEC. 302.7 Accessory Structures (Fence)

On April 27, 2026 I receive a complaint of damaged fence at this location. The

complaint was that the wood fence has damaged sections and is falling down between the house.

There has been no contact with the residents.

As of today the property is still 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:
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. 26-130 INITIAL EXHIBITS

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-130 Address/Location of Violation: 275 N CHRISTMAS HILL RD

Titusville, Florida

HAND DELIVERED

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

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

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

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

POST

☑ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 9/2/26

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 8/13/26

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

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

JIM FLANNIGAN 9-3-26

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 3 day of September, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 20 26

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. 26-130
Enforcement Case No: 26-000511

CITY OF TITUSVILLE

Petitioner,

vs.

275 CHRISTMAS HILL LAND TRUST
16877 E COLONIAL DR
ORLANDO, FL 32820

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

275 N CHRISTMAS HILL RD **TAX PARCEL ID 21 3532-00-778** **LAND DESCRIPTION PART OF SW 1/4 OF SE 1/4 AS DES IN ORB 40 PG 289**

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. 26-130 Address/Location of Violation: 275 N CHRISTMAS HILL RD

Titusville, Florida

HAND DELIVERED

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

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

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 04/27/26.

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 04/30/26 . :

☐ 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 5-3-26

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 3 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 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

275 CHRISTMAS HILL LAND TRUST
16877 E COLONIAL DR
ORLANDO, FL 32820

April 27, 2026

CASE # 26-000511

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 275 N CHRISTMAS HILL RD , Parcel ID# 21 3532-00-778

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

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

Section: PROPERTY MAINTENANCE

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

Inspector Comments: Fence damaged and falling. Needs to be repaired or replaced as needed.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **05/12/2026**. 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 3770.

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

275 Christmas Hill Land Trust
16877 E Colonial Dr.
Orlando, FL 32820

9590 9402 9944 5335 5830 33

2. 9589 0710 5270 1979 8258 13

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

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

275 CHRISTMAS HILL LAND TRUST
16877 E COLONIAL DR
ORLANDO, FL 32820

April 27, 2026

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-130
Address	275 N CHRISTMAS HILL RD
Respondent	275 CHRISTMAS HILL LAND TRUST

Number of Inspector Hours

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

Administrative Hours and Postage

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

Total 189.11

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **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 ___

Department/Office: Code Enforcement

Recommended Action:

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:
None

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: James Flannigan, Code Enforcement Officer

Subject: **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

Department/Office: Code Enforcement

Recommended Action:

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

1.SEC. 12-23 Junk and Debris

All debris needs to be removed from property including carpet, furniture, misc items

2. SEC. 6-109; 2018 IPMC SEC. 303.2 Enclosure Swimming Pools

Swimming pool needs to be removed or have a legal enclosure installed.

3. SEC. 6-109; 2018 IPMC SEC. 304.7 Roof and Drainage

Roof repairs required to prevent leaking

4. SEC. 6-109; 2018 IPMC SEC. 305.3 Interior Surfaces

Interior surfaces need to be fixed to prevent mold/ mildew issues.

RECOMMENDATION:

Order the Respondent(s) be assessed administrative costs, of $224.33

If the Respondent does not comply by 10/09/2026, it is being requested that a fine of $100.00 per day, per violation be imposed and continue until the violation is corrected.

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

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

Summary Explanation & Background:

1. SEC. 12-23 Junk and Debris
2. SEC. 6-109; 2018 IPMC SEC. 303.2 Enclosure Swimming Pools
3. SEC. 6-109; 2018 IPMC SEC. 304.7 Roof and Drainage
4. SEC. 6-109; 2018 IPMC SEC. 305.3 Interior Surfaces

On March 10, 2026 I received a complaint from the co owner of the property about the condition of the property. I met her on site. I met her on site and observed several violations that needed to be corrected. There was junk and debris, roof and drainage, interior surfaces and a above ground pool without an enclosure.

As of today the property is still 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:

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. 20260309_104011
2. 20260309_104038
3. 20260309_104144 (1)
4. 20260309_104026
5. 20260309_104004 (2)
6. 20260309_103638
7. 20260309_103632

8. 20260309_103608
9. 20260309_103530
10. 20260309_104004 (1)
11. 26-132 INITIAL EXHIBITS


photo by JF
March 09, 2026 10:40 AM


photo by JF
March 09, 2026 10:40 AM


photo by JF
March 09, 2026 10:41 AM


photo by JF
March 09, 2026 10:40 AM


photo by JF
March 09, 2026 10:40 AM


photo by JF
March 09, 2026 10:36 AM


photo by JF
March 09, 2026 10:36 AM


photo by JF
March 09, 2026 10:36 AM


photo by JF
March 09, 2026 10:35 AM


photo by JF
March 09, 2026 10:40 AM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-132 Address/Location of Violation: 1024 WEST 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 9/2/26

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 8/13/26

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

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

JIM FLANNIGAN 9-2-26

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 2 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 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. 26-132
Enforcement Case No: 26-000216

CITY OF TITUSVILLE

Petitioner,

vs.

STRACHAN, RODERICK L & JOE, BATHSHEBA

1024 WEST ST
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

1024 WEST ST **TAX PARCEL ID 22 3504-00-755** **LAND DESCRIPTION PART OF S 17 AC OF LOT 1 AS DES IN ORB 235 PG 350**

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

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

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

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

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. 26-132 Address/Location of Violation: 1024 WEST 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 03/10/26.

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 03/10/26. :

☐ 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 9-2-26

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 2 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 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

Joe Bathsheba
RODERICK L
P.O. Box 290084
1805 Clemson Rd

Columbia SC 29229

STRACHAN, RODERICK L STRACHAN,

1024 WEST ST
TITUSVILLE, FL 32780

April 07, 2026

CASE # 26-000216

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1024 WEST ST , Parcel ID# 22 3504-00-755

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

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

Section: NUISANCE

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

Inspector Comments: Outside debris needs to be picked up and removed. Including all carpet.

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 303.2 PRIVATE SWIMMING POOLS, HOT TUBS AND SPAS, CONTAINING WATER MORE THAN 24 INCHES (610 MM) IN DEPTH SHALL BE COMPLETELY SURROUNDED BY A FENCE OR BARRIER NOT LESS THAN 48 INCHES (1219 MM) IN HEIGHT ABOVE THE FINISHED GROUND LEVEL MEASURED ON THE SIDE OF THE BARRIER AWAY FROM THE POOL. GATES AND DOORS IN SUCH BARRIERS SHALL BE SELF CLOSING AND

SELF LATCHING. WHERE THE SELF LATCHING DEVICE IS NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE BOTTOM OF THE GATE, THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE. SELF CLOSING AND SELF LATCHING GATES SHALL BE MAINTANED SUCH THAT THE GATE WILL POSITIVELY CLOSE AND LATCH WHEN RELEASED FROM AN OPEN POSTION OF 6 INCHES (152 MM) FROM THE GATEPOST. AN EXISTING POOL ENCLOSURE SHALL BE REMOVED, REPLACED OR CHANGED IN A MANNER THAT REDUCES ITS EFFECTIVENESS AS A SAFTEY BARRIER. EXCEPTION: SPAS OR HOT TUBS WITH A SAFETY COVER THAT COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

Inspector Comments: Pool required to have an enclosure/ fence or removed

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.7 - THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

Inspector Comments:

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 305.3 INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.

Inspector Comments:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **05/08/2026**. 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 3770.

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

26-000218

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:

Roderick L Strachan
Bathsheba Joe
1024 West St
Titusville, FL 32780

9590 9402 9746 5266 3502 54

2. A... 9589 0710 5270 3819 8752 79 ...stricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

2400

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

STRACHAN, RODERICK L STRACHAN, RODERICK L
1024 WEST ST
TITUSVILLE, FL 32780

March 10, 2026

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:

Joe Bathsheba
Roderick L.
P.O. Box 290084
1805 Clemson Rd
Columbia, SC 29229

9590 9402 9834 5266 6466 96

2. Article Number (Transfer from service label)

9589 0710 5270 2671 7047 89

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
(over $500)

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

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOT TEAMWO WITHIN Our COMM

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

BATHSHEBA JOE
RODERICK STRACHAN
PO BOX 290084
1805 CLEMSON RD
COLUMBIA, SC 29229

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-132
Address	1024 WEST ST
Respondent	RODERICK STRACHAN & BATHSHEBA JOE

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: James Flannigan, Code Enforcement Officer

Subject: **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

Department/Office: Code Enforcement

Recommended Action:
RECOMMENDATION:

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

1. Sec. 6-56 Accessory Structures (Fence permit required)

Fence permit needs to be obtained for new surrounding fence that was installed

2. Sec. 6-5-(A) Building Permit Required.

Alterations permit needs to be applied for and approved for all alterations done to the property that requires a permit.

RECOMMENDATION:

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

If the Respondent does not comply by 10/09/2026, it is being requested that a fine of $100.00 per day, per violation be imposed and continue until the violation is corrected.

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

Summary Explanation & Background:

1. Sec. 6-56 Accessory Structures (Fence permit required)
2. Sec. 6-5-(A) Building Permit Required.

On March 4, 2026 while conducting neighborhood inspection. I observed this property to have construction work being done without a permit. I observed a new fence around the entire property that was not previously there. I observed new boarding put up around house, new windows installed, window openings covered from original design.

All work is being done without an alterations permit.

As of today the property is still 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:

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. IMG_20220831_092656
2. 20260304_102540 (1)
3. 20260304_102540
4. 20260714_130012
5. 20260304_102530
6. 26-133 INITIAL EXHIBITS




photo by JF
March 04, 2026 10:25 AM


photo by JF
March 04, 2026 10:25 AM


photo by JF
July 14, 2025 1:00 PM


photo by JF
March 04, 2026 10:25 AM

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-133 Address/Location of Violation: 411 DUMMITT 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 __/__/__.

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 8/14/26.

☐ 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 9-2-26

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 2 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 2 day of September 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. 26-133
Enforcement Case No: 26-000168

CITY OF TITUSVILLE

Petitioner,

vs.

GUARAZ, CHRISTELLE JACKLENE
411 DUMMITT AVE
TITUSVILLE, FL 32796

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

411 DUMMITT AVE	**TAX PARCEL ID 22 3503-03-21-3 LOT 3 BLK 21**	**LAND DESCRIPTION TITUSVILLE**

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. 6-56 (A) - BUILDING PERMIT REQUIRED

SEC. 6-56 - ACCESSORY STRUCTURES

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

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

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

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

Glenn Tolleson
Code Enforcement Manager

City of Titusville

Affidavit - Notice of Violation

Case No. 26-133 Address/Location of Violation: 411 DUMMITT AVE

Titusville, Florida

HAND DELIVERED

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

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

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 03/04/26.

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 03/04/26. :

☐ 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 9-3-26

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 3 day of September, 20 26, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 3 day of September 20 26

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

GUARAZ, CHRISTELLE JACKLENE
411 DUMMITT AVE
TITUSVILLE, FL 32796

March 04, 2026

CASE # 26-000168

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 411 DUMMITT AVE , Parcel ID# 22 3503-03-21-3

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

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

Section: BUILDING

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

Inspector Comments: Alterations permit required for work being done on property. Obtain permit ASAP.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **03/23/2026**. 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 3770.

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

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

asking for your assistance in achieving this goal.

Sincerely,

Jim Flannigan
Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Christelle Jacklene Guaraz
411 Dummitt Ave
Titusville, FL 32796

9590 9402 9834 5266 6453 54

2. A… 9589 0710 5270 3819 8752 24

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
- ☐ …ery Restricted Delivery
- ☐ …stricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

2e-

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROMOTIN… TEAMWOR… WITHIN Our COMMUNI…

1100 John Glenn Blvd. Titusville, FL 32780 PH 321-567-37…

GUARAZ, CHRISTELLE JACKLENE
411 DUMMITT AVE
TITUSVILLE, FL 32796

March 04, 2026

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-133
Address	411 DUMMITT AVE
Respondent	CHRISTELLE GUARAZ

Number of Inspector Hours

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

Administrative Hours and Postage

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

Total 277.16

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: Mae Wright, Code Enforcement Officer

Subject: **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.

Department/Office: Code Enforcement

Recommended Action:
Find that, at the time of this meeting, the property is in violation of Sec. 6-56 Building Permit Required.

Order the Respondent to correct the violation on or before 12:00 pm (noon) on October 9, 2026, by: Obtaining the required building permit for the new exterior door and completing all associated building inspections..

If the Respondent does not comply by October 9, 2026; Impose a fine of $250.00 per day, commencing on October 10, 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 $206.72.

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

Summary Explanation & Background:
1. Sec. 6-56 Building Permit Required – Exterior door replacement

Narrative of Violation:
On May 6, 2026; I was contacted by Fire Inspector Kyle Mack concerning work being

done to the restaurant by the new owner of the property and we completed an inspection of the property. A new exterior door was installed at the main entrance of the restaurant reducing the opening from a double door to a single door.

Inspector Mack and I spoke with workers on site concerning plans for the new restaurant, about the new door installed as well as other potential work to restaurant. They were advised that a Building Permit is required for the new exterior door and that a life safety plan would need to be submitted to confirm the new single door meets the Florida Fire Code. Business cards were provided should the owner have any questions.

On June 9th, 2026, Driftwood Coastal Grill received their Business Tax Receipts for the restaurant and alcohol sales and Sign Permit #26-1043 was issued for the new ground sign.

On June 10, 2026, a review of Building Department files found no permit application on file for the new exterior door. The Notice of Violation was hand delivered to Charlie Cooper at the property.

On June 11, 2026, Door Permit #26-5476 was submitted for review. - Review Comments were sent to the applicant on June 17, 2026 that included comments from Fire Review noting: Life Safety Plan Required: Due to the decrease in door width, please submit a life safety plan showing that the new front door will meet all egress requirements for the building. FFPC 101-Ch. 7 . - Additional Review comments were sent to the applicant on June 23, 2026 again noting a Life Safety Plan was required to be submitted for review.

The week of June 22, 2026; Driftwood Coastal Grill opens for business.

On July 22, 2026; a review of Building Department records found no activity on Door Permit #26-5476 and a non-compliance letter was mailed to the property owner.

On August 11, 2026; a review of Building Department records again found no activity on Door Permit #26-5476. I called permit applicant Coastal Window & Tint and spoke to staff about the lack of activity on the permit application and that I would be moving forward with scheduling a Hearing in front of the Special Magistrate. - Mrs. Van Wart with SRMS 3 LLC email Titusville Building Department the same afternoon requesting information on how to resolve the permitting problem. Responses from Building Department Staff and Fire Inspector Mack were emailed back to Mrs. Van Wart before the end of day.

On August 18, 2026; Mrs. Van Wart with SRMS 3 LLC email Fire Inspector Mack a draft life safety plan and review comments were sent back the same day outlining requirements a Life Safety Plan must include. It was also confirmed that re-installing a double door would still require a building permit.

Contact with Owner:
On September 2, 2026; I spoke to Mr. Sancin Shenoy by phone, discussing my expectations to come into compliance, the permitting issues, backorder of materials and the upcoming hearing.

Results of Reinspection: No Permit has been issued for the new door.

Per Building Department records, no activity on Door Permit #26-5476 but a New Permit Application was submitted on September 3, 2026; for the installation of double doors.

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. 26-136 INITIAL EXHIBITS

City of Titusville

Affidavit - Notice of Hearing

Case No. 26-136 Address/Location of Violation: 3665 S WASHINGTON AVE

Titusville, Florida

HAND DELIVERED

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

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

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

☒ the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge ~~on~~ 02Sept/2026 at 3665 S. Washington Ave.

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted ~~on the real property listed above upon which the violation exists~~, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 02/Sept/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 14/Aug/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 04-Sept-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 4 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 4 day of September 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. 26-136
Enforcement Case No: 26-000563

CITY OF TITUSVILLE

Petitioner,

vs.

SRMS 3 LLC
Attn: SACHIN SHENOY, Registered Agent

PO BOX 5779
TITUSVILLE, FL 32783

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 09/14/2026 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:

3665 S WASHINGTON AVE TAX PARCEL ID 22 3515-78-13-6 LAND DESCRIPTION DELESPINE COURTS S 40 FT OF WATER LOT 6 & WATER LOTS 7 TO 16 BLK 13 & N 1/2 OF VACATED ST S OF LOT 16, ALL SUB- MERGED LANDS E T

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. 6-56 (A) - BUILDING PERMIT REQUIRED

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

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

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

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

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

Glenn Tolleson
Code Enforcement Manager

City of Titusville

Affidavit - Notice of Violation

Case No. 26-136 Address/Location of Violation: 3665 S WASHINGTON AVE

Titusville, Florida

HAND DELIVERED

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

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

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

☒ the owner(s) of commercial property, leaving the Notice of Violation with a manager or other person in charge 10/June/2026 at 3665 S. Washington Ave.

POST

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

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 11/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 04-Sept-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 4 day of September, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 4 day of September 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

SRMS 3 LLC
Attn: SACHIN SHENOY, Registered Agent
PO BOX 5779
TITUSVILLE, FL 32783

June 10, 2026

CASE # 26-000563

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 3665 S WASHINGTON AVE , Parcel ID# 22 3515-78-13-6

An inspection was conducted on 05/06/2026 and 06/10/2026 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: BUILDING

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

Inspector Comments: 5/6/2026 6/10/2026 Obtain required Alteration Permit for replacement of front door for Restaurant. For more information on required applications and documentation, contact Titusville Building Department at 321-567-3760 or at builidngpermits@titusville.com or by visiting City Hall Second Floor - 555 S Washington Ave Titusville Fl 32796. 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-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

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:

SRMS 3 LLC
Attn: Sachin Shenoy
PO Box 5779
Titusville, FL 32783

9590 9402 9834 5266 6464 98

2. 9589 0710 5270 2671 7069 29

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

267

CITY OF TITUSVILLE POLICE
CODE ENFORCEMENT
PROMOTIN TEAMWOR WITHIN OUR COMMUN
1100 John Glenn Blvd. Titusville, FL 32780 PH 321-567-37

SRMS 3 LLC
Attn: SACHIN SHENOY, Registered Agent
PO BOX 5779
TITUSVILLE, FL 32783

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	26-136
Address	3665 S WASHINGTON AVE
Respondent	SRMS 3 LLC

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