CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

April 14, 2025 - 2:00 PM

Council Chamber at City Hall

555 South Washington Avenue, Titusville, FL 32796

Special Magistrate Don Nguyen

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. **APPROVAL OF MINUTES**
    A. **Minutes**

Approve the minutes of the Regular Code Enforcement Special Magistrate Meeting on March 10, 2025.

4. HEARINGS

A. **Lien Reduction Hearings**

B. **Massey Hearings**

1. **25-04**
   Explore & Discover Inc
   1700 Knox Mc Rae Dr Titusville Fl 32780 (Former Address)
   1680 Knox McRae Dr Titusville Fl 32780 (New Address)
   Tax Parcel ID#22-35-16-00-767
   Notice of Hearing Certified and Posted

2. **25-09**
   Emma B Portlock (Estate)
   1121 Second Ave.
   Titusville FL 32780
   (Parcel ID# 22-35-03-54-11-13)
   Notice of Hearing Certified and first class 03/06/25 and Posted 04/02/25.

3. **25-11**
   TPK Investments, LLC
   Darlene B Tindall – Registered Agent
   2671 Sussana Ln, Titusville, FL 32780
   Parcel ID# 22-35-20-05-*-3
   Notice of Hearing: Certified and Posted April 1, 2025

4. **25-27**
   Philp A D'Andreamatteo Jr.
   1435 Brook Drive, Titusville FL 32780
   Parcel ID# 22-35-08-01-3-13
   Notice of Hearing: Certified and Posted April 2, 2025

C. **Continued Hearings**

D. **Initial Hearings**

1. **25-29**
   BAF 4 LLC – Listed owner
   Corporation Service Company – Registered Agent
   4320 Byron Ave, Titusville, FL 32780
   5001 Plaza on the Lake, Suite #1200, Austin, Texas 78746 - Owner
   1201 Hays Street, Tallahassee, Florida 32301-2525 - Registered Agent

Parcel ID# 22-35-21-91-*-31
Notice of Hearing: Certified and Posted - Initial on September 23, 2024.
Hearing mailed March 11, 2025, posted April 1, 2025.

2. **25-30**
   Vermont LLC
   1091 S De Leon Avenue
   2582 Maguire Road #513, Ocoee, Florida 32761 - Owner
   Parcel ID# 21-35-03-54-13-3
   Notice of Violation: Certified and Posted, Initial January 1, 2025, Certified mail February 10, 2025.
   Hearing Mailed March 11, 2025, and Posted April 2, 2025

3. **25-31**
   Vermont LLC
   1545 Kings Court, Titusville, Florida 32780
   2582 Maguire Road #513, Ocoee, Florida 32761 - Owner
   Parcel ID# 22-35-09-10-*-15
   Notice of Violation: Certified and Posted, Initial January 22, 2025.
   Hearing Mailed March 11, 2025, and Posted April 2, 2025

4. **25-33**
   Robert C Kirk
   Krystal Kirk Cook
   925 Cleveland Street, Titusville, FL 32780
   Parcel ID # 22-35-22-52-20-6
   Notice of Violation: Certified and Posted, Initial August 27, 2024, Certified August 24, 2024.
   Hearing Mailed March 11, 2025, and Posted April 1, 2025

5. **25-32**
   JL Miami Homes LLC
   990 Alford Street
   3446 SW 8th Street, Miami, Florida 33130 - Owner
   Parcel ID# 21-35-31-26-5-11
   Notice of Violation: Certified and Posted, Initial December 3, 2024, posted Certified mail December 5, 2024.
   Hearing Mailed March 11, 2025, and Posted April 2, 2025

5. CODE ENFORCEMENT MANAGER'S REPORT

6. ADJOURNMENT