



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

May 12, 2025 - 2:00 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. APPROVAL OF MINUTES**
 - A. Approval of April Meeting Minutes**
- 4. HEARINGS**
 - A. Lien Reduction Hearings**

B. Massey Hearings

C. Continued Hearings

D. Initial Hearings

1. **25-35**
WALKABOUT MINISTRY INC (NEW WAY RECOVERY)
801 ORANGE ST, TITUSVILLE, FL 32796
TAX PARCEL ID # 22-35-03-00-258
NOTICE OF HEARING: CERTIFIED AND POSTED
2. **25-38**
PALMETTO RIDGE ESTATES
1202 PRAIRIE LN, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-10-00-265
NOTICE OF HEARING: CERTIFIED AND POSTED
3. **25-50**
UNITED CHRISTIAN FELLOWSHIP
609 DUMMIT AVE, TITUSVILLE, FL 32796
TAX PARCEL ID # 22-35-03-03-19-1
NOTICE OF HEARING: CERTIFIED AND POSTED
4. **25-51**
INFINITY AFFAIRS VENUE
3550 S WASHINGTON AVE, STE 16, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-15-00-761
NOTICE OF HEARING: CERTIFIED AND POSTED
5. **25-65**
LBJ SERVICES LLC
60 N CHRISTMAS HILL RD, TITUSVILLE, FL 32796
TAX PARCEL ID # 21-35-32-00-764
NOTICE OF HEARING: CERTIFIED AND POSTED
6. **25-67**
NICOLES APPLIANCES BY DANNY
3304 S HOPKINS AVE, TITUSVILLE, FL 32780
TAX ID PARCEL ID # 22-35-15-75-8-1
NOTICE OF HEARING: CERTIFIED AND POSTED
7. **25-80**
ATLANTIC PAINTING LLC
5440 SANDRA DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-27-52-22-14
NOTICE OF HEARING: CERTIFIED AND POSTED

8. 25-83
LNS AQUATICS
635 BREAKAWAY TRL, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-27-32-C-14
NOTICE OF HEARING: CERTIFIED AND POSTED
9. 25-90
REVIVE EXTERIOR CLEANING LLC
835 CLEVELAND ST, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-22-50-5-14
NOTICE OF HEARING: CERTIFIED AND POSTED
10. 25-102
A.P.R.U LLC
1419 CHAFFEE DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 23-35-03-00-262
NOTICE OF HEARING: CERTIFIED AND POSTED
11. 25-104
CHRIST COMMUNITY PRESBYTERIAN CHURCH INC.
4295 GARDEN ST, TITUSVILLE, FL 32796
TAX PARCEL ID # 22-35-06-00-305
NOTICE OF HEARING: CERTIFIED AND POSTED
12. 25-111
AQUAPRESS MAN
1615 GULDAHL DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-16-03-8-8
NOTICE OF HEARING: CERTIFIED AND POSTED
13. 25-113
QUANTUM CONSTRUCTION
2050 WHITE SANDS DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-09-76-*40
NOTICE OF HEARING: CERTIFIED AND POSTED
14. 25-127
SHONUFF SUGAH'S CAKERY LLC
839 GIBSON ST, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-10-27-J-3
NOTICE OF HEARING: CERTIFIED AND POSTED

5. CODE ENFORCEMENT MANAGER'S REPORT

6. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **Approval of April Meeting Minutes**

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:

1. April 14 2025 Meeting Minutes

MEETING MINUTES

Monday, April 14, 2025, 2:00 PM

COUNCIL CHAMBER

CODE ENFORCEMENT SPECIAL MAGISTRATE

I. CALL TO ORDER

The scheduled meeting of the Titusville Code Enforcement Special Magistrate was called to order at 2:00 pm in the City Hall, Council Chambers, 555 S Washington Avenue, Titusville, FL.

PRESENT:

Don Nguyen, Special Magistrate
Chelsea Farrell, Assistant City Attorney
Glenn Tolleson, Code Enforcement Manager
Jim Flannigan, Code Enforcement Officer
Mae Wright, Code Enforcement Officer

II. SWEARING IN OF WITNESSES

III. APPROVAL OF MARCH 10, 2025, HEARING MINUTES- *Approved by Special Magistrate Fong.*

IV. HEARINGS

MUNICIPAL TRESPASS WARNING APPEAL

None

LIEN REDUCTION HEARINGS

None

MASSEY HEARINGS

25-04

EXPLORE & DISCOVER INC

1700 KNOX MC RAE DR, TITUSVILLE, FL 32780 (FORMER ADDRESS)

1680 KNOX MC RAE DR, TITUSVILLE, FL 32780 (NEW ADDRESS)

TAX PARCEL ID# 22-35-16-00-767

CODE ENFORCEMENT OFFICER: JIM FLANNIGAN

NOTICE OF HEARING: CERTIFIED

- 1. Section 30-39; Tree Removal Permit Required*
- 2. Section 30-83; Prohibition: Clearing, Storage of Materials and Equipment*

On January 13, 2025, Code Officer Flannigan entered a Notice of Hearing and Affidavit of posting as Exhibit #1, a Cost Recovery Statement in the amount of \$163.75 as Exhibit #2, Final Orders from Initial Hearing as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

The respondent was present and provided testimony.

The subject property was found in violation of the sections listed above and ordered to correct the cited violations by 12:00pm (noon) on April 11, 2025. If compliance with all violations 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 \$5,000.00 on April 12, 2025.

On February 12, 2025, the subject property was issued a permit for landscaping and tree replacement.

On March 24, 2025, this case was put into compliance for all violations by the Code Enforcement Officer.

On April 14, 2025, Code Officer Flannigan testified that, as of the date of the hearing, the subject property is in compliance. Special Magistrate Nguyen ordered for case to be closed and administrative costs of \$163.75 be payable to the "City of Titusville" and delivered to the Office of the City Attorney at 555 S Washington Avenue, Titusville, Florida.

25-09

EMMA B PORTLOCK (ESTATE)

1121 SECOND AVE, TITUSVILLE, FL 32780

TAX PARCEL ID# 22-35-03-54-11-13

CODE ENFORCEMENT OFFICER: JIM FLANNIGAN

NOTICE OF HEARING: CERTIFIED AND POSTED

- 1. Section 6-109; 2018 IPMC Section 102.2 – Maintenance*
- 2. Section 6-109; 2018 IPMC Section 302.3 – Sidewalks and Driveways*
- 3. Section 6-109; 2018 IPMC Section 302.4 – Overgrowth – Weeds*
- 4. Section 6-109; 2018 IPMC Section 304.13.2 – Openable Windows*
- 5. Section 6-109; 2018 IPMC Section 304.7 – Roof and Drainage*

On February 10, 2025, Code Enforcement Officer Flannigan entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a Cost Recovery Statement in the amount of \$216.58 as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

The respondent was provided notice of this hearing and did not appear at the hearing.

The subject property was found in violation of the sections listed above and given until 12:00pm (noon) on April 11, 2025, to correct all violations. If compliance with all violations 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 \$100.00 per day, per violation commencing April 12, 2025, and continuing daily until violations are corrected. A lien may also be imposed.

On April 14, 2025, Code Officer Flannigan testified that the subject property remains in violation. The Respondent was provided notice of this hearing and did not appear at the hearing.

The Special Magistrate ordered a fine imposing in the amount of \$100.00 per day, per violation commencing April 12, 2025, and continuing daily until violations are corrected to the written satisfaction of the Code Enforcement Officer.

In addition to the fine, the City's costs of prosecution are imposed in the amount of \$216.58, payable to the "City of Titusville" and delivered to the Office of the City Attorney at 555 S Washington Avenue, Titusville, Florida.

25-11

TPK INVESTMENTS

2671 SUSSANA LN, TITUSVILLE, FL 32780

TAX PARCEL ID# 22-35-20-05-3

CODE ENFORCEMENT OFFICER: MAE WRIGHT

NOTICE OF HEARING: CERTIFIED AND POSTED

1. Section 34-10; Site Permit Required – Site Development
2. Section 6-109; 2018 IPMC Sec. 302.4 – Overgrowth – Weeds

On February 10, 2025, Code Officer Wright entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a Cost Recovery Statement in the amount of \$234.19 as Exhibit # 3 and a PowerPoint presentation as Exhibit #4.

The registered agent Darlene Tindall from TPK Investments LLC was present and presented testimony.

Evidence shows that subject property remains in violation of the above-mentioned code Section 34-10; Site Permit Required – Site Development. The second violation was corrected on January 28, 2025. Based upon the findings, the respondent shall correct the remaining violation by 12:00pm (noon) on April 11, 2025.

The respondent shall submit an application for a site permit and/or remove the fill dirt from property and re-establish ground cover on all affected areas by 12:00pm (noon) on April 11, 2025. Respondent shall further correct the cited violations on the subject property by obtaining a site permit and/or remove the fill dirt from property and re-establish ground cover on all affected areas by 12:00pm (noon) on August 11, 2025. If compliance with all violations is not achieved by August 11, 2025, a subsequent compliance/Massey hearing will be held and the Magistrate may impose a fine in the amount of \$100.00 per day retroactive to April 12, 2025, and continuing daily until the violations are corrected. A lien may also be imposed.

On April 14, 2025, Code Officer Wright testified that, as of the date of the hearing, the Respondent had removed the fill from the property but had not yet submitted an invoice showing the work performed on the property. The Special Magistrate granted an additional two (2) days from April 14, 2025, for the Respondent to submit the required invoice. The respondent has since provided the invoice within the time allowed and is therefore now in compliance with prior order.

In addition to the fine, the City's costs of prosecution are imposed in the amount of \$234.19, payable to the "City of Titusville" and delivered to the Office of the City Attorney at 555 S Washington Avenue, Titusville, Florida (if said costs have not previously been paid).

25-27

**PHILIP A D'ANDREAMATTEO JR
1435 BROOK DRIVE, TITUSVILLE, FL 32780**

TAX PARCEL ID# 22-35-08-01-3-13
CODE ENFORCEMENT OFFICER: JIM FLANNIGAN
NOTICE OF HEARING: CERTIFIED AND POSTED

- ~~1. Section 13-26; Trash, Dead Trees, Overgrowth~~
- ~~2. Section 13-73; Inoperative Vehicles Prohibited~~
- ~~3. Section 6-109; 2018 IPMC Section 304.6; Exterior Walls~~
4. Section 6-109; 2018 IPMC Section 304.7; Roofs and Drainage

On June 19, 2024, the subject property was given a Notice of Violation for the sections listed above and was given the date of July 29, 2024, to correct all violations. The following sections have been considered in compliance: Section 13-26; Trash, Dead Trees, Overgrowth, Section 13-73; Inoperative Vehicles Prohibited and Section 6-109; 2018 IPMC Section 304.6; Exterior Walls. Section 6-109; 2018 IPMC Section 304.7; Roofs and Drainage remains in violation.

On March 10, 2025, Code Enforcement Officer Flannigan entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a Cost Recovery Statement in the amount of \$251.80 as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

The respondent was provided notice of this hearing and did not appear at the hearing.

Based on the evidence, Special Magistrate Fong is giving the subject property until 12:00pm (noon) on April 11, 2025, to correct violations. If compliance with all violations 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 \$100.00 per day, per violation commencing April 12, 2025, and continuing daily until violations are corrected. A lien may also be imposed.

On April 14, 2025, Code Officer Flannigan testified that the property remains in violation as of the date of this hearing. The respondent was provided notice of this hearing and was present. The Special Magistrate granted the respondent an additional sixty (60) days from the date of the hearing to correct violation. If compliance is not achieved by June 13, 2025, a fine is imposed in the amount of \$100.00 per day, retroactive April 12, 2025, and continuing daily until the violation is corrected to the written satisfaction of the Code Officer.

In addition to the fine, the City's costs of prosecution are imposed in the amount of \$251.80, payable to the "City of Titusville" and delivered to the Office of the City Attorney at 555 S Washington Avenue, Titusville, Florida.

25-30

VERMONT LLC

1091 S DE LEON AVE, TITUSVILLE, FL 32780

TAX PARCEL ID# 22-35-03-54-13-3

CODE ENFORCEMENT OFFICER: JIM FLANNIGAN

NOTICE OF HEARING: CERTIFIED AND POSTED

- 1. Section 6-109; 2018 IPMC Sec 309.4; Pest Infestation- Multiple Occupancy*
- 2. Section 6-109; 2018 IPMC Sec 304.13.2 – Openable Windows*
- 3. Section 6-109; 2018 IPMC Sec 304.15 – Exterior Doors*
- 4. Section 6-109; 2018 IPMC Sec 304.7 – Roofs and Drainage*
- 5. Section 6-109; 2018 IPMC Sec 305.3 – Interior Surfaces*
- 6. Section 6-109; 2018 IPMC Sec 308.1 – Accumulation of rubbish or Garage*
- 7. Section 6-109; 2018 IPMC Sec 602.3 – Heat Supply*
- 8. Section 6-109; 2018 IPMC Sec 704.2; Fire Safety – Smoke Alarms Where Required*

On January 19, 2025, the subject property was given a Notice of Violation for the sections listed above and was given until February 17, 2025, to correct all violations.

On April 14, 2025, Code Enforcement Officer Flannigan entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a Cost Recovery Statement in the amount of \$146.14 as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

The respondent was provided notice of this hearing and did not appear at the hearing.

Based on the evidence submitted, the Special Magistrate ordered that the respondent shall correct the cited violations by 12:00pm (noon) on June 6, 2025. If compliance with all violations 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 \$100.00 per day, per violation commencing June 7, 2025, and continuing daily until the violations are corrected. A lien may also be imposed.

In addition to the fine, the City's costs of prosecution are imposed in the amount of \$146.14, payable to the "City of Titusville" and delivered to the Office of the City Attorney at 555 S Washington Avenue, Titusville, Florida.

25-31

VERMONT LLC

1545 KINGS CT, TITUSVILLE, FL 32780

TAX PARCEL ID# 22-35-09-10-*-15

CODE ENFORCEMENT OFFICER: JIM FLANNIGAN

NOTICE OF HEARING: CERTIFIED AND POSTED

1. *Section 6-109; 2018 IPMC Sec 605.4 – Electrical Equipment Wiring*
2. *Section 6-109; 2018 IPMC Sec 302.7 – Accessory Structures*
3. *Section 6-109; 2018 IPMC Sec 304.13 – Windows, Skylights, Door Frames*
4. *Section 6-109; 2018 IPMC Sec 304.13.2 – Openable Windows*
5. *Section 6-109; 2018 IPMC Sec 304.7 – Roofs and Drainage*
6. *Section 6-109; 2018 IPMC Sec 305.3 – Interior Surfaces*
7. *Section 6-109; 2018 IPMC Sec 305.6 – Interior Doors*
8. *Section 6-109; 2018 IPMC Sec 506.1 – Sanitary Drainage System General*
9. *Section 6-109; 2018 IPMC Sec 602.1 – Heating Facilities Required*
10. *Section 6-109; 2018 IPMC Sec 603.1 – Mechanical Appliances*
11. *Section 6-109; 2018 IPMC Sec 605.2 – Electrical Equipment Receptacles*
12. *Section 6-109; 2018 IPMC Sec 704.2; Fire Safety – Smoke Alarms Where Required*

On January 22, 2025, the subject property was given a Notice of Violation for the sections listed above and was given until February 17, 2025, to correct all violations.

On April 14, 2025, Code Enforcement Officer Flannigan entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a Cost Recovery Statement in the amount of \$146.14 as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

The respondent was provided notice of this hearing and did not appear at the hearing.

Based on the evidence submitted, the Special Magistrate ordered that the respondent shall correct the cited violations by 12:00pm (noon) on June 6, 2025. If compliance with all violations 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 \$100.00 per day, per violation commencing June 7, 2025, and continuing daily until the violations are corrected. A lien may also be imposed.

In addition to the fine, the City's costs of prosecution are imposed in the amount of \$146.14, payable to the "City of Titusville" and delivered to the Office of the City Attorney at 555 S Washington Avenue, Titusville, Florida.

25-32

JL MIAMI HOMES LLC

990 ALFORD ST, TITUSVILLE, FL 32796

TAX PARCEL ID# 21-35-31-26-5-11

CODE ENFORCEMENT OFFICER: JIM FLANNIGAN

NOTICE OF HEARING: CERTIFIED AND POSTED

- 1. NFPA 1-11.1.8 – Electrical cover Plates*
- 2. Section 6-109; 2018 IPMC Sec 304.7 – Roofs and Drainage*
- 3. Section 6-109; 2018 IPMC Sec 602.2; Heating – Residential Occupancies*
- 4. Section 6-109; 2018 IPMC Sec 603.1 – Mechanical Appliances*
- 5. Section 6-109; 2018 IPMC Sec 704.2; Fire Safety- Smoke Alarms Where Required*
- 6. Section 6-56 (A) – Building Permit Required*

On December 3, 2024, the subject property was given a Notice of Violation for the sections listed above and was given until January 20, 2025, to correct all violations.

On April 14, 2025, Code Enforcement Officer Flannigan entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a Cost Recovery Statement in the amount of \$128.53 as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

The respondent was provided notice of this hearing and did not appear at the hearing.

Based on the evidence submitted, the Special Magistrate ordered that the respondent shall correct the cited violations by 12:00pm (noon) on June 6, 2025. If compliance with all violations 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 \$100.00 per day, per violation commencing June 7, 2025, and continuing daily until the violations are corrected. A lien may also be imposed.

In addition to the fine, the City's costs of prosecution are imposed in the amount of \$128.53, payable to the "City of Titusville" and delivered to the Office of the City Attorney at 555 S Washington Avenue, Titusville, Florida.

25-33

ROBERT C KIRK

KRYSTAL KIRK COOK

925 CLEVELAND ST, TITUSVILLE, FL 32780

TAX PARCEL ID# 22-35-22-52-20-6

CODE ENFORCEMENT OFFICER: MAE WRIGHT

NOTICE OF HEARING: CERTIFIED AND POSTED

1. Section 6-109; 2018 IPMC Sec 404.4.4 – Prohibited Occupancy Non-Habitable Space
2. Section 12-23 – Junk and Debris
- ~~3. Section 13-73 – Inoperative Vehicles Prohibited~~
4. Section 6-109; 2018 IPMC Section 304.13 – Windows, Skylights, Door Frames

On August 27, 2024, the subject property was given a Notice of Violation for the sections listed above and was given until September 10, 2024, to correct all violations.

On April 14, 2025, Code Enforcement Officer Wright entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a Cost Recovery Statement in the amount of \$216.58 as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

The respondent was provided notice of this hearing and did appear at the hearing.

Based on the evidence submitted, the Special Magistrate ordered that the respondent shall remove all the items being stored outside the house and in the backyard and cease utilizing the porch and living room for sleeping purposes by 12:00pm (noon) on June 6, 2025. The Respondent shall further repair or replace the windows to function correctly and obtain any necessary permits by 12:00pm (noon) on July 11, 2025.

If compliance with all violations is not achieved by the above deadlines, a subsequent compliance/Massey hearing will be held. The Magistrate may impose a fine in the amount of \$100.00 per day, per violation commencing June 7, 2025 for any violations not corrected by the June 6, 2025 deadline, and July 12, 2025, for the violation not corrected by the July 11, 2025 deadline. Fines shall continue to accrue daily until the violations are corrected. A lien may also be imposed.

In addition to the fine, the City's costs of prosecution are imposed in the amount of \$216.58, payable to the "City of Titusville" and delivered to the Office of the City Attorney at 555 S Washington Avenue, Titusville, Florida.

V. CODE ENFORCEMENT MANAGER'S REPORT – None.

VI. ADJOURNMENT – 3:18 P.M.

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Members of the 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: Members of the Code Enforcement Special Magistrate

From:

Subject: **Massey 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: Members of the 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: Members of the Code Enforcement Special Magistrate

From:

Subject: Initial Hearings

Department/Office:

Recommended Action:

Summary Explanation & Background:

Alternatives:

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

None

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **25-35**
WALKABOUT MINISTRY INC (NEW WAY RECOVERY)
801 ORANGE ST, TITUSVILLE, FL 32796
TAX PARCEL ID # 22-35-03-00-258
NOTICE OF HEARING: CERTIFIED AND POSTED
Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$146.14 and \$50.00, totaling amount due of \$196.14 for the BTR renewal be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and/or Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 25-35 COST RECOVERY
2. 25-35 EXHIBITS



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-35
Address 801 ORANGE ST
Respondent WALKABOUT MINISTRY (NEW RECOVERY WAY)

Number of Inspector Hours

5 Number of Field Inspections (*Each Inspection = .5 Hours*)
2.5 Field Hours 35.22 per hour
Inspection Hours Cost 88.05

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 146.14



City of Titusville
Affidavit - Notice of Violation



Case No. 25-35 Address/Location of Violation: 801 ORANGE 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 _ / _ / _.

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 09/04/2025

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

MAE WRIGHT

Mae Wright 01-May-2025

Print Name / Signature / Date

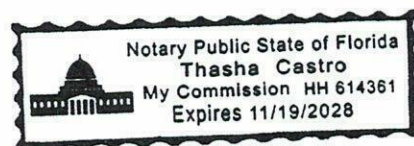
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May, 2025.

THASHA CASTRO

Notary Public

SEAL





CODE ENFORCEMENT

**PROMOTING
TEAMWORK**
WITHIN *Our* COMMUNITY

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

WALKABOUT MINISTRY INC a/k/a NEW WAY RECOVERY

**Attn: DUSTIN SAMS
1450 HARRISON ST
TITUSVILLE, FL 32780**

WALKABOUT MINISTRY INC a/k/a NEW WAY RECOVERY

**Attn: DUSTIN SAMS
801 ORANGE STREET
TITUSVILLE, FL 32780**

April 02, 2025

CASE # 25-000510

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 801 ORANGE ST , Parcel ID# 22 3503-00-258

An inspection was conducted on 03/25/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF: (1) ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION. (2) ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION. (3) ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION. (b) PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER

GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

Inspector Comments: 4/2/2025 Obtain required Business Tax Receipt Licenses for: WALK-ABOUT-MINISTRY INC a/k/a NEW WAY RECOVERY. Contact Titusville Development Services at 321-567-3758 or businesstaxreceipt@titusville.com for information. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/16/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Mae Wright
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-35 Address/Location of Violation: 801 ORANGE ST
Titusville, Florida

HAND DELIVERED

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

- ☐ the owner of the property on _ / _ / _ at _____.
- ☐ the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.
- ☐ the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge _ / _ / _ at _____.

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 30/April/2025

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 09/April/2025
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

MAE WRIGHT

Mae Wright 01-May-2025

Print Name / Signature / Date

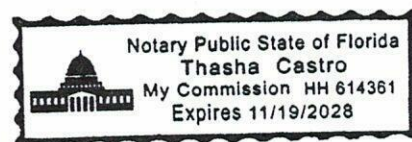
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May 2025.

[Signature]

Notary Public

SEAL



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

Hearing Case No. 25-35
Enforcement Case No: 25-000510

CITY OF TITUSVILLE

Petitioner,

vs.

WALKABOUT MINISTRY INC (NEW WAY RECOVERY)
1450 HARRISON ST
TITUSVILLE, FL 32780

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780

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

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

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

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

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

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

801 ORANGE ST

TAX PARCEL ID 22 3503-00-258

**LAND DESCRIPTION PART OF NW 1/4
OF NW 1/4 AS DES IN DB 348 PG 476,362 PG 428 & 394 PG 291**

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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

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:

**WALKABOUT MINISTRY INC
ATTN: DUSTIN SAMS
1450 HARRISON ST
TITUSVILLE, FL 32780**



9590 9402 9378 5002 0555 21

2. Article Number (Transfer from service label)

9589 0710 5270 0957 4038 90

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

Restricted Delivery

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

Domestic Return Receipt



**CODE
ENFORCEMENT**

**PROMOT
TEAMW**

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

**WALKABOUT MINISTRY INC
ATTN: DUSTIN SAMS
1450 HARRISON ST
TITUSVILLE, FL 32780**

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:

**WALKABOUT MINISTRY INC
ATTN: DUSTIN SAMS
801 ORANGE ST
TITUSVILLE, FL 32780**



9590 9402 9378 5002 0555 38

2. Article Number (Transfer from service label)

9589 0710 5270 0957 4039 37

Restricted Delivery

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

Domestic Return Receipt



**CODE
ENFORCEMENT**

**PROMOT
TEAMW**

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

WALKABOUT MINISTRY INC
ATTN: DUSTIN SAMS
801 ORANGE ST
TITUSVILLE, FL 32780

25-000510

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:

**WALKABOUT MINISTRY INC
ATTN: DUSTIN SAMS
801 ORANGE ST
TITUSVILLE, FL 32780**



9590 9402 9378 5002 0555 38

2. Article Number (Transfer from service label)

9589 0710 5270 0957 4039 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>X Kimberly Ann</i>		☒ Agent ☐ Addressee
B. Received by (Printed Name) <i>Kimberly Ann</i>	C. Date of Delivery <i>4/16/25</i>	
D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		

3. Service Type	☐ Priority Mail Express®
☐ Adult Signature	☐ Registered Mail™
☐ Adult Signature Restricted Delivery	☐ Registered Mail Restricted Delivery
☐ Certified Mail®	☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery	
☐ Collect on Delivery Restricted Delivery	

stricted Delivery

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Jim Flannigan, Code Enforcement Officer
Subject: **25-38**
PALMETTO RIDGE ESTATES
1202 PRAIRIE LN, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-10-00-265
NOTICE OF HEARING: CERTIFIED AND POSTED

Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$146.14 and \$1,468.00, for the total amount of \$1,614.44 due for the BTR renewal be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and/or Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

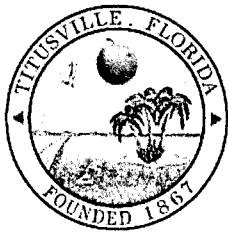
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Palmetto Ridge Estates 24 25 Second Notice 1.2.24
2. 25-38 COST RECOVERY
3. 25-38 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

PALMETTO RIDGE ESTATES APTS
1202 PRAIRIE LN
TITUSVILLE, FL 32780

License Number: BTR25-000944
Business Name/Location:
PALMETTO RIDGE ESTATES APTS
1202 PRAIRIE LN

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE'S	FEE AMOUNT
Apartments and Other Rental Units	840.00
Fire Fee - R2	418.00
Late/Penalty Fee	210.00
TOTAL AMOUNT DUE:	\$1,468.00

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE
THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN
INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY
EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING
LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED
ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-38
Address 1202 PRAIRIE LN
Respondent PALMETTO RIDGE ESTATES

Number of Inspector Hours

5 Number of Field Inspections (*Each Inspection = .5 Hours*)
2.5 Field Hours 35.22 per hour
Inspection Hours Cost 88.05

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total

146.14



City of Titusville
Affidavit - Notice of Violation



Case No. 25-38 Address/Location of Violation: 1202 PRAIRIE LN
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 02/26/25.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 03/19/25 .:

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

JIM FLANNIGAN

Print Name / Signature / Date

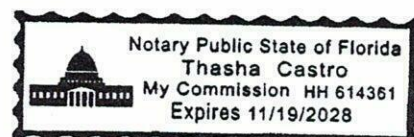
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

[Signature]

Notary Public

SEAL



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CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

**PALMETTO RIDGE ESTATES LIMITED PARTNERSHIP
PO BOX A3951
CHICAGO, IL 60690**

March 19, 2025

CASE # 25-000212

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1202 PRAIRIE LN , Parcel ID# 22 3510-00-265

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: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

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 **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

PALMETTO RIDGE ESTATES LIMITED PARTNERSHIP
1202 Praire Ln
Titusville Fl 32780

March 19, 2025

CASE # 25-000212

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1202 PRAIRIE LN , Parcel ID# 22 3510-00-265

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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: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

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 **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-38 Address/Location of Violation: 1202 PRAIRIE LN
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 4/24/25

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 4/10/25
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

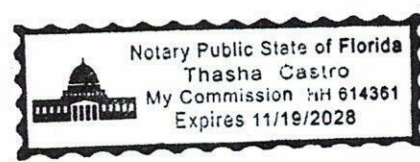
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-38
Enforcement Case No: 25-000212**

CITY OF TITUSVILLE

Petitioner,

vs.

**PALMETTO RIDGE ESTATES
1202 PRAIRIE LN
TITUSVILLE, FL 32780**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

1202 PRAIRIE LN

TAX PARCEL ID 22 3510-00-265

LAND DESCRIPTION PART OF NW 1/4

AS DESC IN ORB 586 PG 337 EXC ORB 5797 PG 4206

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

1100 John Glenn Blvd., Titusville, FL 32780 PH 321-567-3777

PALMETTO RIDGE ESTATES LIMITED PARTNERS
PO BOX A3951
CHICAGO, IL 60690

March 19, 2025



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

1100 John Glenn Blvd., Titusville, FL 32780 PH 321-567-3777

PALMETTO RIDGE ESTATES LIMITED PARTNERS
1202 Praire Ln
Titusville FL 32780

March 19, 2025

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:

**PALMETTO RIDGE ESTATES
1202 PRAIRIE LN
TITUSVILLE, FL 32780**



9590 9402 9378 5002 0552 31

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4850 59

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

Restricted Delivery

Domestic Return Receipt

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:

**PALMETTO RIDGE ESTATES
P.O. BOX A3951
CHICAGO, IL 60690**



9590 9402 9378 5002 0552 48

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4850 66

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

Restricted Delivery

Domestic Return Receipt

25-000212

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:

**PALMETTO RIDGE ESTATES
1202 PRAIRIE LN
TITUSVILLE, FL 32780**



9590 9402 9378 5002 0552 31

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4850 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/21/25

D. Is delivery address different from item 1? If YES, enter delivery address below:

- ☐ Yes
- ☐ 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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **25-50**
UNITED CHRISTIAN FELLOWSHIP
609 DUMMIT AVE, TITUSVILLE, FL 32796
TAX PARCEL ID # 22-35-03-03-19-1
NOTICE OF HEARING: CERTIFIED AND POSTED

Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$146.14 and \$50.00. The total amount due being \$196.14 for the BTR renewal be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unrenewed Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unrenewed.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

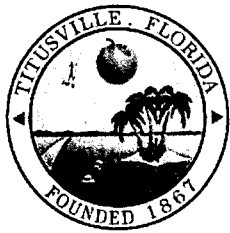
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. United Christian Fellowship 24 25 Second Notice 1.3.25
2. 25-50 COST RECOVERY
3. 25-50 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

JAMES W. WARREN JR.
609 DUMMITT AVE
TITUSVILLE, FL 32796

License Number: BTR25-000403
Business Name/Location:
UNITED CHRISTIAN FELLOWSHIP OF TITU
609 DUMMITT AVE

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE	FEE AMOUNT
Fire Fee - A2	50.00
TOTAL AMOUNT DUE:	\$50.00

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE
THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN
INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY
EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING
LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED
ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-50
Address 609 DUMMIT AVE
Respondent UNITED CHRISTIAN FELLOWSHIP

Number of Inspector Hours

5 Number of Field Inspections (*Each Inspection = .5 Hours*)
2.5 Field Hours 35.22 per hour
Inspection Hours Cost 88.05

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 146.14



City of Titusville

Affidavit - Notice of Violation



Case No. 25-50 Address/Location of Violation: 609 DUMMIT 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 02/26/25.

MAIL

- ☐ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on _ / _ / _ . :
- ☐ the address listed in the tax collector's office on _ / _ / _ .
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _ .

JIM FLANNIGAN

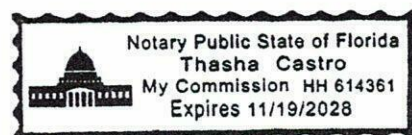
Print Name / Signature / Date

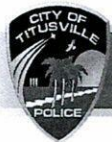
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

Notary Public

SEAL





CODE ENFORCEMENT

**PROMOTING
TEAMWORK**
WITHIN OUR COMMUNITY

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

**UNITED CHRISTIAN FELLOWSHIP
609 DUMMIT AVE
TITUSVILLE, FL 32796**

March 19, 2025

CASE # 25-000221

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 609 DUMMITT AVE , Parcel ID# 22 3503-03-19-1

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: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

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

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-50 Address/Location of Violation: 609 DUMMIT 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 04/24/25

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 05/19/25 4-10-25

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

JIM FLANNIGAN

Print Name / Signature / Date

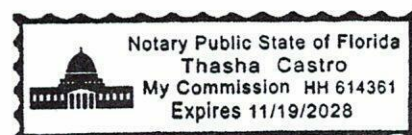
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

[Signature]

Notary Public

SEAL



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

Hearing Case No. 25-50
Enforcement Case No: 25-000221

CITY OF TITUSVILLE

Petitioner,

vs.

**UNITED CHRISTIAN FELLOWSHIP
609 DUMMIT AVE
TITUSVILLE, FL 32796**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

**609 DUMMITT AVE TAX PARCEL ID 22 3503-03-19-1 LAND DESCRIPTION TITUSVILLE
LOT 1 & W 32.5 FT OF LOT 2 BLK 19 LOT 7 BLK 20 & THAT PORTION OF ADJ VACATED PALMETTO STREET LYING
BETWEEN BLKS 19 &**

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

**PROMOTING
TEAMWORK**

WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3771

**UNITED CHRISTIAN FELLOWSHIP
609 DUMMIT AVE
TITUSVILLE, FL 32796**

March 19, 2025

25-000 221

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:

**UNITED CHRISTIAN FELLOWSHIP
609 DUMMIT AVE
TITUSVILLE, FL 32796**



9590 9402 9378 5002 0552 24

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4850 73

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

Restricted Delivery

25-00

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Jim Flannigan, Code Enforcement Officer
Subject: **25-51**
INFINITY AFFAIRS VENUE
3550 S WASHINGTON AVE, STE 16, TITUSVILLE, FL
32780
TAX PARCEL ID # 22-35-15-00-761
NOTICE OF HEARING: CERTIFIED AND POSTED
Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$146.14 and \$254.75, with the total being \$400.89 for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unrenewed Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unrenewed.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

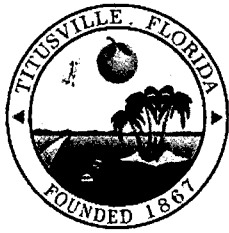
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Infinity Affairs Venue 24 25 Second Notice 1.13.25
2. 25-51 COST RECOVERY
3. 25-51 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

PATRICIA IRVING
1658 RUTH ST
COCOA, FL 32926

License Number: BTR25-004216
Business Name/Location:
INFINITY AFFAIRS VENUE LLC
3550 S WASHINGTON AVE UNIT #16

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEEs	FEE AMOUNT
Unspecified Entertainment	163.80
Fire Fee - A2	50.00
Late/Penalty Fee	40.95
TOTAL AMOUNT DUE:	\$254.75

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-51
Address 3550 S WASHINGTON AVE
Respondent INFINITY AFFAIRS VENUE

Number of Inspector Hours

5 Number of Field Inspections (*Each Inspection = .5 Hours*)
2.5 Field Hours 35.22 per hour
Inspection Hours Cost 88.05

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 146.14



City of Titusville

Affidavit - Notice of Violation



Case No. 25-51 Address/Location of Violation: 3550 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 _ / _ / _ 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 02/25/25.

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 03/19/25 . :
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

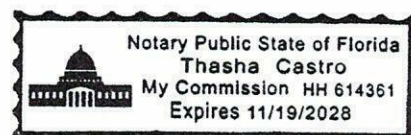
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN *Our* COMMUNITY

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

**Infinity Affairs Venue
3550 S WASHINGTON AVE
Titusville, FL 32780**

March 19, 2025

CASE # 25-000193

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 3550 S WASHINGTON AVE , Parcel ID# 22 3515-00-761

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: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

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 **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

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

**Hearing Case No. 25-51
Enforcement Case No: 25-000193**

CITY OF TITUSVILLE

Petitioner,

vs.

**INFINITY AFFAIRS VENUE
3550 S WASHINGTON AVE
Titusville, FL 32780**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

**3550 S WASHINGTON AVE TAX PARCEL ID 22 3515-00-761 LAND DESCRIPTION PART
OF SE 1/4 TOGETHER WITH E 25 FT OF LOT 3, ALL LOTS 4 THRU 13 BLK 1 & LOTS 11 THRU 17 BLK 2 OF PB 4 PG
93, ALL BLK A OF PB 1**

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3100

Infinity Affairs Venue
3550 S WASHINGTON AVE
Titusville, FL 32780

March 19, 2025



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3100

INFINITY AFFAIRS VENUE
1658 RUTH ST
COCOA, FL 32926

25-000193

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: INFINITY AFFAIRS VENUE ATTN: PATRICIA IRVING 1658 RUTH ST COCOA, FL 32926	B. Received by (Printed Name) C. Date of Delivery
 9590 9402 9378 5002 0552 17	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9589 0710 5270 2118 4850 97	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, Julv 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

25-000193

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: INFINITY AFFAIRS VENUE 3550 S WASHINGTON AVE, UNIT 16 TITUSVILLE, FL 32780	B. Received by (Printed Name) C. Date of Delivery
 9590 9402 9378 5002 0552 00	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9589 0710 5270 2118 4850 80	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ 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	

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Jim Flannigan, Code Enforcement Officer
Subject: **25-65**
LBJ SERVICES LLC
60 N CHRISTMAS HILL RD, TITUSVILLE, FL 32796
TAX PARCEL ID # 21-35-32-00-764
NOTICE OF HEARING: CERTIFIED AND POSTED
Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$181.36 and \$68.25, the total amount due \$249.61 for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

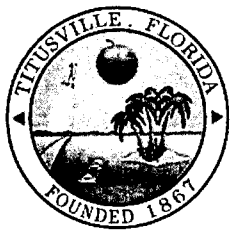
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. LBJ Services 24 25 Second Notice 1.7.25
2. 25-65 COST RECOVERY
3. 25-65 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

LYNDALE JENKINS
60 N CHRISTMAS RD
TITUSVILLE, FL 32796

License Number: BTR25-004409
Business Name/Location:
LBJ SERVICES LLC
60 N CHRISTMAS RD

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE'S	FEE AMOUNT
Lawn Maintenance	54.60
Late/Penalty Fee	13.65
TOTAL AMOUNT DUE:	\$68.25

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-65
Address 60 N CHRISTMAS HILL RD
Respondent LBJ SERVICES LLC

Number of Inspector Hours

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

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 181.36



City of Titusville
Affidavit - Notice of Violation



Case No. 25-65

Address/Location of Violation: 60 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 2 / 14 / 25.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 2 / 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

Print Name / Signature / Date

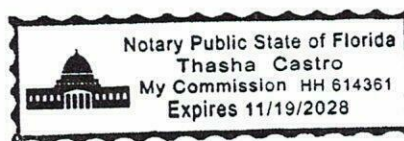
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

LBJ Services LLC
60 N Christmas Hill RD
TITUSVILLE, FL 32796

March 19, 2025

CASE # 25-000121

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 60 N CHRISTMAS HILL RD , Parcel ID# 21 3532-00-764

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: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-1 HANDBILLS; PERMIT; POSTING - IT SHALL BE UNLAWFUL FOR ANY PERSON TO POST OR DISTRIBUTE HANDBILLS, PAMPHLETS, DODGERS OR OTHER LITERATURE WITHOUT FIRST OBTAINING A PERMIT TO BE ISSUED BY THE CITY CLERK UPON THE CONCURRENCE OF THE ADMINISTRATOR. (B) IT SHALL BE UNLAWFUL FOR ANY PERSON TO POST ANY SHOW BILLS, HANDBILLS, NOTICES OR ADVERTISEMENTS, OR BRAND, WRITE, MARK OR PAINT ANY SIGNS, LETTERS OR CHARACTERS UPON A BUILDING, WALL, FENCE OR OTHER PROPERTY OF ANOTHER PERSON, WITHOUT FIRST OBTAINING THE CONSENT OF THE OWNER OF SUCH PROPERTY OR HIS DULY AUTHORIZED AGENT. IT SHALL BE UNLAWFUL FOR ANY PERSON TO POST SUCH BILLS, NOTICES OR ADVERTISEMENTS, OR BRAND, WRITE, MARK OR PAINT ANY SIGNS, LETTERS OR CHARACTERS UPON OR ON ANY TREE OR TELEPHONE, TELEGRAPH, STREETLIGHTS, TRAFFIC SIGNS, OTHER CITY REGULATORY SIGNS OR CITY POLES. (C) SIGNS, HANDBILLS, NOTES, ADVERTISING, PLACED UPON ANY TELEPHONE, TELEGRAPH, POWER POLE, TREE, STREET LIGHT, TRAFFIC SIGN OR OTHER CITY REGULATORY SIGNS, TREES, UTILITY POLES UNLESS EXPRESSLY AUTHORIZED BY THE CITY REGULATIONS, MAY BE IMMEDIATELY REMOVED BY THE CITY WITHOUT NOTICE. SAID SIGNS, ETC., ILLEGALLY PLACED UPON PUBLIC PROPERTY OR WITHIN RIGHTS-OF-WAY ARE DECLARED A PUBLIC AND PRIVATE NUISANCE AND SUBJECT TO IMMEDIATE REMOVAL.

Inspector Comments: Several complaints of JBL Landscaping flyer in plastic bags with rocks being dropped on private property without consent nor permit. Stop immediately.

Section: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

Inspector Comments: JBL Landscaping is operating without a current Licenses. Contact Lori Roberts at City Hall to resolve.

Section: VEHICLES

VIOLATION OF CODE: SEC. 20-60 A DISTRICTS IN WHICH PARKING IS PROHIBITED. IT SHALL BE UNLAWFUL FOR ANY PERSON, EITHER AS AGENT, OWNER OCCUPANT, LESSEE, TENANT OR OTHERWISE TO PARK, STORE, DEPOSIT OR ALLOW, CAUSE OR PERMIT TO BE PARKED, STORED OR DEPOSITED ON ANY PUBLIC OR PRIVATE PROPERTY IN ANY RESIDENTIAL ZONING DISTRICTS IN THE CITY, ANY ROAD TRACTOR, SEMI TRAILER, TRUCK TRACTOR OR ANY COMBINATION THEREOF OR ANY OTHER TRUCK OR SPECIAL MOBILE EQUIPMENT OR OTHER HEAVY EQUIPMENT OF WHATEVER TYPE, SIZE OR NATURE.

Inspector Comments: Business related equipment being stored on property is not allowed per zoning and BTR agreement.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-65 Address/Location of Violation: 60 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 4/22/25

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 3/19/25 4-10-25
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

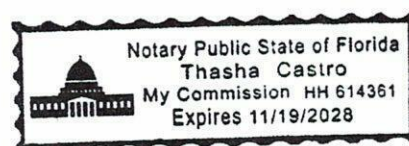
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

Thasha Castro

Notary Public

SEAL



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

Hearing Case No. 25-65

Enforcement Case No: 25-000121

CITY OF TITUSVILLE

Petitioner,

vs.

**LBJ Services LLC
60 N Christmas Hill RD
TITUSVILLE, FL 32796**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

**60 N CHRISTMAS HILL RD TAX PARCEL ID 21 3532-00-764 LAND DESCRIPTION PART OF
E 1/4 OF SW 1/4 OF SE 1/4 AS DES IN DB 391 PG 121 & ORB 195 PG 606 PAR 773**

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

SEC. 11-1 - HANDBILLS; PERMIT; POSTING

SEC. 11-31 - BUSINESS TAX RECEIPT REQUIRED

SEC. 20-60 A - LARGE TRUCK ON STREET PARKING REGULATIONS

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

**PROMOTING
TEAMWORK**
WITHIN *Our* COMMUNITY

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

**LBJ Services LLC
60 N Christmas Hill RD
TITUSVILLE, FL 32796**

March 19, 2025

25-00031

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:

UBJ Services LLC
60 N. CHRISTMASTREE RD
TITUSVILLE, FL 32796



9590 9403 0760 5196 4199 80

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4852 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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

1 Restricted Delivery

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

25-00

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Jim Flannigan, Code Enforcement Officer
Subject: **25-67**
NICOLES APPLIANCES BY DANNY
3304 S HOPKINS AVE, TITUSVILLE, FL 32780
TAX ID PARCEL ID # 22-35-15-75-8-1
NOTICE OF HEARING: CERTIFIED AND POSTED

Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$216.58, and \$XXX, amount due for the BTR renewal be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

Any Contact with the owner:

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 25-67 COST RECOVERY
2. 25-67 EXHIBITS



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-67
Address 3304 S HOPKINS AVE
Respondent NICOLE'S APPLIANCES BY DANNY

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

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 216.58



City of Titusville

Affidavit - Notice of Violation



Case No. 25-67 Address/Location of Violation: 3304 S HOPKINS 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 02/26/25.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 03/19/25 . :

- ☐ the address listed in the tax collector's office on ____ / ____ / ____.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

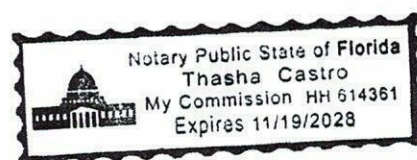
Print Name / Signature / Date

I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025 that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

Nicoles Appliances By Danny
3304 S Hopkins Ave
TITUSVILLE, FL 32780

March 19, 2025

CASE # 25-000127

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 3304 S hopkins AVE , Parcel ID# 22-35-15-75-8-1

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: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

Inspector Comments: Nicoles Appliances operating without a business tax receipt. Obtain ASAP or close business until obtained.

Section: NUISANCE

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

Inspector Comments:

Section: ZONING

VIOLATION OF CODE: SEC. 28-364 OUTDOOR STORAGE (AS AN ACCESSORY USE). (b) DEFINITION. "OUTDOOR STORAGE:" THE EXTERIOR DEPOSITORY, STOCKPILING, OR SAFEKEEPING OF MATERIALS, PRODUCTS, MERCHANDISE, VEHICLES, TRAILERS, AND THE LIKE ON COMMERCIAL OR INDUSTRIAL PROPERTIES. OUTDOOR STORAGE MAY BE ENCLOSED BY A STRUCTURE THAT INCLUDES A ROOF, BUT NO SIDE WALLS, IN WHICH CASE THE STRUCTURE SHALL BE DEEMED OUTDOOR STORAGE; OUTDOOR STORAGE MAY INVOLVE FENCING OR SCREENING WITHOUT A ROOF IN WHICH CASE FENCING OR SCREENING SHALL BE DEEMED OUTDOOR STORAGE. PARKING LOTS DO NOT QUALIFY FOR OUTDOOR STORAGE. OUTDOOR STORAGE DOES NOT INVOLVE ANY PRODUCT REPRESENTATION OR SIGNAGE EXCEPT FOR THOSE EMERGENCY OR SAFETY-RELATED SIGNS SPECIFICALLY APPROVED BY THE CITY. AUTOMATIC VENDING OR TRANSACTION MACHINES ACCESSORY TO ALLOWABLE USES DO NOT CONSTITUTE OUTDOOR STORAGE. THE PARKING OR STORAGE OF VEHICLES, EQUIPMENT, AND MERCHANDISE FOR A PERIOD OF LESS THAN TWENTY-FOUR (24) HOURS DOES NOT CONSTITUTE OUTDOOR STORAGE. (c) STANDARDS FOR PERMITTED ACCESSORY USES WITH LIMITATIONS. (1) OUTDOOR STORAGE AREAS SHALL NOT BE ALLOWED IN THE FRONT YARD OF THE BUILDING AND SHALL NOT BE ALLOWED WITHIN THE MINIMUM BUILDING SETBACK AREAS OF THE SIDE AND REAR YARDS. ALL STORAGE AREAS SHALL BE ENCLOSED BY A SOLID MASONRY WALL OR CHAIN LINK FENCE (PROVIDED IT IS SCREENED WITH LANDSCAPE). STORAGE OF MATERIALS SHALL NOT BE STACKED SO AS TO EXCEED THE HEIGHT OF THE ENCLOSURE.

Inspector Comments: Appliance from business being stored outside Not allowed per code

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

asking for your assistance in achieving this goal.

Sincerely,

Jim Flannigan
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-67 Address/Location of Violation: 3304 S HOPKINS 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 04-20-25 04-22-25.

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 03/19/25 4-10-25.
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

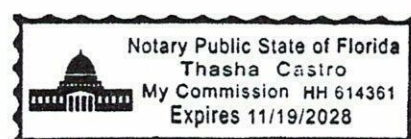
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

[Signature]

Notary Public

SEAL



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

Hearing Case No. 25-67

Enforcement Case No: 25-000127

CITY OF TITUSVILLE

Petitioner,

vs.

**Nicoles Appliances By Danny
3304 S Hopkins Ave
TITUSVILLE, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

3304 S hopkins AVE

TAX PARCEL ID 22-35-15-75-8-1

LAND DESCRIPTION

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

SEC. 11-31 - BUSINESS TAX RECEIPT REQUIRED

SEC. 12-23 - JUNK AND DEBRIS

SEC. 28-364 - OUTDOOR STORAGE (AS AN ACCESSORY USE).

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

**PROMOTING
TEAMWORK**
WITHIN *Our* COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3771

Nicoles Appliances By Danny
3304 S Hopkins Ave
TITUSVILLE, FL 32780

March 19, 2025

25-000127

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:

Nicoles Appliances by Army
3304 S. Hopkins Ave
Titusville, FL 32780



9590 9402 9378 5002 0550 95

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4851 89

Restricted 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

2500

25-000127

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:

Nicoles Appliances by Amy
3304 S. Hopkins Ave
Titusville, FL 32780



9590 9402 9378 5002 0550 95

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4851 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

☐ 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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **25-80**
ATLANTIC PAINTING LLC
5440 SANDRA DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-27-52-22-14
NOTICE OF HEARING: CERTIFIED AND POSTED

Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$128.53 and \$136.50, with the total amount of \$265.03 due for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

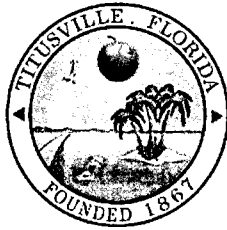
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Atlantic Painting 24 25 Second Notice 1.8.25
2. 25-80 COST RECOVERY
3. 25-80 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICEINVOICE

RYAN GELL
5440 SANDRA DR
TITUSVILLE, FL 32780

License Number: BTR25-003648
Business Name/Location:
ATLANTIC PAINTING LLC
5440 SANDRA DR

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEEs	FEE AMOUNT
Painting & Waterproofing	109.20
Late/Penalty Fee	27.30
TOTAL AMOUNT DUE:	\$136.50

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-80
Address 5440 SANDRA DR
Respondent ATLANTIC PAINTING LLC

Number of Inspector Hours

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

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total

128.53



City of Titusville

Affidavit - Notice of Violation



Case No. 25-80 Address/Location of Violation: 5440 SANDRA DR
Titusville, Florida

HAND DELIVERED

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

- ☒ the owner of the property on 27/Feb/2025 at 5440 Sandra Dr.
- ☐ 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 _/_/_.

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 09/April/2025
- ☐ the address listed in the tax collector's office on ___/___/___.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _/_/_.

MAE WRIGHT Mae Wright 01-May-2025

Print Name / Signature / Date

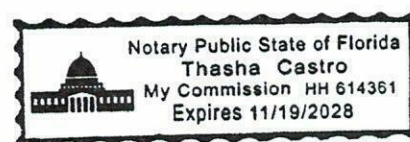
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

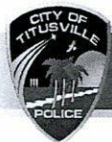
Witness my hand and official seal this 1 day of May, 2025.

THASHA

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

**ATLANTIC PAINTING LLC
5440 SANDRA DR
TITUSVILLE, FL 32780**

March 19, 2025

CASE # 25-000314

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 5440 SANDRA DR , Parcel ID# 22 3527-52-22-14

An inspection was conducted on 02/27/2025 AND 03/19/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF: (1) ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION. (2) ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION. (3) ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION. (b) PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

Inspector Comments: 2/27/2025 Obtain required Business Tax Receipt Licenses for: ATLANTIC PAINTING LLC (BTR #25-003648). Contact Titusville Development Services at 321-567-3758 or businesstaxreceipt@titusville.com to update business status or for more information. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Mae Wright
Code Enforcement Officer

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

Hearing Case No. 25-80
Enforcement Case No: 25-000314

CITY OF TITUSVILLE

Petitioner,

vs.

**ATLANTIC PAINTING LLC
5440 SANDRA DR
TITUSVILLE, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

5440 SANDRA DR

**TAX PARCEL ID 22 3527-52-22-14
ESTATES UNIT 9 LOT 14 BLK 22**

LAND DESCRIPTION IMPERIAL

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

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TEAMWORK**
WITHIN OUR COMMUNITY

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

**ATLANTIC PAINTING LLC
5440 SANDRA DR
TITUSVILLE, FL 32780**

25-000314

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:

**ATLANTIC PAINTING LLC
5440 SANDRA DR
TITUSVILLE, FL 32780**



9590 9402 9378 5002 0556 75

2. Article Number (Transfer from service label)

9589 0710 5270 0997 5778 27

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

25-0

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **25-83**
LNS AQUATICS
635 BREAKAWAY TRL, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-27-32-C-14
NOTICE OF HEARING: CERTIFIED AND POSTED

Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$128.53 and \$136.50, with a total amount of \$265.03 due for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unrenewed Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unrenewed.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

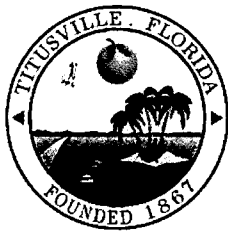
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. LNS Aquatics 24 25 Second Notice 1.13.25
2. 25-83 COST RECOVERY
3. 25-83 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

LNS AQUATICS
635 BREAKAWAY TRL
TITUSVILLE, FL 32780

License Number: BTR25-003859
Business Name/Location:
LNS AQUATICS
635 BREAKAWAY TRL

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE	FEE AMOUNT
Unspecified Business Service	109.20
Late/Penalty Fee	27.30
TOTAL AMOUNT DUE:	\$136.50

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-83
Address 635 BREAKAWAY TRL
Respondent LNS AQUATICS

Number of Inspector Hours

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

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total

128.53



City of Titusville
Affidavit - Notice of Violation



Case No. 25-83 Address/Location of Violation: 635 BREAKAWAY TRL
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 27/Feb/2025 at 635 Breakaway Trl.
- ☐ 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 / /.

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 10/April/2025
- ☐ the address listed in the tax collector's office on / /.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville / /.

MAE WRIGHT Mae Wright 01-May-2025

Print Name / Signature / Date

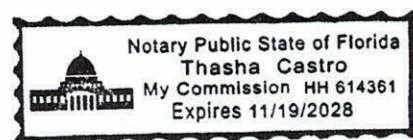
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May 2025

Thasha Castro

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

LNS AQUATICS

Attn: SCOTT DOHERTY - Registered Agent

635 BREAKAWAY TRL

TITUSVILLE, FL 32780

March 19, 2025

CASE # 25-000317

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 635 BREAKAWAY TRL , Parcel ID# 22 3527-32-C-14

An inspection was conducted on 02/27/2025 and 03/19/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF: (1) ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION. (2) ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION. (3) ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION. (b) PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

Inspector Comments: 2/27/2025 Obtain required Business Tax Receipt Licenses for: LNS AQUATICS. (BTR #25-003859.) Contact Titusville Development Services at 321-567-3758 or businesstaxreceipt@titusville.com for more information. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Mae Wright
Code Enforcement Officer



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-83 Address/Location of Violation: 635 BREAKAWAY TRL
Titusville, Florida

HAND DELIVERED

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

- ☐ the owner of the property on _ / _ / _ at _____.
- ☐ the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.
- ☐ the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge _ / _ / _ at _____.

POST

☐ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted ~~on the real property listed above upon which the violation exists, AND~~ at City Hall, 555 S Washington Avenue, Titusville, FL on 30/April/2025 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 10/April/2025
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

MAE WRIGHT

Mae Wright 01-May-2025

Print Name / Signature / Date

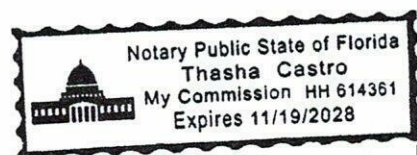
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May, 2025.

[Signature]

Notary Public

SEAL



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

Hearing Case No. 25-83

Enforcement Case No: 25-000317

CITY OF TITUSVILLE

Petitioner,

vs.

**LNS AQUATICS, Attn: SCOTT DOHERTY- Registered Agent
635 BREAKAWAY TRL
TITUSVILLE, FL 32780**

Respondent.

_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

635 BREAKAWAY TRL

**TAX PARCEL ID 22 3527-32-C-14
MEADOWS LOT 14 BLK C**

LAND DESCRIPTION SISSON

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

**PROMOTE
TEAMWORK**
WITHIN OUR COMMUNITY

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

**LNS AQUATICS
635 BREAKAWAY TRL
TITUSVILLE, FL 32780**

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:

**LNS AQUATICS
ATTN: SCOTT DOHERTY
635 BREAKAWAY TRL
TITUSVILLE, FL 32780**



9590 9402 9378 5002 0554 46

2. Article Number (Transfer from service label)

9589 0710 5270 0997 5797 77

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

Domestic Return Receipt

250003

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **25-90**
REVIVE EXTERIOR CLEANING LLC
835 CLEVELAND ST, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-22-50-5-14
NOTICE OF HEARING: CERTIFIED AND POSTED
Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$146.14 and \$136.50, the total amount due being \$282.64 for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

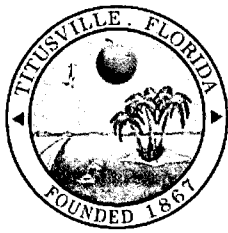
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Revive Exterior Cleaning 24 25 Second Notice 1.9.25
2. 25-90 COST RECOVERY
3. 25-90 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

NICK URBANO
835 CLEVELAND ST
TITUSVILLE, FL 32780

License Number: BTR25-003422
Business Name/Location:
REVIVE EXTERIOR CLEANING LLC
835 CLEVELAND ST

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE'S	FEE AMOUNT
Pressure Cleaning	109.20
Late/Penalty Fee	27.30
TOTAL AMOUNT DUE:	\$136.50

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature _____ Date _____

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-90
Address 835 CLEVELAND ST
Respondent REVIVE EXTERIOR CLEANING LLC

Number of Inspector Hours

5 Number of Field Inspections (*Each Inspection = .5 Hours*)
2.5 Field Hours 35.22 per hour
Inspection Hours Cost 88.05

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 146.14



City of Titusville
Affidavit - Notice of Violation



Case No. 25-90 Address/Location of Violation: 835 CLEVELAND ST
Titusville, Florida

HAND DELIVERED

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

- ☐ the owner of the property on _ / _ / _ at _____.
- ☐ the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.
- ☐ the owner(s) of commercial property, leaving the Notice of Violation with a manager or other person in charge _ / _ / _ at _____.

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 28/Feb/2025.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 09/April/2025 . :

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

☒ the address listed in the tax collector's office/another address provided to the City of Titusville 09/April/2025

MAE WRIGHT

Ma Wright 01-May-2025

Print Name / Signature / Date

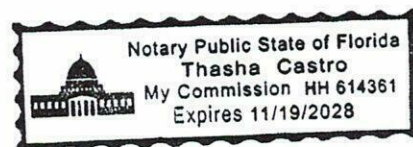
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May 2025.

Thasha Castro

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

REVIVE EXTERIOR CLEANING LLC

Attn: NICHOLAS A URBANO - Registered Agent
835 CLEVELAND STREET
TITUSVILLE, FL 32780

March 19, 2025

CASE # 25-000353

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 835 CLEVELAND ST , Parcel ID# 22 3522-50-5-14

An inspection was conducted on 02/28/2025 and 03/19/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

Inspector Comments: 2/28/2025 Obtain required Business Tax Receipt Licenses for: REVIVE EXTERIOR CLEANING LLC. (BTR #25-003422). Contact Titusville Development Services at 321-567-3758 or businesstaxreceipt@titusville.com to update business status or for more information.
MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Mae Wright
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-90 Address/Location of Violation: 835 CLEVELAND ST
Titusville, Florida

HAND DELIVERED

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

- ☐ the owner of the property on _ / _ / _ at _____.
- ☐ the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.
- ☐ the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge _ / _ / _ at _____.

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 30/April/2025

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 09/April/2025

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

☒ the address listed in the tax collector's office/another address provided to the City of Titusville 09/April/2025

MAE WRIGHT Mae Wright 01-May-2025

Print Name / Signature / Date

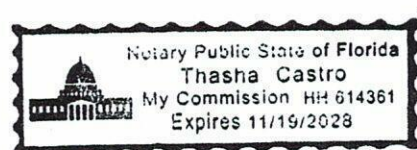
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May, 2025.

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-90
Enforcement Case No: 25-000353**

CITY OF TITUSVILLE

Petitioner,

vs.

**REVIVE EXTERIOR CLEANING LLC, Attn: NICHOLAS A URBANO - Registered Agent
835 CLEVELAND STREET
TITUSVILLE, FL 32780**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

835 CLEVELAND ST

TAX PARCEL ID 22 3522-50-5-14

LAND DESCRIPTION WHISPERING

LAKES 1ST SEC LOT 14 BLK 5

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

**PROMOTI
TEAMWO**
WITHIN *Our* COMM

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

**REVIVE EXTERIOR CLEANING LLC
ATTN: NICHOLAS A URBANO
835 CLEVELAND ST
TITUSVILLE, FL 32780**

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:

REVIVE EXTERIOR CLEANING LLC
ATTN: NICHOLAS A URBANO
835 CLEVELAND ST
TITUSVILLE, FL 32780



9590 9402 9378 5002 0555 52

2. Article Number (Transfer from service label)

9589 0710 5270 0957 4040 95

Restricted Delivery

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

Domestic Return Receipt

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**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:

REVIVE EXTERIOR CLEANING LLC
ATTN: NICHOLAS A URBANO
1540 LIBERTY TREE RD
TITUSVILLE, FL 32796



9590 9402 9378 5002 0555 69

2. Article Number (Transfer from service label)

9589 0710 5270 0957 4040 88

Restricted Delivery

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

CODE
ENFORCEMENT

PROMOTED
TEAMWORK
 WITHIN OUR COMMUNITY

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

REVIVE EXTERIOR CLEANING LLC
 ATTN: NICHOLAS A URBANO
 1540 LIBERTY TREE RD
 TITUSVILLE, FL 32796

25-000353

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:

**REVIVE EXTERIOR CLEANING LLC
ATTN: NICHOLAS A URBANO
1540 LIBERTY TREE RD
TITUSVILLE, FL 32796**



9590 9402 9378 5002 0555 69

2. Article Number (Transfer from service label)

9589 0710 5270 0957 4040 88

stricted Delivery

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

Domestic Return Receipt

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **25-102**
A.P.R.U LLC
1419 CHAFFEE DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 23-35-03-00-262
NOTICE OF HEARING: CERTIFIED AND POSTED
Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$128.53 and \$186.50, with the total amount due being \$315.03 for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unrenewed Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unrenewed.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

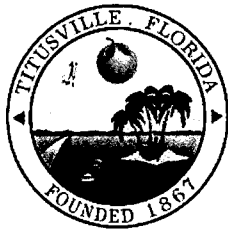
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. A,.P.R.U. LLC 24 25 Second Notice 1.14.25
2. 25-102 COST RECOVERY
3. 25-102 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

DAVID TORGERUD
3125 LAKE GEORGE COVE DR
ORLANDO, FL 32812

License Number: BTR25-003622
Business Name/Location:
A.P.R.U. LLC
1419 CHAFFEE DR SUITE 2A

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE'S	FEE AMOUNT
Fire Fee - P10	50.00
Warehouse Distributor	109.20
Late/Penalty Fee	27.30
TOTAL AMOUNT DUE:	\$186.50

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-102
Address 1419 CHAFFEE DR STE 2A
Respondent A.P.R.U. LLC

Number of Inspector Hours

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

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total

128.53



City of Titusville
Affidavit - Notice of Violation



Case No. 25-102 Address/Location of Violation: 1419 CHAFFEE DR, STE 2A
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/March/2025

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 10/April/2025

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

MAE WRIGHT

Mae Wright 01-May-2025

Print Name / Signature / Date

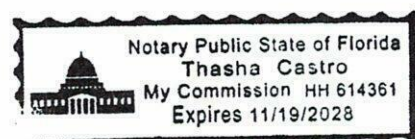
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May 2025.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

**PROMOTING
TEAMWORK**
WITHIN *Our* COMMUNITY

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

A.P.R.U. LLC

Attn: DAVID TORGERUD - Registered Agent
1419 CHAFFEE DRIVE, SUITE 2A
TITUSVILLE, FL 32780

A.P.R.U. LLC

Attn: DAVID TORGERUD - Registered Agent
3125 LAKE GEORGE COVE DRIVE
ORLANDO, FL 32812

March 20, 2025

CASE # 25-000468

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1419 CHAFFEE DR Unit 2A , Parcel ID# 23 3503-00-262

An inspection was conducted on 03/20/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER

GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

Inspector Comments: 03/06/2025 Obtain required Business Tax Receipt Licenses for: A.P.R.U. LLC (BTR #25-003622). Contact Titusville Development Services at 321-567-3758 or businessreceipt@titusville.com for more information. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Mae Wright
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-102 Address/Location of Violation: 1419 CHAFFEE DR, STE 2A
Titusville, Florida

HAND DELIVERED

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

- ☐ the owner of the property on _ / _ / _ at _____.
- ☐ the owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on _ / _ / _ at _____.
- ☐ the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge _ / _ / _ at _____.

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 30/April/2025

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 10/April/2025

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

MAE WRIGHT

Mae Wright 01-May-2025

Print Name / Signature / Date

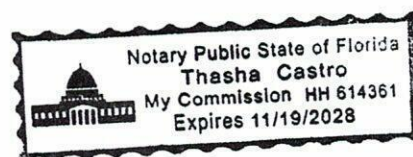
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May, 2025.

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-102
Enforcement Case No: 25-000468**

CITY OF TITUSVILLE

Petitioner,

vs.

**A.P.R.U. LLC Attn: DAVID TORGERUD - Registered Agent
1419 CHAFFEE DRIVE, SUITE 2A
TITUSVILLE, FL 32780**

Respondent.
_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

1419 CHAFFEE DR Unit 2A

**TAX PARCEL ID 23 3503-00-262
OF GOVT LOTS 1 & 2 AS DESC IN ORB 3506 PG 1613**

LAND DESCRIPTION PART

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



**CODE
ENFORCEMENT**

**PROMOT
TEAMWO**
WITHIN *Our* COM

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

A.P.R.U. LLC
1419 CHAFFEE DRIVE, STE 2A
TITUSVILLE, FL 32780



**CODE
ENFORCEMENT**

**PROMOT
TEAMWO**
WITHIN *Our* COM

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

A.P.R.U. LLC
ATTN: DAVID TORGERUD
3125 LAKE GEORGE COVE DRIVE
ORLANDO, FL 32812

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:

A.P.R.U. LLC
ATTN: DAVID TORGERUD
1419 CHAFFEE DR, STE 2A
TITUSVILLE, FL 32780



9590 9402 9378 5002 0554 15

2. Article Number (Transfer from service label)

9589 0710 5270 0997 5797 91

Restricted Delivery

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

Domestic Return Receipt

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:

A.P.R.U. LLC
ATTN: DAVID TORGERUD
3125 LAKE GEORGE COVE DR
ORLANDO, FL 32812



9590 9402 9378 5002 0554 08

2. Article Number (Transfer from service label)

9589 0710 5270 0997 5798 07

Restricted Delivery

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

Domestic Return Receipt

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **25-104**
CHRIST COMMUNITY PRESBYTERIAN CHURCH INC.
4295 GARDEN ST, TITUSVILLE, FL 32796
TAX PARCEL ID # 22-35-06-00-305
NOTICE OF HEARING: CERTIFIED AND POSTED
Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$128.53 and \$50.00, with the total amount due being \$228.53 for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

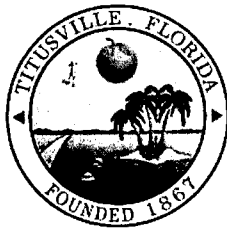
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Christ Community Church 24 25 Second Notice 1.3.25
2. Christ Community Church Overpayment Returned Check
3. 25-104 COST RECOVERY
4. 25-104 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

CHRIST COMMUNITY CHURCH
4295 GARDEN ST
TITUSVILLE, FL 32796

License Number: BTR25-001144
Business Name/Location:
CHRIST COMMUNITY CHURCH
4295 GARDEN ST

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEES	FEE AMOUNT
Fire Fee - A4	100.00
TOTAL AMOUNT DUE:	\$100.00

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE
THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN
INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY
EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING
LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED
ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE



City of Titusville

"Gateway to Nature and Space"

555 SOUTH WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32796-3584
POST OFFICE BOX 2806 (32781-2806)



Development Services
(321)-567-3758
Fax (321)-267-3711
www.titusville.com

March 10, 2025

Christ Community Church
4295 Garden Street
Titusville, FL 32796

Re: BTR #25-001144

To Whom It May Concern:

Thank you for sending the payment for your 2024-2025 local business tax renewal.

Your check #9059 was sent in the amount of \$125.00, which was an overpayment of \$25.00 for the above referenced Business Tax Receipt, so the check is being returned. The 25% penalty is not added on the Fire Fee only the Business Tax Receipt Fee or Classification Fee. The total amount due is **\$100.00** as highlighted on the enclosed Business Tax Renewal.

If you have any questions, please let us know.

Sincerely,

Lori Roberts

Lori Roberts
Development Specialist
Enclosure



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-104
Address 4295 GARDEN ST
Respondent CHRIST COMMUNITY PRESBYTERIAN CHURCH INC

Number of Inspector Hours

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

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

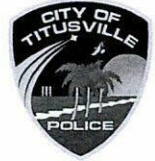
Total

128.53



City of Titusville

Affidavit - Notice of Violation



Case No. 25-104 Address/Location of Violation: 4295 GARDEN 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 05/March/2025 at 4295 Garden St.

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 09/April/2025.
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

MAE WRIGHT

Mae Wright 01-May-2025
Print Name / Signature / Date

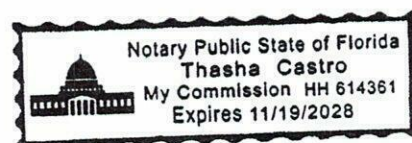
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May, 2025.

Thasha Castro

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

CHRIST COMMUNITY PRESBYTERIAN CHURCH INC
4295 GARDEN ST
TITUSVILLE, FL 32796

March 20, 2025

CASE # 25-000374

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 4295 GARDEN ST , Parcel ID# 22 3506-00-305

An inspection was conducted on 03/20/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

Inspector Comments: 03/05/2025 Obtain required Business Tax Receipt Licenses for: CHRIST COMMUNITY CHURCH (BTR #25-001144). Contact Titusville Development Services at 321-567-3758 or businesstaxreceipt@titusville.com for more information. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Mae Wright
Code Enforcement Officer



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-104 Address/Location of Violation: 4295 GARDEN 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 30/April/2025 at 4295 Garden St.

POST

- ☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted ~~on the~~ real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 30/April/2025 new

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 09/April/2025.
- ☐ the address listed in the tax collector's office on __/__/__.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville __/__/__.

MAE WRIGHT Ma Wright 01-May-2025
Print Name / Signature / Date

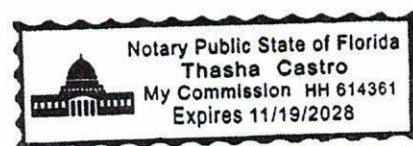
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of May 2025.

THASHA CASTRO

Notary Public

SEAL



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

**Hearing Case No. 25-104
Enforcement Case No: 25-000374**

CITY OF TITUSVILLE

Petitioner,

vs.

**CHRIST COMMUNITY PRESBYTERIAN CHURCH INC
4295 GARDEN ST
TITUSVILLE, FL 32796**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

4295 GARDEN ST

TAX PARCEL ID 22 3506-00-305

**LAND DESCRIPTION PART OF N 1/2
OF NE 1/4 OF NW 1/4 AS DESC IN ORB 3354 PG 2354**

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

**PROMOTE
TEAMWORK**
WITHIN *Our* COMMUNITY

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

CHRIST COMMUNITY PRESBYTERIAN CHURCH INC
4295 GARDEN STREET
TITUSVILLE, FL 32796

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

25-000374

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:

**CHRIST COMMUNITY PRESBYTERIAN
CHURCH INC
4295 GARDEN ST
TITUSVILLE, FL 32796**



9590 9402 9378 5002 0556 20

2. Article Number (Transfer from service label)

9589 0710 5270 0957 4041 56

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

25-00

25-000374

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:

**CHRIST COMMUNITY PRESBYTERIAN
CHURCH INC
4295 GARDEN ST
TITUSVILLE, FL 32796**



9590 9402 9378 5002 0556 20

2. Article Number (Transfer from service label)

9589 0710 5270 0957 4041 56

Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

STEVE PAGE

C. Date of Delivery

4/29/25

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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Jim Flannigan, Code Enforcement Officer
Subject: **25-111**
AQUAPRESS MAN
1615 GULDAHL DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-16-03-8-8
NOTICE OF HEARING: CERTIFIED AND POSTED
Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$146.14 and \$136.50, with the total amount due being \$282.64 for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

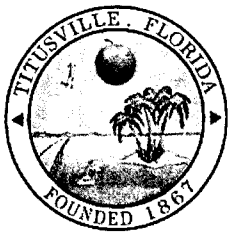
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Aquapress Man 24 25 Second Notice 1.9.25
2. 25-111 COST RECOVERY
3. 25-111 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

GABOR CSEREP
1615 GULDAHL DR
TITUSVILLE, FL 32780

License Number: BTR25-004104
Business Name/Location:
AQUAPRESS MAN LLC
1615 GULDAHL DR

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE'S	FEE AMOUNT
Pressure Cleaning	109.20
Late/Penalty Fee	27.30
TOTAL AMOUNT DUE:	\$136.50

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-111
Address 1615 GULDAHL DR
Respondent AQUAPRESS MAN

Number of Inspector Hours

5 Number of Field Inspections (*Each Inspection = .5 Hours*)
2.5 Field Hours 35.22 per hour
Inspection Hours Cost 88.05

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 146.14



City of Titusville

Affidavit - Notice of Violation



Case No. 25-111 Address/Location of Violation: 1615 GULDAHL 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 2/26/25.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 03/19/25 : 6

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

JIM FLANNIGAN

Print Name / Signature / Date

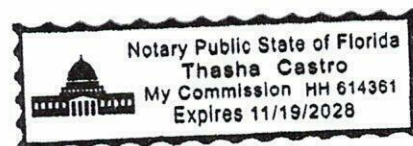
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April 2025.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

Aquapress Man
1615 GULDAHL DR
Titusville, FL 32780

March 24, 2025

CASE # 25-000276

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 1615 GULDAHL DR , Parcel ID# 22 3516-03-8-8

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

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

Section: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

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 **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-111 Address/Location of Violation: 1615 GULDAHL 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 04/24/25

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 03/19/25 4-10-25
- ☐ 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

Jim 4-22-25
Print Name / Signature / Date

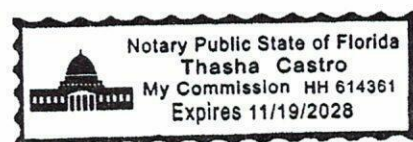
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-111
Enforcement Case No: 25-000276**

CITY OF TITUSVILLE

Petitioner,

vs.

**AQUAPRESS MAN LLC
1615 GULDAHL DR
Titusville, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

1615 GULDAHL DR

TAX PARCEL ID 22 3516-03-8-8

**LAND DESCRIPTION ROYAL OAK
GOLF & COUNTRY CLUB EAST UNIT 2 LOT 8 BLK 8**

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

**PROMOTING
TEAMWORK**

WITHIN *Our* COMMUNITY

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

**Aquapress Man
1615 GULDAHL DR
Titusville, FL 32780**

March 24, 2025

25-000276

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Aquapress Man 1615 Euclid Ave. Titusville, FL 32780		B. Received by (Printed Name)	C. Date of Delivery
 9590 9403 0760 5196 4198 36		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 2118 4852 95		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 ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

25-0

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Jim Flannigan, Code Enforcement Officer
Subject: **25-113**
QUANTUM CONSTRUCTION
2050 WHITE SANDS DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-09-76-* -40
NOTICE OF HEARING: CERTIFIED AND POSTED

Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$163.75 and \$307.12, with the total amount due being \$470.87 for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the Business in compliance.

Item Budgeted:

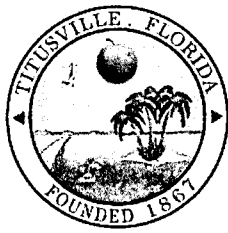
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Quantum Construction 24 25 Second Notice 1.3.25
2. 25-113 COST RECOVERY
3. 25-113 EXHIBIT



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE

QUANTUM CONSTRUCTION & CONTRACTING LLC /
2050 WHITE SANDS DR
TITUSVILLE, FL 32780

License Number: BTR25-003431
Business Name/Location:
QUANTUM CONSTRUCTION & CONTRACT
2050 WHITE SANDS DR

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE'S	FEE AMOUNT
Building Contractor I	245.70
Late/Penalty Fee	61.42
TOTAL AMOUNT DUE:	\$307.12

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE
THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN
INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY
EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING
LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED
ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-113
Address 2050 WHITE SANDS DR
Respondent QUANTUM CONSTRUCTION

Number of Inspector Hours

6 Number of Field Inspections (*Each Inspection = .5 Hours*)
3 Field Hours 35.22 per hour
Inspection Hours Cost 105.66

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 163.75



City of Titusville
Affidavit - Notice of Violation



Case No. 25-113 Address/Location of Violation: 2050 WHITE SANDS 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 2 / 26 / 25.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 03 / 29 / 25 : 4-10-25

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

JIM FLANNIGAN

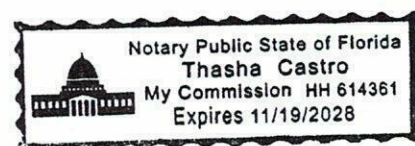
Print Name / Signature / Date

I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

**QUANTUM CONSTRUCTION
2050 WHITE SANDS DR
TITUSVILLE, FL 32780**

March 24, 2025

CASE # 25-000339

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 2050 WHITE SANDS DR , Parcel ID# 22 3509-76-*40

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: LICENSES AND BUSINESS REGULATIONS

VIOLATION OF CODE: SEC. 11-31 BUSINESS TAX RECEIPT REQUIRED - (a) EVERY PERSON, FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS, PROFESSION, OR OCCUPATION WITHIN THE CITY IS HEREBY REQUIRED TO HAVE A CURRENT LOCAL BUSINESS TAX RECEIPT AND PAY THE REQUIRED FEE PRIOR TO ENGAGING IN OR MANAGING SUCH BUSINESS, PROFESSION OR OCCUPATION. THE LOCAL BUSINESS TAX RECEIPT IS REQUIRED OF:(1)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY BUSINESS WITHIN ITS JURISDICTION.(2)ANY PERSON WHO MAINTAINS A PERMANENT BUSINESS LOCATION OR BRANCH OFFICE WITHIN THE CITY FOR THE PRIVILEGE OF ENGAGING IN OR MANAGING ANY PROFESSION OR OCCUPATION WITHIN ITS JURISDICTION.(3)ANY PERSON WHO DOES NOT QUALIFY UNDER THE PROVISIONS OF SUBSECTION (1) OR (2) ABOVE, AND WHO TRANSACTS ANY BUSINESS OR ENGAGES IN ANY OCCUPATION OR PROFESSION IN INTERSTATE COMMERCE WHERE SUCH LOCAL BUSINESS TAX RECEIPT IS NOT PROHIBITED BY SECTION 8, ARTICLE 1 OF THE UNITED STATES CONSTITUTION.(b)PERSON AS REFERRED TO ABOVE MEANS ANY INDIVIDUAL FIRM, PARTNERSHIP, JOINT ADVENTURE, SYNDICATE OR OTHER GROUP OR COMBINATION ACTING AS A UNIT, ASSOCIATION, CORPORATION, ESTATE, TRUST, BUSINESS TRUST, TRUSTEE, EXECUTOR, ADMINISTRATOR, RECEIVER OR OTHER FIDUCIARY AND SHALL INCLUDE THE PLURAL AS WELL AS THE SINGULAR.

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 **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

MEYERS, STACI
PO BOX 1796
TITUSVILLE, FL 32781

March 24, 2025

CASE # 25-000339

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 2050 WHITE SANDS DR , Parcel ID# 22 3509-76*-40

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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 **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

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

**Hearing Case No. 25-113
Enforcement Case No: 25-000339**

CITY OF TITUSVILLE

Petitioner,

vs.

**QUANTUM CONSTRUCTION & CONTRACTING LLC
2050 WHITE SANDS DR
TITUSVILLE, FL 32780**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

2050 WHITE SANDS DR

TAX PARCEL ID 22 3509-76-*40

LAND

DESCRIPTION WHISPERING HILLS COUNTRY CLUB ESTS SEC 3 LOT 40

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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



CODE ENFORCEMENT

**PROMOTING
TEAMWORK**
WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3771

**QUANTUM CONSTRUCTION
2050 WHITE SANDS DR
TITUSVILLE, FL 32780**

March 24, 2025

25-000339

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:
Quantum Construction
2050 White Sands Dr
Titusville, FL 32780



9590 9403 0760 5196 4198 43

9589 0710 5270 2118 4853 01

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 | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |

25-0003

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Jim Flannigan, Code Enforcement Officer
Subject: **25-127**
SHONUFF SUGAH'S CAKERY LLC
839 GIBSON ST, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-10-27-J-3
NOTICE OF HEARING: CERTIFIED AND POSTED

Department/Office: Code Enforcement

Recommended Action:

Finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation of this meeting, order the City cost of \$128.53 and \$136.50, with the total amount due being \$265.03 for the BTR renewal to be imposed effective as of this meeting.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:

1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection.

Narrative of Violation(s):

On February 19, 2025, the City of Titusville Business Tax Receipt division reported this business to the Code Enforcement department for unexpired Business Tax Receipt. As of this meeting, the Business Tax Receipt remains unexpired.

Any Contact with the owner:

Second notices were provided to the business via regular mail.

Alternatives:

1. Find the BUsiness in compliance.

Item Budgeted:

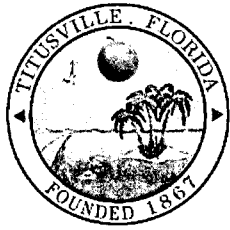
Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Shonuff Sugah's Cakery 24 25 Second Notice 1.2.25
2. 25-127 COST RECOVERY
3. 25-127 EXHIBITS



CITY OF TITUSVILLE
LOCAL BUSINESS TAX RENEWAL NOTICE/INVOICE
SECOND NOTICE

SHYLONDA WATERS
839 GIBSON ST
TITUSVILLE, FL 32780

License Number: BTR25-003063
Business Name/Location:
SHONUFF SUGAH'S CAKERY LLC
839 GIBSON ST

PAYMENT FOR YOUR LOCAL BUSINESS TAX RECEIPT IS DUE ON OR BEFORE SEPTEMBER 30TH.
OUTSTANDING BALANCES WILL BE FORWARDED TO THE CITY'S CODE ENFORCEMENT DEPARTMENT.

LICENSE CLASSIFICATIONS/FEE'S	FEE AMOUNT
Bakery	109.20
Late/Penalty Fee	27.30
TOTAL AMOUNT DUE:	\$136.50

THE STATE OF FLORIDA REQUIRES DELINQUENCY PENALTY FEES IF NOT RENEWED BEFORE THE DATES BELOW:

IF NOT RENEWED/PAID BY: OCTOBER 1ST - PAY ADDITIONAL 10% ON THE CLASSIFICATION FEE
NOVEMBER 1ST - PAY ADDITIONAL 15%
DECEMBER 1ST - PAY ADDITIONAL 20%
JANUARY 1ST - PAY ADDITIONAL 25%

PAYMENT FOR THE ANNUAL FIRE INSPECTION IS DUE AT THIS TIME ALONG WITH THE BTR RENEWAL FEE AND HAS BEEN INCLUDED IN THE TOTAL AMOUNT LISTED ABOVE. STATUTORY PENALTY FEES DO NOT APPLY TO THE FIRE INSPECTION FEE.

IF MAILING IN A CHECK OR MONEY ORDER, PLEASE INCLUDE THE LICENSE NUMBER ON THE PAYMENT.

MAIL TO: CITY OF TITUSVILLE
ATTN: BUSINESS TAX RECEIPTS
P.O. BOX 2806
TITUSVILLE, FL 32781-2806

NO ONLINE SERVICES ARE AVAILABLE AT THIS TIME. A CREDIT CARD AUTHORIZATION FORM CAN BE REQUESTED BY EMAILING OUR OFFICE AT: businesstaxreceipt@titusville.com.

IT IS YOUR RESPONSIBILITY TO NOTIFY THE CITY OF ANY CHANGES TO YOUR LOCAL BUSINESS INCLUDING LOCATION OR NAME CHANGE: businesstaxreceipt@titusville.com.

BUSINESS CLOSURE: ONLY SIGN BELOW IF YOU HAVE GONE OUT OF BUSINESS AND RETURN TO THE ADDRESS LISTED ABOVE OR EMAIL TO: businesstaxreceipt@titusville.com.

Business Owners Signature

Date

PLEASE CALL 321-567-3758 FOR ASSISTANCE





City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-127
Address 839 GIBSON ST
Respondent SHONUFF SUGAH'S CAKERY LLC

Number of Inspector Hours

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

Administrative Hours and Postage

42.86 2 Hours in Complaint (*\$21.43 per hour*)
15.23 Postage (*\$7.33 each certified mail, .57 each First Class Mail*)
Administrative Hours and Postage 58.09

Total 128.53



City of Titusville
Affidavit - Notice of Violation



Case No. 25-127 Address/Location of Violation: 839 GIBSON 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 02/26/25.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 03/19/25 . :

- ☐ 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

4-22-25
Print Name / Signature / Date

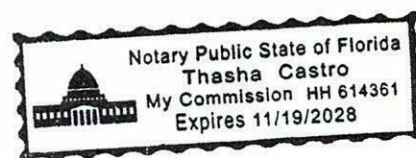
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April 2025.

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN *Our* COMMUNITY

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

**SHONUFF SUGAH'S CAKERY LLC
839 GIBSON ST
TITUSVILLE, FL 32780**

CASE # 25-000435

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 839 GIBSON ST , Parcel ID# 22 3510-27-J-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: LICENSES AND BUSINESS REGULATIONS

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Inspector Comments: PLEASE CONTACT LORI ROBERTS TO RESOLVE BTR RENEWAL 321-567-3758

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/02/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

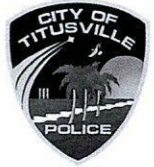
It is the responsibility of the City's Code Enforcement Department to enforce Titusville's Codes and Ordinances to ensure a safe and healthy environment for its citizens. By means of this notice we are asking for your assistance in achieving this goal.

Sincerely,

Jim Flannigan
Code Enforcement Officer



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-127 Address/Location of Violation: 839 GIBSON 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 04/22/25

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 03/19/25
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

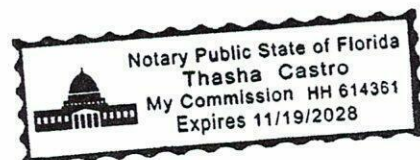
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 22 day of April, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 22 day of April, 2025.

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-127
Enforcement Case No: 25-000435**

CITY OF TITUSVILLE

Petitioner,

vs.

**SHONUFF SUGAH'S CAKERY LLC
839 GIBSON ST
TITUSVILLE, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 05/12/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

839 GIBSON ST

**TAX PARCEL ID 22 3510-27-J-3
B LOT 3 BLK J**

LAND DESCRIPTION GIBSON PARK SEC

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

SEC. 11-31 - BUSINESS TAX RECEIPT 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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

25-000435

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:

Shonuff Sugar's Cakery LLC
839 Gibson St.
Titusville, FL 32780



9590 9402 9378 5002 0553 16

2. Article Number (Transfer from service label)

9589 0710 5270 0997 5790 98

Restricted 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

25-00



CODE ENFORCEMENT

**PROMOTING
TEAMWORK**
WITHIN *Our* COMMUNITY

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

**SHONUFF SUGAH'S CAKERY LLC
839 GIBSON ST
TITUSVILLE, FL 32780**

March 31, 2025

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:

Shonuff Sugar's Bakery LLC
839 Gibson St.
Titusville, FL 32780



9590 9402 9378 5002 0553 16

2. Article Number (Transfer from service label)

9589 0710 5270 0997 5790 98

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

25-000435
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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

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- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

stricted Delivery

Domestic Return Receipt