



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

June 9, 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 May 12, 2025 Special Magistrate minutes.**

4. HEARINGS

A. **Municipal Appeals**

1. **Trespass Warning from City Facilities Appeal**
- B. **Lien Reduction Hearings**
- C. **Massey Hearings**
 1. **25-23**
C Cubes Strip LLC
5155 S Washington Ave, Titusville, FL 32780
Parcel ID # 22-35-26-BF-*-29
Notice of Violation: Certified and Posted, Initial March 7, 2024; Certified mail March 7, 2024.
Initial Hearing: Certified mail February 5, 2025, and Posted February 28, 2025
Massey Hearing: Certified mail May 6, 2025, and Posted May 21, 2025.
 2. **25-30**
Vermont LLC
1091 S De Leon Ave, Titusville, FL 32780
2582 Maguire Road #513, Ocoee, Florida 32761 - Owner
Parcel ID# 21-35-03-54-13-3
Notice of Violation: Certified and Posted, Initial January 1, 2025, Certified mail February 10, 2025.
Hearing Mailed March 11, 2025, and Posted April 2, 2025
Massey Hearing Posted May 19, 2025, Certified Mailed May 6, 2025
 3. **25-31**
Vermont LLC
1545 Kings Court, Titusville, Florida 32780
2582 Maguire Road #513, Ocoee, Florida 32761 - Owner
Parcel ID# 22-35-09-10-*-15
Notice of Violation: Certified and Posted, Initial January 22, 2025.
Hearing Mailed March 11, 2025, and Posted April 2, 2025
Massey Hearing Posted May 19, 2025, Certified Mailed May 6, 2025
 4. **25-32**
JL Miami Homes LLC
990 Alford Street
3446 SW 8th Street, Miami, Florida 33130 - Owner
Parcel ID# 21-35-31-26-5-11
Notice of Violation: Certified and Posted, Initial December 3, 2024, posted Certified mail December 5, 2024.
Hearing Mailed March 11, 2025, and Posted April 2, 2025
Massey Hearing Posted May 19, 2025, Certified Mailed May 6, 2025
 5. **25-33**
Robert C Kirk

Krystal Kirk Cook
925 Cleveland Street, Titusville, FL 32780
Parcel ID # 22-35-22-52-20-6
Notice of Violation: Certified and Posted, Hand Delivered Initial
August 27, 2024, Certified mail September 11, 2024.
Initial Hearing: Certified mail March 11, 2025, Hand Delivered April 1,
2025, and Posted at City Hall April 1, 2025.
Massey Hearing #1: Certified mail May 6, 2025, Hand Delivered May
21, 2025, and Posted at City Hall May 21, 2025.

6. **25-67**
Nicole's Applicances by Danny
3304 S Hopkins Ave, Titusville, FL 32780
Parcel ID # 22-35-15-75-8-1
Notice of Hearing: Certified and Posted

D. Continued Hearings

E. Initial Hearings

1. **25-61**
Elizabeth Oleson
2767 Pine Ridge Dr, Titusville, FL 32780
Parcel ID # 22-35-08-HY-2-38
Notice of Violation: Certified and Posted, Initial March 4, 2025.
Notice of Hearing: May 7, 2025 Certified Mailed. Posted May 19, 2025

5. CODE ENFORCEMENT MANAGER'S REPORT

6. ADJOURNMENT