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

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **Approval of May 12, 2025 Special Magistrate 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. MAY 2025 MEETING MINUTES

MEETING MINUTES

Monday, May 12, 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
Lori Roberts, Business Tax Receipt Official

II. SWEARING IN OF WITNESSES

III. APPROVAL OF APRIL 14, 2025, HEARING MINUTES – *Approved by Special Magistrate Nguyen.*

IV. HEARINGS

MUNICIPAL TRESPASS WARNING APPEAL

None

LIEN REDUCTION HEARINGS

None

MASSEY HEARINGS

None

INITIAL HEARINGS

25-35
WALKABOUT MINISTRY INC (NEW WAY RECOVERY)
801 ORANGE ST, TITUSVILLE, FL 32796
TAX PARCEL ID # 22-35-03-00-258
CODE ENFORCEMENT OFFICER: MAE WRIGHT
NOTICE OF HEARING: CERTIFIED AND POSTED

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $146.14, along with $65.00 for the Business Tax Receipt application and fire fee, for a total amount due of $211.14, effective as of the date of the hearing.

25-38
PALMETTO RIDGE ESTATES
1202 PRAIRIE LN, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-10-00-265
CODE ENFORCEMENT OFFICER: JIM FLANNIGAN
NOTICE OF HEARING: CERTIFIED AND POSTED

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $146.14, along with $1,468.00 for the Business Tax Receipt fee, for a total amount due of $1,614.14, effective as of the date of the hearing.

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

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $146.14, along with $50.00 for the Business Tax Receipt fee, for a total amount due of $196.14, effective as of the date of the hearing.

25-51
INFINITY AFFAIRS VENUE
3550 S WASHINGTON AVE, STE 16, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-15-00-761
CODE ENFORCEMENT OFFICER: JIM FLANNIGAN
NOTICE OF HEARING: CERTIFIED AND POSTED

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $146.14, along with $254.75 for the Business Tax Receipt fee, for a total amount due of $400.89, effective as of the date of the hearing.

25-65
LBJ SERVICES LLC
60 N CHRISTMAS HILL RD, TITUSVILLE, FL 32796
TAX PARCEL ID # 21-35-32-00-764
CODE ENFORCEMENT OFFICER: JIM FLANNIGAN
NOTICE OF HEARING: CERTIFIED AND POSTED

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $181.36, along with $68.25 for the Business Tax Receipt fee, for a total amount due of $249.61, effective as of the date of the hearing.

25-67
NICOLES APPLIANCES BY DANNY
3304 S HOPKINS AVE, TITUSVILLE, FL 32780
TAX ID PARCEL ID # 22-35-15-75-8-1
COE ENFORCEMENT OFFICER: JIM FLANNIGAN
NOTICE OF HEARING: CERTIFIED AND POSTED

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

25-90
REVIVE EXTERIOR CLEANING LLC

835 CLEVELAND ST, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-22-50-5-14
CODE ENFORCEMENT OFFICER: MAE WRIGHT
NOTICE OF HEARING: CERTIFIED AND POSTED

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $146.14, along with $136.50 for the Business Tax Receipt fee, for a total amount due of $282.64, effective as of the date of the hearing.

25-104
CHRIST COMMUNITY PRESBYTERIAN CHURCH INC.
4295 GARDEN ST, TITUSVILLE, FL 32796
TAX PARCEL ID # 22-35-06-00-305
CDE ENFORCEMENT OFFICER: MAE WRIGHT
NOTICE OF HEARING: CERTIFIED AND POSTED

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $128.53, along with $100.00 for the Business Tax Receipt fee, for a total amount due of $228.53, effective as of the date of the hearing.

25-113
QUANTUM CONSTRUCTION

2050 WHITE SANDS DR, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-09-76-*-40
CODE ENFORCEMENT OFFICER: JIM FLANNIGAN
NOTICE OF HEARING: CERTIFIED AND POSTED

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $163.75, along with $307.12 for the Business Tax Receipt fee, for a total amount due of $470.87, effective as of the date of the hearing.

25-127
SHONUFF SUGAH'S CAKERY LLC
839 GIBSON ST, TITUSVILLE, FL 32780
TAX PARCEL ID # 22-35-10-27-J-3
CODE ENFORCEMENT OFFICER: JIM FLANNIGAN
NOTICE OF HEARING: CERTIFIED AND POSTED

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

On February 19, 2025, the City of Titusville's Business Tax Receipt Division referred this business to the Code Enforcement Department due to a failure to renew its Business Tax Receipt. Notices were both posted on-site and mailed to the business address. As of the date of this meeting, the Business Tax Receipt remains unrenewed.

Upon finding that the business is operating without a current Titusville Business Tax Receipt and remains in violation as of this hearing, the Special Magistrate ordered the imposition of City costs in the amount of $128.53, along with $136.50 for the Business Tax Receipt fee, for a total amount due of $265.03, effective as of the date of the hearing.

V. CODE ENFORCEMENT MANAGER'S REPORT – None.

VI. ADJOURNMENT – 2:27 PM.

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: Glenn Tolleson, Code Manager

Subject: **Trespass Warning from City Facilities Appeal**

Department/Office: Code Enforcement

Recommended Action:
Hear the request from Mr. Bass to move his scheduled July 14, 2025, appeal hearing to a certain date of October 13, 2025.

Summary Explanation & Background:
On February 12, 2025 the Titusville Police Department issued Mr. Thomas Bass a trespass warning for the City of Titusville City hall complex. Mr. has requested an appeal to the trespass. In accordance with Titusville Code of Ordinances Sections 13-120-123 and Sections 810.08 and/or 810.09.

On March 24, 2025, a special hearing was held to conduct the appeal of Mr. Bass. Mr. Bass was present at that hearing and requested an extension from the Special Magistrate, Don Nguyen. The Special Magistrate granted the request for the extension of the case to a time certain of 12:00 p.m. July 14, 2025.

On May 27, 2025, Mr. Bass contacted the City Attorney's Office requesting to move his previous scheduled hearing from July 14, 2025, due to difficulties in receiving his requested public information from the city.

Alternatives:
1. Dismiss the case.
2. Postpone case to a time certain.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. Issued Trespass Warning Front
2. Issued Trespass Warning Back

TITUSVILLE POLICE DEPARTMENT
TRESPASS WARNING
FOR CITY FACILITIES AND OR PARKS

Date: 02/12/2025 Time: 1500 Case # 2025-00009999

Arrested: Yes ☐ No ☑

Name: Thomas Henry Bass DOB: 03/06/84 State and DL/ID #: FLDL: B200828840860

Race: W Sex: M Height: 66" Weight: 140.0 Eye Color: Hazel Hair: Brown

Address: 2276 Kentucky Avenue Mims FL 32754
Street Apt. City State Zip

Name of Facility/Location/Address Person is Trespassed From:

City Hall 555 S. Washington Avenue, Titusville, Florida, 32796

Reason for Trespass:

First Offense: ☑ Subsequent Offense: ☐

In accordance with Titusville City Code Sections 13-120-123 and Sections 810.08 and/or 810.09, Florida Statutes, you are hereby ordered to leave the above described premises immediately. If you remain on, or return to, the above described premises, you may be subject to arrest. This trespass warning remains in effect for 1 year for the first offense or 2 years for each subsequent offense.

Section 13-122 - Trespass warnings; Appeal process. A person shall have the right to appeal the issuance of a trespass warning issued for any City facility; including municipal parks **AND MUST BE FILED WITHIN 10 DAYS TO THE CITY CLERKS OFFICE** located at Titusville City Hall - 555 South Washington Avenue, Titusville, FL 32796.

Should the above-named person need to re-enter this property for official business pursuant to Code Sections 13-121, he/she must first contact:

☑	**City Manager (City Facilities)**	**321-567-3702**
☐	**Brevard County Parks and Recreation (Parks)**	**321-633-2046**

Officer (Print): Baker ID # 176 Officer Signature: [signature] Date: 02/12/25

Original to Code Enforcement

Copy to Person Trespassed

CITY OF TITUSVILLE
INSTRUCTIONS TO APPEAL TRESPASS WARNING

You have been trespassed from a City facility. For your reference, you have the right to file an appeal. In accordance with Ordinance 08-2023, the steps to file an appeal are provided below. *See*: Titusville Code Sections 13-120 through 13-123: Providing for the Regulation and Management of Public Access to City-Owned, Controlled, and Leased Property Based Upon Its Intended Use.

Section 13-122. – Trespass warnings; Appeal process.

(a) A person shall have the right to appeal the issuance of a trespass warning issued for any City facility, including municipal parks in accordance with the following:
    1. An appeal of the trespass warning must be filed, in writing with the City Clerk, within ten days of the issuance of the warning, and shall include the appellant's name, address and phone number, if any. No fee shall be charged for filing the appeal.
    2. Appeals shall be heard by a special magistrate with whom the City contracts to provide this service.
    3. Within ten days following the filing of the appeal, a hearing shall be scheduled. Notice of the hearing shall be provided to the appellant in one of the following options:
        i. By providing the appellant a copy of the notice of hearing in person at the time he or she files the appeal. This shall be the preferred method of notice.
        ii. By First-class mail to an address provided at the time of warning; or,
        iii. By telephone if a telephone number has been provided; or,
        iv. By posting the notice at City Hall. All appeal hearings shall be posted at City Hall once scheduled.
    4. The special magistrate shall hold the hearing as soon as possible. In no event shall the hearing be held later than 40 days from the filing of the appeal.
(b) Copies of documents in the City's control which are intended to be used at the hearing, and which directly relate to the issuance of the trespass warning to the appellant, shall be made available upon request to the appellant at no cost.
(c) The appellant shall have the right to attend with an attorney, the right to testify, and to call witnesses and present evidence. The appellant shall have the right to bring a court reporter, at his or her own expense.
(d) The special magistrate shall consider the testimony, reports or other documentary evidence, and any other evidence presented at the hearing. Formal rules of evidence shall not apply, but fundamental due process shall govern the proceedings.
(e) The City shall bear the burden of proof by clear and convincing evidence that the trespass warning was properly issued pursuant to the criteria of this section.
(f) If the appellant fails to attend a scheduled hearing, the special magistrate shall review the evidence presented and determine if the trespass warning was properly issued pursuant to the criteria of this section.
(g) Within five days of the hearing, the special magistrate shall issue a written decision on the appeal which shall be mailed to the appellant at the address provided.
(h) The decision of the special magistrate shall be final and the appellant shall be deemed to have exhausted all administrative remedies. Such decision may be subject to judicial review in the manner provided by law.
(i) The trespass warning shall remain in effect during the appeal and review process, including any judicial review.

*The City Manager, or his/her designee, or for county-maintained city parks, County personnel with control over city parks, may upon request, authorize an individual who has received a trespass warning to enter the property or premises to exercise his or her First Amendment rights if there is no other reasonable alternative location to exercise such rights or to conduct necessary municipal business. Such authorization must be in writing, shall specify the duration of the authorization and any conditions thereof, and shall not be unreasonably denied.

**Should you be trespassed from a location where the quasi-judicial appeal hearing is to be held, the City will allow you to enter the building for this hearing only, on the date and time specified in the Notice of Hearing issued to you upon receipt of a request for an appeal.

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: Code Enforcement Special Magistrate

From: Mae Wright, Code Enforcement Officer

Subject: **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.

Department/Office: Code Enforcement

Recommended Action:
Find the property remains in violation at the time of this meeting and impose a fine in the amount of $100.00 per day, per violation commencing on May 10, 2025, continuing daily until the violations are corrected. In addition to the fine, impose the City's costs of prosecution in the amount of $234.19.

Summary Explanation & Background:
1. SEC. 6-109; 2018 IPMC SEC. 505.3 - Water Supply

This case was originally heard on March 10, 2025. Tuan Le, the registered agent for the respondent, C Cubes Strip LLC, was present and provided testimony.

The respondent was found to be in violation of the above-stated code and ordered to correct the violation on or before noon on May 9, 2025. If compliance is not achieved, a fine in the amount of $100.00 per day commencing on May 10, 2025, and continuing daily until the violation is corrected, and a lien may be imposed. The administrative costs in the amount of $234.19 were imposed.

On May 8, 2025, I met at the property with Mr. Le stated he was still dealing with the claim to FP&L for the damage to the sidewalk, water line and retention pond; and that the needed repairs would not start until the claim was processed.

As of today, June 9 2025, no action or permits to correct the violation has been completed.

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

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. 25-23 June Exhibits

City of Titusville

Affidavit - Notice of Hearing

Case No. 25-23 Address/Location of Violation: 5155 S WASHINGTON AVE

Titusville, Florida

HAND DELIVERED

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

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

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

☒ the owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge ~~21/May/2025~~ at 5155 (5175) S. Washington Ave.
21/May/2025

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 ~~21/May/20~~ 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 06/May/.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 06/May/2025

MAE WRIGHT Mae Wright 21-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 21 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 21 day of May 2025.

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

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

Hearing Case No. 25-23
Enforcement Case No: 24-000319

CITY OF TITUSVILLE

Petitioner,

vs.

C CUBES STRIP LLC
3306 S HOPKINS AVE
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 06/09/2025 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:

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

Hearing Case No. 25-23
Enforcement Case No: 24-000319

CITY OF TITUSVILLE

Petitioner,

vs.

C CUBES STRIP LLC
3306 S HOPKINS AVE
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 06/09/2025 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:

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **C Cubes Strip, LLC; Tuan Le-Registered Agent** Mailing address: 3306 S Hopkins Ave, Titusville, FL 32780 5175 S Washington Ave, Titusville, FL 32780 5155 S Washington Ave, Suite #203, Titusville, FL 32780 Respondent.	CASE NO: 25-23 Subject Property: 5155 S Washington Ave, Suite #203, Titusville, FL 32780 Tax Parcel ID#: 22-35-26-BF-*29

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on March 10, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. Respondent is the owner of the Subject Property. Respondent was provided notice of this hearing and did appear at the hearing.

2. Code Enforcement Officer Mae Wright testified that the property was inspected and found to be in violation of the following City Codes:

a. Section 6-109; IPMC Subsection 505.3 Water Supply

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

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

Ex. 1: City's Affidavit of Mailing/ Posting Notice of Hearing
Ex. 2: City's Affidavit of Mailing/ Posting Notice of Violation
Ex. 3:City's Cost Recovery Statement in the amount of $234.19

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

Conclusions of Law

5. Proper notice of the violation and notice of hearings were provided to Respondent(s).

6. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of:

a. Section 6-109; IPMC Subsection 505.3 Water Supply

7. The City is entitled to recover its costs incurred in prosecuting the case, pursuant to Section 162.07(2), Florida Statutes.

Order

Based upon the Findings of Fact and Conclusions of Law, it is hereby **ORDERED**:

1. Respondent shall correct the cited violations on the subject property by 12:00 p.m. (noon) on May 9, 2025. Corrective action includes, performing any and all repairs to the water supply system, repair sidewalk and retention areas and to obtain all required permitting for the work. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with all violations is not achieved by this date, a subsequent compliance/Massey hearing will be held, and the Magistrate may impose a fine in the amount of **$100.00** per day, per violation commencing May 10, 2025, and continuing daily until the violations are corrected. A lien may also be imposed.

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

4. In addition to the fine, the City's costs of prosecution are imposed in the amount of $234.19, payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

5. If the violation is corrected, Respondent(s) must contact the City of Titusville Code Enforcement Department at (321)567-3770 to request an inspection to verify compliance.

DONE AND ORDERED this 14th day of March 2025.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Ryan Fong, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this 7 day of March, 2025.

Secretary Special Magistrate

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	25-23
Address	5155 S WASHINGTON AVE
Respondent	C CUBES STRIP LLC

Number of Inspector Hours

10	Number of Field Inspections *(Each Inspection = .5 Hours)*	
5	Field Hours	35.22 per hour
Inspection Hours Cost		176.1

Administrative Hours and Postage

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 234.19

City of Titusville

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **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

Department/Office: Code Enforcement

Recommended Action:

Summary Explanation & Background:

1. SEC. 6-109; 2018 IPMC SEC. 304.13.2 - OPENABLE WINDOWS
2. SEC. 6-109; 2018 IPMC SEC. 304.15 - EXTERIOR DOORS
3. SEC. 6-109; 2018 IPMC SEC. 304.7 - - ROOFS AND DRAINAGE
4. SEC. 6-109; 2018 IPMC SEC. 305.3 - INTERIOR SURFACES
5. SEC. 6-109; 2018 IPMC SEC. 308.1 - ACCUMULATION OF RUBBISH OR GARBAGE
6. SEC. 6-109; 2018 IPMC SEC. 602.3 - HEAT SUPPLY
7. SEC. 6-109; 2018 IPMC SEC. 704.2 - FIRE SAFETY - SMOKE ALARMS WHERE REQUIRED
8. SEC 6-109; 2018 IPMC SEC. 309.4 - PEST INFESTATION- MULTIPLE OCCUPANCY

This case was originally heard on March 10, 2025. The respondents were not present.

•The respondent was ordered to correct the violations on or before noon on June, 6 2025.
•If compliance was not achieved, a fine in the amount of $100.00 per day commencing on June 7, 2025 and continuing daily until the violation is corrected, and a lien may be imposed.

•Administrative costs in the amount of $146.14 were imposed.
•
•As of today, June 9 2025, no action or permits to correct the violation has been completed. No contact has been made with the responded.

Alternatives:
1. Alternate finding and amount.
2. Waive the City's Cost.
3. Additional time to correct.
4. Find the property is not in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:
Goal #1 Quality of Life

Strategic Plan Impact:
Goal #1 Quality of Life

ATTACHMENTS:
1. 25-30 June Exhibits

City of Titusville

Affidavit - Notice of Hearing

Case No. 25-30 Address/Location of Violation: 1091 S DE LEON AVE

Titusville, Florida

HAND DELIVERED

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

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

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 5/19/25

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 5/6/25

☐ 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 5-20-25

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 20 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 20 day of May 2025.

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

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

Hearing Case No. 25-30
Enforcement Case No: 25-000010

CITY OF TITUSVILLE

Petitioner,

vs.

VERMONT LLC
2582 MAGUIRE RD, #513
OCOEE, FL 34761

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 06/09/2025 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:

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **VERMONT, LLC** Mailing address: 2582 Maguire Road #513 Ocoee, FL 32761 Respondent.	CASE NO: 25-30 Subject Property: 1091 S De Leon Avenue Titusville, FL 32780 Tax Parcel ID#: 21-35-03-54-13-3

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on April 14, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

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

2. Code Enforcement Officer Jim Flannigan testified that the property was inspected and found to be in violation of the following City Codes:

a. Section 6-109; 2018 IPMC Section 304.13.2: Openable Windows;
b. Section 6-109; 2018 IPMC Section 304.15: Exterior Doors;
c. Section 6-109; 2018 IPMC Section 304.7: Roofs and Drainages;
d. Section 6-109; 2018 IPMC Section 305.3: Interior Surfaces;
e. Section 6-109; 2018 IPMC Section 308.1: Accumulation of Rubbish or Garbage;
f. Section 6-109; 2018 IPMC Section 602.3: Heat Supply;
g. Section 6-109; 2018 IPMC Section 704.2: Fire Safety;
h. Section 6-109; 2018 IPMC Section 309.4: Pest Infestation Multiple Occupancy.

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

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

Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
Ex. 3: City's Cost Recovery Statement in the amount of $146.14.

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

Conclusions of Law

5. Proper notice of the violation and notice of hearings were provided to Respondent(s).

6. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of:

a. Section 6-109; 2018 IPMC Section 304.13.2: Openable Windows;
b. Section 6-109; 2018 IPMC Section 304.15: Exterior Doors;
c. Section 6-109; 2018 IPMC Section 304.7: Roofs and Drainages;
d. Section 6-109; 2018 IPMC Section 305.3: Interior Surfaces;
e. Section 6-109; 2018 IPMC Section 308.1: Accumulation of Rubbish or Garbage;
f. Section 6-109; 2018 IPMC Section 602.3: Heat Supply;
g. Section 6-109; 2018 IPMC Section 704.2: Fire Safety;
h. Section 6-109; 2018 IPMC Section 309.4: Pest Infestation Multiple Occupancy.

7. The City is entitled to recover its costs incurred in prosecuting the case, pursuant to Section 162.07(2), Florida Statutes.

Order

Based upon the Findings of Fact and Conclusions of Law, it is hereby **ORDERED**:

1. Respondent shall correct the cited violations on the subject property by 12:00 p.m. (noon) on **June 6, 2025**. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with all violations is not achieved by this date, a subsequent 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.

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

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

5. If the violation is corrected, Respondent(s) must contact the City of Titusville Code Enforcement Department at (321)567-3770 to request an inspection to verify compliance.

DONE AND ORDERED this 21st day of April, 2025.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this 22 day of April, 2025.

Secretary Special Magistrate

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	25-30
Address	1091 S DE LEON AVE
Respondent	VERMONT 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

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **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

Department/Office: Code Enforcement

Recommended Action:

Summary Explanation & Background:

1. SEC. 6-109; 2018 IPMC SEC. 605.4 - ELECTRICAL EQUIPMENT WIRING
2. SEC. 6-109; 2018 IPMC SEC 302.7 - ACCESSORY STRUCTURES
3. SEC. 6-109; 2018 IPMC SEC. 304.13 - WINDOW, SKYLIGHTS, DOOR FRAMES
4. SEC. 6-109; 2018 IPMC SEC. 304.13.2 - OPENABLE WINDOWS
5. SEC. 6-109; 2018 IPMC SEC. 304.7 - - ROOFS AND DRAINAGE
6. SEC. 6-109; 2018 IPMC SEC. 305.3 - INTERIOR SURFACES
7. SEC. 6-109; 2018 IPMC SEC. 305.6 - INTERIOR DOORS
8. SEC. 6-109; 2018 IPMC SEC. 506.1 - SANITARY DRAINAGE SYSTEM GENERAL
9. SEC. 6-109; 2018 IPMC SEC. 602.1 - HEATING FACILITIES REQUIRED
10. SEC. 6-109; 2018 IPMC SEC. 603.1 - - MECHANICAL APPLIANCES
11. SEC. 6-109; 2018 IPMC SEC. 605.2 - ELECTRICAL EQUIPMENT RECEPTACLES
12. SEC. 6-109; 2018 IPMC SEC. 704.2 - FIRE SAFETY - SMOKE ALARMS WHERE REQUIRE

This case was originally heard on March 10, 2025. The respondents, was not present.

•The respondent was ordered to correct the violations on or before noon on June, 6

2025.
•If compliance was not achieved, a fine in the amount of $100.00 per day commencing on June 7, 2025 and continuing daily until the violation is corrected; and a lien may be imposed.

•Administrative costs in the amount of $ 146.14 were imposed.
•
•As of today June 9 2025 No action or permits to correct the violation has been completed. No contact has been made with the responded.

Alternatives:
1. Alternate finding and amount.
2. Waive the City's Cost.
3. Additional time to correct.
4. Find the property is not in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:
Goal #1 Quality of Life

Strategic Plan Impact:
Goal #1 Quality of Life

ATTACHMENTS:
1. 25-31 June Exhibits

City of Titusville

Affidavit - Notice of Hearing

Case No. 25-31 Address/Location of Violation: 1545 KINGS CT

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 5/19/25

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 5/6/25

☐ 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 05-20-25

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 ____ day of _____, 20____, that the information in the foregoing affidavit is true.

Witness my hand and official seal this _____ day of _____ 20____.

_____

Notary Public

SEAL

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

Hearing Case No. 25-31
Enforcement Case No: 25-000033

CITY OF TITUSVILLE

Petitioner,

vs.

VERMONT LLC
2582 MAGUIRE RD # 513
OCOEE, FL 32761

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 06/09/2025 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:

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **VERMONT, LLC** Mailing address: 2582 Maguire Road #513 Ocoee, FL 32761 Respondent.	CASE NO: 25-31 Subject Property: 1545 Kings Court, Titusville, FL 32780 Tax Parcel ID#: 22-35-09-10-*-15

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on April 14, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

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

2. Code Enforcement Officer Jim Flannigan testified that the property was inspected and found to be in violation of the following City Codes:

a. Section 6-109; 2018 IPMC Section 605.4: Electrical Equipment Wiring;
b. Section 6-109; 2018 IPMC Section 302.7: Accessory Structures;
c. Section 6-109; 2018 IPMC Section 304.13: Windows, Skylights, Door Frames;
d. Section 6-109; 2018 IPMC Section 304.13.2: Openable Windows;
e. Section 6-109; 2018 IPMC Section 304.7: Roofs and Drainages;
f. Section 6-109; 2018 IPMC Section 305.3: Interior Surfaces;
g. Section 6-109; 2018 IPMC Section 305.6: Interior Doors;
h. Section 6-109; 2018 IPMC Section 506.1: Sanitary Drainage System General;
i. Section 6-109; 2018 IPMC Section 602.1: Heating Facilities Required;
j. Section 6-109; 2018 IPMC Section 603.1: Mechanical Appliances;
k. Section 6-109; 2018 IPMC Section 605.2; Electrical Equipment Receptacles;
l. Section 6-109; 2018 IPMC Section 704.2: Fire Safety – Smoke Alarms Where Required.

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

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

Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
Ex. 3: City's Cost Recovery Statement in the amount of $146.14.

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

Conclusions of Law

5. Proper notice of the violation and notice of hearings were provided to Respondent(s).

6. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of:

a. Section 6-109; 2018 IPMC Section 605.4: Electrical Equipment Wiring;
b. Section 6-109; 2018 IPMC Section 302.7: Accessory Structures;
c. Section 6-109; 2018 IPMC Section 304.13: Windows, Skylights, Door Frames;
d. Section 6-109; 2018 IPMC Section 304.13.2: Openable Windows;
e. Section 6-109; 2018 IPMC Section 304.7: Roofs and Drainages;
f. Section 6-109; 2018 IPMC Section 305.3: Interior Surfaces;
g. Section 6-109; 2018 IPMC Section 305.6: Interior Doors;
h. Section 6-109; 2018 IPMC Section 506.1: Sanitary Drainage System General;
i. Section 6-109; 2018 IPMC Section 602.1: Heating Facilities Required;
j. Section 6-109; 2018 IPMC Section 603.1: Mechanical Appliances;
k. Section 6-109; 2018 IPMC Section 605.2; Electrical Equipment Receptacles;
l. Section 6-109; 2018 IPMC Section 704.2: Fire Safety – Smoke Alarms Where Required.

7. The City is entitled to recover its costs incurred in prosecuting the case, pursuant to Section 162.07(2), Florida Statutes.

Order

Based upon the Findings of Fact and Conclusions of Law, it is hereby **ORDERED**:

1. Respondent shall correct the cited violations on the subject property by 12:00 p.m. (noon) on **June 6, 2025**. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with all violations is not achieved by this date, a subsequent 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.

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

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

5. If the violation is corrected, Respondent(s) must contact the City of Titusville Code Enforcement Department at (321)567-3770 to request an inspection to verify compliance.

DONE AND ORDERED this 21st day of April, 2025.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this 22 day of April, 2025.

Secretary Special Magistrate

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	25-31
Address	1545 KINGS CT
Respondent	VERMONT 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

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **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

Department/Office: Code Enforcement

Recommended Action:

Summary Explanation & Background:

1. NFPA 1-11.1.8 Electrical Cover Plates
2. SEC. 6-109; IPMC Sec. 304.7 Roofs and Drainage
3. SEC. 6-109; IPMC Sec. 704.2 Fire safety – Smoke Alarms Where Required
4. 6-56(A) Building Permit Required
5. SEC. 6-109; IPMC Sec. 602-2 Heating-Residential Occupancies
6. SEC. 6-109; IPMC Sec. 603.1 Mechanical Appliances

This case was originally heard on March 10, 2025. The respondents, was not present.

•The respondent was ordered to correct the violations on or before noon on June, 6 2025.
•If compliance was not achieved, a fine in the amount of $100.00 per day commencing on June 7, 2025 and continuing daily until the violation is corrected; and a lien may be imposed.

•Administrative costs in the amount of $ 128.53 were imposed.
•
•As of today June 9 2025 No action or permits to correct the violation has been completed. No contact has been made with the responded.

Alternatives:
1. Alternate finding and amount.
2. Waive the City's Cost.
3. Additional time to correct.
4. Find the property is not in compliance.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:
Goal #1 Quality of Life

Strategic Plan Impact:
Goal #1 Quality of Life

ATTACHMENTS:
1. 25-32 June Exhibits

City of Titusville

Affidavit - Notice of Hearing

Case No. 25-32 Address/Location of Violation: 990 ALFORD ST

Titusville, Florida

HAND DELIVERED

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

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

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 5/19/25

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 5/6/25

☐ 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 05-20-25

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 20 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 20 day of May 2025.

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

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

Hearing Case No. 25-32
Enforcement Case No: 24-001425

CITY OF TITUSVILLE

Petitioner,

vs.

JL MIAMI HOMES LLC
3446 SW 8TH ST
MIAMI, FL 33135

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 06/09/2025 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:

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **JL MIAMI HOMES, LLC** Mailing address: 3446 SW 8th Street Miami, FL 33130 Respondent.	CASE NO: 25-32 Subject Property: 990 Alford Street, Titusville, FL 32796 Tax Parcel ID#: 21-35-31-26-5-11

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on April 14, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

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

2. Code Enforcement Officer Jim Flannigan testified that the property was inspected and found to be in violation of the following City Codes:

a. NFPA 1-11.1.8 Electrical Cover Plates;
b. Section 6-109; 2018 IPMC Section 304.7: Roofs and Drainages;
c. Section 6-109; 2018 IPMC Section 704.2: Fire Safety – Smoke Alarms Where Required;
d. Section 6-56(A): Building Permit Required;
e. Section 6-109; 2018 IPMC Section 602.2: Heating – Residential Occupancies;
f. Section 6-109; 2018 IPMC Section 603.1: Mechanical Appliances.

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

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

Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
Ex. 3: City's Cost Recovery Statement in the amount of $128.53.

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

Conclusions of Law

5. Proper notice of the violation and notice of hearings were provided to Respondent(s).

6. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of:

a. NFPA 1-11.1.8 Electrical Cover Plates;
b. Section 6-109; 2018 IPMC Section 304.7: Roofs and Drainages;
c. Section 6-109; 2018 IPMC Section 704.2: Fire Safety – Smoke Alarms Where Required;
d. Section 6-56(A): Building Permit Required;
e. Section 6-109; 2018 IPMC Section 602.2: Heating – Residential Occupancies;
f. Section 6-109; 2018 IPMC Section 603.1: Mechanical Appliances.

7. The City is entitled to recover its costs incurred in prosecuting the case, pursuant to Section 162.07(2), Florida Statutes.

Order

Based upon the Findings of Fact and Conclusions of Law, it is hereby **ORDERED**:

1. Respondent shall correct the cited violations on the subject property by 12:00 p.m. (noon) on **June 6, 2025.** Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with all violations is not achieved by this date, a subsequent 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.

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

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

5. If the violation is corrected, Respondent(s) must contact the City of Titusville Code Enforcement Department at (321)567-3770 to request an inspection to verify compliance.

DONE AND ORDERED this 21st day of April, 2025.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this 22 day of April, 2025.

Secretary Special Magistrate

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	25-32
Address	990 ALFORD ST
Respondent	JL MIAMI HOMES 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

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: Mae Wright, Code Enforcement Officer

Subject: **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.

Department/Office: Code Enforcement

Recommended Action:

Find that, at the time of this meeting, the property remains in violation of Code Sections Sec.404.4.4 and Sec. 12-23 and impose a fine in the amount of $100.00 per day, per violation commencing on June 7, 2025, continuing daily until the violations are corrected. In addition to the fine, impose the City's costs of prosecution in the amount of $234.19.

Summary Explanation & Background:

1. Sec. 6-109; IPMC Sec.404.4.4 - Prohibited Occupancy Non-Habitable Space
2. Sec. 12-23 – Junk and Debris
~~*3. Sec. 13-73 - Inoperative Vehicles Prohibited*~~ *Corrected March 10, 2025*
4. Sec. 6-109; IPMC Sec. 304.14 - Window, Skylights, and Door Frames

This case was originally heard on March 10, 2025. The respondent, Robert Kirk, was present and provided testimony.

•The respondent was found to be in violation of the above-stated codes and ordered:
- To correct the violations of Sec. 6-109; IPMC Sec.404.4.4 and Sec. 12-23 on or before noon on June 6, 2025. If compliance is not achieved, a fine in the amount of $100.00 per day per violation commencing on June 7, 2025 and continuing daily until

the violation is corrected, and a lien may be imposed.

- To correct the violation of Sec. 6-109; IPMC Sec.304.14 on or before noon on July 11, 2025. If compliance is not achieved, a fine in the amount of $100.00 per day per violation commencing on July 12, 2025 and continuing daily until the violation is corrected, and a lien may be imposed.

•Administrative costs in the amount of $216.58 were imposed.

Alternatives:

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

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 1: Quality of Life

Strategic Plan Impact:

Goal 1: Quality of Life

ATTACHMENTS:

1. 25-33 June Exhibits

City of Titusville

Affidavit - Notice of Hearing

Case No. 25-33 Address/Location of Violation: 925 CLEVELAND ST

Titusville, Florida

HAND DELIVERED

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

☒ the owner of the property on ~~21/May/2025~~ 21/May/2025 at 925 Cleveland St.

☐ 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 21/May/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 21/May/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 21-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 21 day of MAY, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 21 day of MAY 2025.

FDDA

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

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

Hearing Case No. 25-33
Enforcement Case No: 24-001033

CITY OF TITUSVILLE

Petitioner,

vs.

KIRK, ROBERT C COOK, KRYSTAL KIRK
925 CLEVELAND ST
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 06/09/2025 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:

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **ROBERT C. KIRK and** **KRYSTAL KIRK COOK** Mailing address: 925 Cleveland Street Titusville, FL 32780 Respondents.	CASE NO: 25-33 Subject Property: 925 Cleveland Street Titusville, FL 32780 Tax Parcel ID#: 22-35-22-52-20-6

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on April 14, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

1. Respondents are the owners of the Subject Property. Respondents were provided notice of this hearing and did appear at the hearing.

2. Code Enforcement Officer Mae Wright testified that the property was inspected and found to be in violation of the following City Codes:

   a. Section 12-23: Junk and Debris;
   b. Section 6-109; 2018 IPMC Section 404.4.4 Prohibited Occupancy;
   c. Section 6-109; 2018 IPMC Section 304.14: Window, Skylights, and Door Frames.

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

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

   Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
   Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
   Ex. 3: City's Cost Recovery Statement in the amount of $216.58.

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

Conclusions of Law

5. Proper notice of the violation and notice of hearings were provided to Respondent(s).

6. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of:

a. Section 12-23: Junk and Debris;
b. Section 6-109; 2018 IPMC Section 404.4.4 Prohibited Occupancy;
c. Section 6-109; 2018 IPMC Section 304.14: Window, Skylights, and Door Frames.

7. The City is entitled to recover its costs incurred in prosecuting the case, pursuant to Section 162.07(2), Florida Statutes.

Order

Based upon the Findings of Fact and Conclusions of Law, it is hereby **ORDERED**:

1. Respondents shall remove all items being stored outside the house and in the backyard from the subject property and cease utilizing the porch and living room for sleeping purposes by 12:00 p.m. (noon) on **June 6, 2025**. Respondents shall further repair or replace the windows to function correctly and obtain any necessary permits by 12:00 p.m. (noon) on **July 11, 2025**. Respondents shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with all violations is not achieved by 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 correct by the July 11, 2025 deadline. Fines shall continue to accrue daily until the violations are corrected. A lien may also be imposed.

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

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

5. If the violation is corrected, Respondent(s) must contact the City of Titusville Code Enforcement Department at (321)567-3770 to request an inspection to verify compliance.

DONE AND ORDERED this 21st day of April, 2025.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this 22 day of April, 2025.

Secretary Special Magistrate

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	25-33
Address	925 CLEVELAND ST
Respondent	ROBERT C KIRK & KRYSTAL KIRK COOK

Number of Inspector Hours

9	Number of Field Inspections *(Each Inspection = .5 Hours)*	
4.5	Field Hours	35.22 per hour
Inspection Hours Cost		158.49

Administrative Hours and Postage

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

"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From: Jim Flannigan, Code Enforcement Officer

Subject: **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

Department/Office: Code Enforcement

Recommended Action:

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:
1. Sec. 11-31 Business Tax Receipt Required and Fire Inspection

This case was originally heard on May 12, 2025. The Responded was not present.

The respondent was found to be in violation of the above-stated code and ordered to correct the violation on or before noon on June 6, 2025. If compliance is not achieved, a fine in the amount of $200.00 per day commencing on June 7, 2025, and continuing daily until the violation is corrected, and a lien may be imposed. The administrative costs in the amount of $216.58 were imposed.

Alternatives:

1. Alternate finding and amount.
2. Waive the City's Cost.
3. Additional time to correct.
4. Find the property is not in compliance.

Item Budgeted:

n/a

Source/Use of Funds/Budget Book Page:

n/a

Strategic Plan:
Goal #1 Quality of Life

Strategic Plan Impact:
Goal #1 Quality of Life

ATTACHMENTS:
1. 25-67 June Exhibits

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 5/19/25

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 5/12/25

☐ 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 5-20-25

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 20 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 20 day of May 2025.

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

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 06/09/2025 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 Ordinancesof the City of Titusville, established a Municipal Code Enforcement Board/Special Magistrate.

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

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) listedâ¯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 Plaintiffâs demands thereof.

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

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

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

Glenn Tolleson
Code Enforcement Manager

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF TITUSVILLE, FL Petitioner, v. **NICOLES APPLIANCES BY DANNY** Mailing address: 3304 S Hopkins Ave. Titusville, FL 32780 Respondent.	CASE NO: 25-67 Subject Property: 3304 S Hopkins Ave. Titusville, FL 32780 Tax Parcel ID#: 22-35-15-75-8-1

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This case came on for an initial hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on May 12, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

Findings of Fact

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

2. Code Enforcement Officer Jim Flannigan testified that the property was inspected and found to be in violation of the following City Code:

   a. Section 11-31: Business Tax Receipt Required and/or Fire Inspection

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

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

   Ex. 1: City's Affidavit of Mailing/Posting Notice of Hearing;
   Ex. 2: City's Affidavit of Mailing/Posting Notice of Violation;
   Ex. 3: City's Cost Recovery Statement in the amount of $216.58.

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

Conclusions of Law

5. Proper notice of the violation and notice of hearings were provided to Respondent(s).

6. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of:

a. Section 11-31: Business Tax Receipt Required and/or Fire Inspection

7. The City is entitled to recover its costs incurred in prosecuting the case, pursuant to Section 162.07(2), Florida Statutes.

Order

Based upon the Findings of Fact and Conclusions of Law, it is hereby **ORDERED**:

1. Respondent shall correct the cited violations on the subject property by applying for and obtaining a Titusville Business Tax Receipt by 12:00 p.m. (noon) on **June 6, 2025**. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can confirm compliance.

2. 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 **$200.00**. A lien may also be imposed.

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

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

5. If the violation is corrected, Respondent(s) must contact the City of Titusville Code Enforcement Department at (321)567-3770 to verify compliance.

DONE AND ORDERED this 16 day of May, 2025.

CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT

Special Magistrate
Don H. Nguyen, Esq.

Certificate of Mailing

I hereby certify that a true and correct copy of the foregoing has been mailed to the Respondent(s) at the mailing address(es) listed above by regular mail and certified mail this 20 day of May, 2025.

Secretary Special Magistrate

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

"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: Jim Flannigan, Code Enforcement Officer

Subject: **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

Department/Office: Code Enforcement

Recommended Action:
Find the property remains in violation as of this meeting and order the City cost of $181.36, and $100.00 per day per violation to be imposed starting on July 11, 2025, and continuing until compliance is achieved and verified by a Code Officer.

Summary Explanation & Background:

Violation Charge(s): Titusville Code of Ordinances:
1- Section: 12-23 Junk and Debris

Narrative of Violation(s):
I received this complaint from a neighbor regarding junk and debris on the side of the house being stored.
I observed misc debris containing tools, non-working golf cart, buckets, bike parts, tires ect. on the side of the house being stored.

Results of re-inspections:
I spoke to Ms. Oleson on several occasions about the debris. She said it was her grandson's items and would have the items removed. I received a call from Dylan, who had put the debris there. I explained to him the issues and corrective actions. He talked about the items needing to be removed. He then said he would call an attorney. I have not received any follow-up call from an attorney.

Alternatives:
1. Alternate finding and amount.
2. Additional time to correct.
3. Find the property in compliance.

Item Budgeted:
n/a

Source/Use of Funds/Budget Book Page:
n/a

Strategic Plan:
Goal 1: Quality of Life

Strategic Plan Impact:
Goal 1: Quality of Life

ATTACHMENTS:
1. 25-61 June Exhibits
2. 20250519_084043
3. 20250519_082557
4. 20250512_110840 (1)
5. 20250227_125640 (1)
6. 20250227_125627 (2)

City of Titusville

Affidavit - Notice of Hearing

Case No. 25-61 Address/Location of Violation: 2767 PINE RIDGE 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 5/19/25

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 5/7/25.

☐ 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 5-20-25

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 20 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 20 day of May 2025.

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

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

Hearing Case No. 25-61
Enforcement Case No: 25-000238

CITY OF TITUSVILLE

Petitioner,

vs.

OLESON, ELIZABETH
2767 PINE RIDGE DR
TITUSVILLE, FL 32780

Respondent.
_____/

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

On 06/09/2025 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 Ordinancesof the City of Titusville, established a Municipal Code Enforcement Board/Special Magistrate.

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

2767 PINE RIDGE DR	**TAX PARCEL ID 22 3508-HY-2-38**	**LAND DESCRIPTION COUNTRY**
	CLUB HEIGHTS 4TH ADDN LOT 38 BLK 2	

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

SEC. 12-23 - JUNK AND DEBRIS

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

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

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

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

Glenn Tolleson
Code Enforcement Manager

City of Titusville

Affidavit - Notice of Violation

Case No. 25-61 Address/Location of Violation: 2767 PINE RIDGE 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 03/03/25.

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 03/04/25. :

☐ 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 05-20-25

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 20 day of May, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 20 day of May 2025.

Notary Public

SEAL

Notary Public State of Florida
Thasha Castro
My Commission HH 614361
Expires 11/19/2028

CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

OLESON, ELIZABETH
2767 PINE RIDGE DR
TITUSVILLE, FL 32780

March 04, 2025

CASE # 25-000238

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 2767 PINE RIDGE DR , Parcel ID# 22 3508-HY-2-38

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

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

Section: NUISANCE

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

Inspector Comments: Debris, trailer, old golf cart, tools ect, being stored outside. Need to be removed or stored inside.

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **03/25/2025**. 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-inspectionin your effort to achieve compliance, please contact the Code Enforcement office at (321) 567 3770.

In accordance with Florida Statutes, Chapter 162, the Special Magistrate/Code Board has the authority to assess any costs the City incurs in investigating and prosecuting this case, in addition to imposing a fine

of up to $250.00 per day for each violation. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement magistrate/board even if the violation has been corrected prior to the hearing.

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

25-000238

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:

Elizabeth Oleson
2767 Pine Ridge Dr.
Titusville, FL 32780

9590 9402 9381 5002 0642 44

2. Article Number (Transfer from service label)

9589 0710 5270 1774 4175 41

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

ıil Restricted Delivery

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

25-00

CITY OF TITUSVILLE POLICE

CODE ENFORCEMENT

PROM TEAM WITHIN Our

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-5

OLESON, ELIZABETH
2767 PINE RIDGE DR
TITUSVILLE, FL 32780

March 04, 2025

25-000238

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:

Elizabeth Oleson
2767 Pine Ridge Dr.
Titusville, FL 32780

9590 9402 9381 5002 0642 44

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

9589 0710 5270 1774 4175 41

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

City of Titusville
Code Enforcement Board
Cost Recovery

CEB Case #	25-61
Address	2767 PINE RIDGE DR
Respondent	ELIZABETH OLESON

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

2767
photo by JF
May 19, 2025 8:40 AM

photo by JF
May 19, 2025 8:25 AM

photo by JF
May 12, 2025 11:08 AM

photo by JF
February 27, 2025 12:56 PM

POLICE
POLICE
photo by JF
February 27, 2025 12:56 PM