CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

July 14, 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 June 9, 2025, Minutes**

4. **HEARINGS**

   A. **Municipal Appeals**

B. **Lien Reduction Hearings**

1. **24-93**
   DWB Developers Inc.
   2110 S Louisiana Street, Titusville, FL 32780
   Parcel ID # 22-35-28-01-28-20
   846 N Cocoa Blvd, Ste C, Cocoa, FL 32922 (Listed Owner Address)
   6905 N Wickham Road, Suite 404, Melbourne, FL 32940 (Registered Agent Address)

   Violation Section 6-109. 2018 IMPC Subsection 302.4 Overgrowth

C. **Massey Hearings**

1. **25-27**
   Philp A D'Andreamatteo Jr.
   1435 Brook Drive, Titusville FL 32780
   Parcel ID# 22-35-08-01-3-13
   Notice of Violation: Certified and Posted, Initial January 1, 2025, Certified mail February 10, 2025.
   Hearing Mailed February 5, 2025, and Posted February 20, 2025
   Massey Hearing Posted June 11, 2025, Certified Mailed June 30, 2025

2. **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.
   Massey Hearing #2: Certified mail June 11, 2025, Posted at property where violation exists and at City Hall July 1, 2025.

D. **Continued Hearings**

E. **Initial Hearings**

1. **25-68**
   Evelyn Louise Ratliff
   160 Park Lane, Titusville, FL 32780
   Parcel ID# 22-35-10-50-A-5

Notice of Violation: Certified and Posted, Initial March 20, 2025, Certified mail March 21, 2025.
Hearing Mailed June 11, 2025, and Posted June 30, 2025

2. **25-70**
   BAF Assets 6 LLC
   2765 Liberty Avenue, Titusville, FL 32780
   Parcel ID# 22-35-15-28-*-221
   Notice of Hearing: Certified mailed June 11, 2025 and Posted June 30, 2025

3. **25-71**
   George Raymond Donall Sr Trust
   8251 Windover Way, Titusville, FL 32780
   Parcel ID# 22-35-30-AV-*-61
   Notice of Violation: Initial Hand Delivered January 31, 2025, Certified mail sent January 31, 2025.
   Notice of Hearing: Certified mail sent June 11, 2025; Posted at property and City Hall July 1, 2025.

4. **25-78**
   Robert G Tucker
   Rachel Tucker
   3140 Demaret Drive, Titusville, FL 32780
   Parcel ID# 22-35-16-06-*-16
   Notice of Hearing: Certified and first class mailed June 11,2025 and Posted June 30, 2025

5. **25-120**
   Sarah & Khadijah Investments LLC
   5480 Wendy Lee Drive, Titusville, FL 32780
   Parcel ID# 22-35-34-00-260
   Notice of Violation: **Certified and Posted, Initial March 21, 2025, Certified Mail March 25, 2025.**
   Notice of Hearing: Certified and Posted, Certified Mail June 11, 2025, Posted at City Hall & at Property July 1, 2025.

5. CODE ENFORCEMENT MANAGER'S REPORT

6. ADJOURNMENT