



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

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate

From:

Subject: **Approval of June 9, 2025, 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. JUNE 9, 2025 MINUTES

MEETING MINUTES

Monday, June 9, 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:

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

II. SWEARING IN OF WITNESSES

III. APPROVAL OF MAY 12, 2025, HEARING MINUTES – *Approved by Special Magistrate Fong.*

IV. HEARINGS

MUNICIPAL TRESPASS WARNING APPEAL

On February 12, 2025, the Titusville Police Department issued Mr. Thomas Bass a trespass warning for the City of Titusville City Hall complex. Mr. Bass 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.

On June 9, 2025, Special Magistrate Fong approved Mr. Bass' request, and a new hearing is scheduled for October 13, 2025, at 12:00pm (noon).

LIEN REDUCTION HEARINGS

None

MASSEY HEARINGS

25-23

C Cubes Strip LLC

5155 S Washington Ave, Titusville, FL 32780

Parcel ID # 22-35-26-BF-*-29

Code Enforcement Officer: Mae Wright

Notice of Violation: Certified and Posted

1. SEC. 6-109; 2018 IPMC SEC. 505.3 – Water Supply

On March 10, 2025, Code Officer Wright entered a Notice of Hearing and Affidavit of posting as exhibit #1, a cost recovery statement in the amount of \$234.19 as exhibit #2, final orders from the initial hearing as exhibit #3 and a PowerPoint presentation as exhibit #4.

Tuan Le, the registered agent for the respondent, C Cubes Strip LLC, was present and provided testimony.

Based on the evidence provided, the Special Magistrate ordered respondent to correct the cited violations by 12:00pm (noon) on May 9, 2025. Corrective actions include performing all repairs to the water supply system, repairing sidewalk and retention areas and obtaining all required permitting for the work. If compliance with violation is not achieved by date given, 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 on May 10, 2025, and continuing daily until the violation is corrected.

On June 9, 2025, during the hearing, Officer Wright confirmed that no actions or permits to correct the violation have been completed and property remains in violation.

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

Based on the evidence, Special Magistrate Fong imposed a fine of \$100.00 per day per violation commencing on May 10, 2025, and continuing daily until violations are corrected. In addition to the fine imposed, the respondent shall pay the City's costs of prosecution in the amount of \$234.19. The fine and costs shall be made payable to the "City of Titusville" and delivered to the office of the City Attorney located at 555 South Washington Avenue, Titusville, FL.

25-30

Vermont LLC

1091 S De Leon Ave, Titusville, FL 32780

Parcel ID# 21-35-03-54-13-3

Code Enforcement Officer: Jim Flannigan

Notice of Violation: Certified and Posted

- 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 – Roof 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 when Required*
- 8. SEC 6-109; 2018 IPMC SEC. 309.4 – Pest Infestation- Multiple Occupancy*

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

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

Based on the evidence submitted, the Special Magistrate ordered that the respondent shall correct the cited violations by 12:00pm (noon) on June 6, 2025. If compliance with all violations is not achieved by this date, a subsequent compliance/Massey hearing will be held and the Magistrate may impose a fine in the amount of \$100.00 per day, per violation commencing June 7, 2025, and continuing daily until the violations are corrected. A lien may also be imposed.

On June 9, 2025, Code Officer Flannigan testified the property remains in violation. Based on the testimony and evidence presented, a fine was imposed of \$100.00 per violation per day, commencing June 7, 2025, and continuing daily until the violations are corrected.

In addition to the fine imposed, the respondent shall pay the City's costs of prosecution in the amount of \$146.14. The fine and costs shall be made payable to the "City of Titusville" and delivered to the office of the City Attorney located at 555 South Washington Avenue, Titusville, FL.

25-31

Vermont LLC

1545 Kings Court, Titusville, Florida 32780

Parcel ID# 22-35-09-10-*15

Code Enforcement Officer: Jim Flannigan

Notice of Violation: Certified and Posted

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

On April 14, 2025, Code Enforcement Officer Flannigan entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a

Cost Recovery Statement in the amount of \$146.14 as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

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

Based on the evidence submitted, the Special Magistrate ordered that the respondent shall correct the cited violations by 12:00pm (noon) on June 6, 2025. If compliance with all violations is not achieved by this date, a subsequent compliance/Massey hearing will be held and the Magistrate may impose a fine in the amount of \$100.00 per day, per violation commencing June 7, 2025, and continuing daily until the violations are corrected. A lien may also be imposed.

On June 9, 2025, Code Officer Flannigan testified the property remains in violation. Based on the testimony and evidence presented, a fine was imposed of \$100.00 per violation per day, commencing June 7, 2025, and continuing daily until the violations are corrected.

In addition to the fine imposed, the respondent shall pay the City's costs of prosecution in the amount of \$146.14. The fine and costs shall be made payable to the "City of Titusville" and delivered to the office of the City Attorney located at 555 South Washington Avenue, Titusville, FL.

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

Code Enforcement Officer: Jim Flannigan

Notice of Violation: Certified and Posted

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

On April 14, 2025, Code Enforcement Officer Flannigan entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2, a

Cost Recovery Statement in the amount of \$128.53 as Exhibit #3 and a PowerPoint presentation as Exhibit #4.

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

Based on the evidence submitted, the Special Magistrate ordered that the respondent shall correct the cited violations by 12:00pm (noon) on June 6, 2025. If compliance with all violations is not achieved by this date, a subsequent compliance/Massey hearing will be held and the Magistrate may impose a fine in the amount of \$100.00 per day, per violation commencing June 7, 2025, and continuing daily until the violations are corrected. A lien may also be imposed.

On June 9, 2025, Code Officer Flannigan testified the property remains in violation. Based on the testimony and evidence presented, a fine was imposed of \$100.00 per violation per day, commencing June 7, 2025, and continuing daily until the violations are corrected.

In addition to the fine imposed, the respondent shall pay the City's costs of prosecution in the amount of \$128.53. The fine and costs shall be made payable to the "City of Titusville" and delivered to the office of the City Attorney located at 555 South Washington Avenue, Titusville, FL.

25-33

Robert C Kirk

Krystal Kirk Cook

925 Cleveland Street, Titusville, FL 32780

Parcel ID # 22-35-22-52-20-6

Code Enforcement Officer: Mae Wright

Notice of Violation: Certified and Posted

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

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

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

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

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

On June 9, 2025, Code Officer Wright testified the property remains in violation of Sec. 12-23 – Junk and Debris. Based on the testimony and evidence presented, a fine was imposed of \$100.00 per violation per day, commencing June 7, 2025, and continuing daily until the violations are corrected.

In addition to the fine imposed, the respondent shall pay the City's costs of prosecution in the amount of \$216.58. The fine and costs shall be made payable to the "City of Titusville" and delivered to the office of the City Attorney located at 555 South Washington Avenue, Titusville, FL.

25-67

Nicole's Appliances by Danny

3304 S Hopkins Ave, Titusville, FL 32780

Parcel ID # 22-35-15-75-8-1

Code Enforcement Officer: Jim Flannigan

Notice of Hearing: Certified and Posted

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

On May 12, 2025, Code Enforcement Officer Flannigan entered a Notice of Violation and Affidavit of Posting as Exhibit #1, Notice of Hearing and Affidavit of posting as Exhibit #2 and a Cost Recovery Statement in the amount of \$216.58.

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

On June 9, 2025, Code Officer Flannigan testified the property remains in violation. Based on the testimony and evidence presented, a fine was imposed of \$200.00 per violation per day, commencing June 7, 2025, and continuing daily until the violation is corrected. In addition to the fine imposed, the respondent shall pay the City's costs of prosecution in the amount of \$216.58. The fine and costs shall be made payable to the "City of Titusville" and delivered to the office of the City Attorney located at 555 South Washington Avenue, Titusville, FL.

INITIAL HEARINGS

25-61

Elizabeth Oleson

2767 Pine Ridge Dr, Titusville, FL 32780

Parcel ID # 22-35-08-HY-2-38

Code Enforcement Officer: Jim Flannigan

Notice of Violation: Certified and Posted

1. Section: 12-23 Junk and Debris

Code Enforcement Officer Flannigan testified that the property was inspected and found to be in violation of City Code Section 12-23. A notice of violation was issued giving a reasonable time to correct violation.

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

On June 9, 2025, Code Enforcement Officer Flannigan testified that, as of the hearing, the property is in compliance and does not remain in violation.

The City's costs of prosecution in the amount of \$181.36 shall not be imposed unless the respondent and property are found to be in repeat violation of City Code Section 12-23. This case is hereby closed.

V. CODE ENFORCEMENT MANAGER'S REPORT – None.

VI. ADJOURNMENT – 2:31PM.

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: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **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

Department/Office: Code Enforcement

Recommended Action:

Hear the respondents' DWB Developers Inc. request for a lien reduction in the amount of \$16,000.00.

Summary Explanation & Background:

This case was originally heard on September 9, 2024. Respondents, DWB Developers Inc., did not attend the meeting. The respondents were given until October 12, 2024 to correct the violations on the property:

If compliance is not achieved, a fine in the amount of \$100.00 per day commencing on October 13, 2024 and continuing daily until the violation is corrected, and a lien may be imposed. Administrative costs in the amount of \$198.97 were imposed.

The October 2024 Massey Hearing was rescheduled, being held on December 9, 2024. Testimony was presented by the City showing the respondent had failed to correct violations of Sec. 6-109, 2018 IMPC Subsection 302.4, on or before October 12, 2024. The respondents, DWB Developers Inc., did not attend the meeting. Fines were imposed in the amount of \$100.00 per day per violation starting on October 13, 2024, continuing daily until the violations are corrected. Administrative costs were also imposed at \$198.97.

On March 25, 2025, the property achieved compliance and was verified by Code Officer

Mae Wright. The total daily fine accrued is \$16,400 and the City's cost of \$198.97 for a total of \$16,598.97. The applicant is requesting a reduction in the amount of \$16,000.00.

On May 19, 2025, the Code Enforcement Department received an application for a lien reduction from Carl Del Prete, representative of DWB Developers Inc. The application is presented in accordance with Titusville Code of Ordinances Section 31-71 for the Special Magistrates consideration.

Alternatives:

1. Approve modified amount.
2. Do not approve the lien request.

Item Budgeted:

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Strategic Plan Impact:

ATTACHMENTS:

1. 24-93 Special Magistrate Amended Order (1)
2. DWB DEVELOPERS INC - LOUISIANA ST INVOICE
3. DWB Developers Lien Reduction Application
4. Before 1
5. Before 2
6. Before 3
7. Compliance 1
8. Compliance 2
9. Compliance 3

**CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF TITUSVILLE, FL

Petitioner,

v.

DWB DEVELOPERS INC

Mailing address:

846 N. Cocoa Blvd., Ste. C
Cocoa, FL 32922

c/o Sotare Corporation, RA
6905 N. Wickham Rd., Ste. 404
Melbourne, FL 32940

Respondent.

CASE NO: 24-93

Subject Property: TAX ID 2218100,
TITUSVILLE, FL 32780

Tax Parcel ID#: 22 3528-01-28-20

AMENDED ORDER IMPOSING FINE AND LIEN

This case came on for a *Massey*/compliance hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on **December 9, 2024**. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

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

2. The Magistrate previously found Respondent in violation of City Code **Section 6-109; Sub Section 302.4; Overgrowth**, and ordered compliance by **October 12, 2024**, or a fine in the amount of **\$100.00** per day would be imposed.

3. **Officer Mae Wright** testified the property **remains** in violation as of the date of this hearing.

4. The following exhibits were entered into evidence on behalf of the City and are incorporated into this Order:

- a) Affidavit of Mailing
- b) Notice of Code Enforcement Special Magistrate Hearing
- c) City's Cost Recovery Statement in amount of \$198.97
- d) City's PowerPoint Presentation

5. The testimony and evidence presented, which is incorporated into this Order, show the cited violation **remains** on the property. A fine is imposed in the amount of **\$100.00** per day, commencing **October 12, 2024**, and continuing daily until the violations are corrected to the written satisfaction of the Code Enforcement Officer. Respondent must contact the City of Titusville Code Enforcement Department at **(321)567-3770** to request an inspection to verify compliance.

6. In addition to the fine imposed herein, Respondent shall pay the City's costs of prosecution in the amount of **\$198.97** (if said costs have not previously been paid to the City of Titusville). The fine and costs shall be made payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

7. A certified copy of this Order may be recorded in the public records and shall constitute a lien against the subject property and any other real or personal property owned by Respondent.

DONE AND ORDERED this **28th day of February, 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 February 28, 2025.



Secretary Special Magistrate



CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN *Our* COMMUNITY.

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

INVOICE

Invoice For Enforcement: EN25-0020

Print Date: 03/26/2025

Pay by Account In Full



Pay by Account In Full

\$ 16,598.97

BILL TO:

DWB DEVELOPERS INC
6905 N WICKHAM RD
MELBOURNE FL 32940

	Invoice No	Invoice Date	CO Number	Address	Amount Due
	81426725	01/09/25	EN25-0020	2110 LOUISIANA ST	\$ 16,598.97
Fee Details:	Quantity	Description		Amount Cost	Balance
	198.970	BD Assistant Admin Costs		\$198.97	\$ 198.97
	16400.000	Daily Fines - Completed		\$16400.00	\$ 16,400.00
Total Amount Due					\$ 16,598.97

Please remit payment to the City of Titusville Code Enforcement Division, 555 SOUTH WASHINGTON AVENUE, TITUSVILLE, FL 32796 ATTN: MICHELLE NELSEN within thirty (30) days from the date of this letter. Make checks payable to: CITY OF TITUSVILLE. Please be sure to include your Case Number in the memo section of your check.

Should you have any questions, please feel free to contact us at (321) 567 - 3770
Failure to pay the charges by the above due date shall result in further legal action to collect any outstanding balance. Unpaid balances may result in a lien being placed on the described property.

CITY OF TITUSVILLE CODE ENFORCEMENT

LIEN REDUCTION APPLICATION

Name & Address of Owner DWB % CARL Del Prete
Telephone Number(s) of Owner 321 446 7653 Homestead? yes ☒ If yes, submit proof of residency at homestead address.

Code Enforcement Property Address 2110 LOUISIANA ST Date of Compliance 3/24/25

Amount of lien reduction requested \$ 16,000 All administrative costs, and any costs of enforcement, repair or to secure a structure that are incurred by the City shall not be reduced or waived.

Pursuant to Titusville Code Sec. 31-71 (g): If there are no other outstanding monies owed to the City, and if the Code Enforcement Department confirms that the subject code violation(s) has been brought into compliance and there are no current code violations on the property, the application shall be placed on the agenda for the Special Magistrate's consideration. The Special Magistrate shall consider a reduction of the lien amount based upon the factors below and make a recommendation for Council's approval:

- (a) The gravity of the violation;
- (b) The actions taken by the Applicant to correct the violations and the time in which it took to bring the property into compliance;
- (c) The accrued amount of the code enforcement fine or lien compared to the market value of the property;
- (d) Any previous or subsequent code violations committed by the Applicant;
- (e) The Applicant's prior knowledge of the lien;
- (f) Any financial hardship;
- (g) Whether the property has a homestead exemption; and
- (h) Any other mitigating circumstances which may warrant the reduction of the lien.

Describe the factual basis upon which the reduction of the lien should be granted. Please include an explanation regarding why the violation was not corrected upon issuance of the initial Notice of Violation (include additional sheets and documentation as necessary).

THE INITIAL NOTICE OF VIOLATION WAS SENT TO THE WRONG CORPORATE ADDRESS. AS SOON AS WE WERE MADE AWARE WE FIXED IT. WE HAVE PAID TO HAVE CUT THE GRASS PROFESSIONALLY, 5/3/24, 9/14/24 + 12/20/24. THE LAST CUT WITH PUT DOWN A RETARDANT CUT AGAIN ON 3/24/25

Owners Signature Carl Del Prete Date of Application 5/19/25

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19 day of May, 2025, by Carl Del Prete, who is/are personally known to me or who has/have produced FL DL as identification.

WITNESS my hand and official seal in the county and state aforesaid



PAULA FORD
Notary Public
State of Florida
Comm# HH507241
Expires 3/24/2028

[Signature]
Notary Public (print or stamp name)
My commission expires:

Please submit this completed application form to the Code Enforcement Department by email to: codeenforcement@cityoftitusville.com or you may hand-deliver or mail the completed application form to: Titusville Police Department, c/o Code Enforcement Department, 1100 John Glenn Blvd, Titusville, FL 32780.



Photo by MW

December 09, 2024 12:53 PM



Photo by MW

December 09, 2024 12:53 PM



Photo by MW

November 07, 2024 2:34 PM



Photo by MW

March 25, 2025 2:39 PM



Photo by MW
March 25, 2025 2:39 PM



Photo by MW

March 25, 2025 3:02 PM

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: James Flannigan, Code Enforcement Officer

Subject: **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

Department/Office: Code Enforcement

Recommended Action:

Find the property remains in violation of this meeting, order a \$100.00 per day to be imposed starting on April 11, 2025, and continuing until compliance is achieved and verified by a Code Officer.

Summary Explanation & Background:

1. SEC. 6-109; 2018 IPMC SEC 304.7 Roof and Drainage

This case was originally heard on March 10, 2025. The respondent was found in violation and was given until 12:00pm (noon) on April 11, 2025
At the April 14 2025 Massey hearing. The respondent was given 60 days (June 13th) to come into compliance or fines would be retroactive to April 11th and would continue until compliance was achieved.

Cost of prosecution in the amount of \$251.80 was all imposed. The administrative costs have been paid.

Alternatives:

1. Alternate finding and amount.
2. 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. 20250227_130128
2. 20250227_125934
3. 20250630_094129
4. 25-27 July Exhibits



photo by JF
February 27, 2025 1:01 PM



photo by JF

February 27, 2025 12:59 PM



photo by JF

June 30, 2025 9:41 AM



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-27 Address/Location of Violation: 1435 BROOK 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 06/30/25

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 06/11/25
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

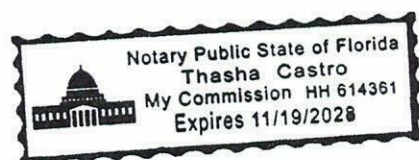
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 20 25, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July, 20 25.

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-27
Enforcement Case No: 24-000729**

CITY OF TITUSVILLE

Petitioner,

vs.

**DANDREAMATTEO, PHILIP A, JR
1435 BROOK DR
TITUSVILLE, FL 32780**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/14/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

1435 BROOK DR

TAX PARCEL ID 22 3508-01-3-13

LAND DESCRIPTION COUNTRY CLUB

HEIGHTS 2ND ADDN LOT 13 BLK 3

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

SEC. 13-26 - TRASH, DEAD TREES, OVERGROWTH

SEC. 13-73 - INOPERATIVE VEHICLES PROHIBITED

SEC. 6-109; 2018 IPMC SEC. 304.7 - - ROOFS AND DRAINAGE

SEC. 6-109; 2018 IPMC SEC. 304.6 - EXTERIOR WALLS

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

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

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

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

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

Glenn Tolleson
Code Enforcement Manager

**CITY OF TITUSVILLE, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF TITUSVILLE, FL

Petitioner,

v.

PHILIP A. D'ANDREAMATTEO, JR.

Mailing address:
5030 Barna Avenue
Titusville, FL 32780

Respondent.

CASE NO: 25-27

Subject Property: 1435 Brook Drive,
Titusville, FL 32780

Tax Parcel ID#: 22-35-08-01-3-13

ORDER IMPOSING FINE AND LIEN

This case came on for a *Massey*/compliance 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:

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

2. The Magistrate previously found Respondent in violation of City Code Section 6-109; 2018 IMPC Section 304.7; Roofs and Drainage and ordered compliance by **12:00 p.m. (noon) April 11, 2025**, or a fine in the amount of **\$100.00** per day would be imposed.

3. Code Enforcement Officer Jim Flannigan testified the property **remains** in violation as of the date of this hearing.

4. The following exhibits were entered into evidence on behalf of the City and are incorporated into this Order:

- a) Affidavit of Mailing
- b) Notice of Code Enforcement Special Magistrate Hearing
- c) Findings of Fact, Conclusions of Law and Order
- d) City's Cost Recovery Statement in amount of **\$251.80**
- e) City's PowerPoint Presentation

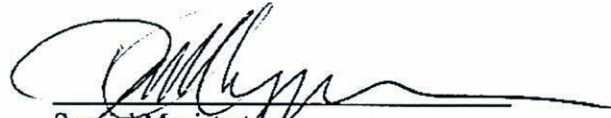
5. The testimony and evidence presented, which is incorporated into this Order, show the cited violation **remains** on the property. At the hearing, the Respondent was granted an additional **sixty (60) days from the date of the hearing** to correct the violation. If compliance is not achieved by **June 13, 2025**, a fine is imposed in the amount of **\$100.00** per day, retroactive to **April 12, 2025**, and continuing daily until the violations are corrected to the written satisfaction of the Code Enforcement Officer. Respondent must contact the City of Titusville Code Enforcement Department at **(321) 567-3770** to request an inspection to verify compliance.

6. In addition to the fine imposed herein, Respondent shall pay the City's costs of prosecution in the amount of **\$251.80** (if said costs have not previously been paid to the City of Titusville). The fine and costs shall be made payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

7. A certified copy of this Order may be recorded in the public records and shall constitute a lien against the subject property and any other real or personal property owned by Respondent.

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 # 25-27
Address 1435 BROOK DR
Respondent PHILIP A D'ANDREAMATTEO JR

Number of Inspector Hours

11 Number of Field Inspections (*Each Inspection = .5 Hours*)
5.5 Field Hours 35.22 per hour
Inspection Hours Cost 193.71

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 251.8

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

Department/Office: Code Enforcement

Recommended Action:

Find that, at the time of this meeting, the property remains in violation of Code Sections Sec.304.14 and impose a fine in the amount of \$100.00 per day, per violation commencing on July 11, 2025, continuing daily until the violations are corrected. In addition to the fine, impose the City's costs of prosecution in the amount of \$216.58.

Summary Explanation & Background:

- ~~1. Sec. 6-109; IPMC Sec.404.4.4 - Prohibited Occupancy Non-Habitable Space - Corrected June 6, 2025 /No Fines Imposed~~
- 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.

•Massey Hearing #1 was heard on June 9, 2025; the respondent(s) did not attend.

•The property was found to be in violation of Sec. 12-23 and imposed 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.

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 July Exhibits
2. 20250401_145708 - Initial Hearing
3. 20250401_145804- Initial Hearing
4. 20250414_103918- Initial Hearing
5. 20250414_103601- Initial Hearing
6. 20250414_103615- Initial Hearing
7. 20250701_102940 -Massey Hearing #2
8. 20250701_103109 -Massey Hearing #2
9. 20250701_102851 -Massey Hearing #2
10. 20250701_102923 -Massey Hearing #2



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 _ / _ / _ 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 01/31/2025.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 11/30/2025.

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

MAE WRIGHT

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

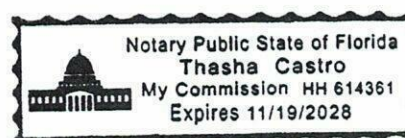
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in the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

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

[Signature]

Notary Public

SEAL



**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 07/14/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

925 CLEVELAND ST	TAX PARCEL ID 22 3522-52-20-6	LAND DESCRIPTION WHISPERING
	LAKES 2ND SEC, AMENDED PLAT OF LOT 6 BLK 20	

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

SEC. 12-23 - JUNK AND DEBRIS

SEC. 6-109; 2018 IPMC SEC. 304.13 - WINDOW, SKYLIGHTS, DOOR FRAMES

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

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

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

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

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

Glenn Tolleson
Code Enforcement Manager

**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, 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 32780d

Respondent.

CASE NO: 25-33

Subject Property: 925 Cleveland Street
Titusville, FL 32780

Tax Parcel ID#: 22-35-22-52-20-6

ORDER IMPOSING FINE AND LIEN

This case came on for a *Massey*/compliance hearing before the Code Enforcement Special Magistrate of the City of Titusville, Florida, on **June 9, 2025**. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

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

2. The Magistrate previously found Respondent in violation of City Code 1) Section 12-23: Junk and Debris; 2) Section 6-109; 2018 IPMC Section 404.4.4 Prohibited Occupancy Non-Habitable Space, and ordered compliance by **June 6, 2025**, or a fine in the amount of **\$100.00** per violation per day would be imposed.

3. Code Enforcement Officer Mae Wright testified the property **remains** in violation of Section 12-23: Junk and Debris as of the date of this hearing. Code Enforcement Officer Mae Wright testified that the property is now in compliance with Section 6-109; 2018 IPMC Section 404.4.4 Prohibited Occupancy Non-Habitable Space as of the date of this hearing.

4. The following exhibits were entered into evidence on behalf of the City and are incorporated into this Order:

- a) Affidavit of Mailing
- b) Notice of Code Enforcement Special Magistrate Hearing
- c) City's Cost Recovery Statement in amount of **\$216.58**
- d) City's PowerPoint Presentation

5. The testimony and evidence presented, which is incorporated into this Order, show the cited violation **remains** on the property. A fine is imposed in the amount of **\$100.00** per day, commencing **June 7, 2025**, and continuing daily until the violations of Section 12-23: Junk and Debris are corrected to the written satisfaction of the Code Enforcement Officer. Respondent must contact the City of Titusville Code Enforcement Department at **(321) 567-3770** to request an inspection to verify compliance.

6. In addition to the fine imposed herein, Respondent shall pay the City's costs of prosecution in the amount of **\$216.58** (if said costs have not previously been paid to the City of Titusville). The fine and costs shall be made payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

7. A certified copy of this Order may be recorded in the public records and shall constitute a lien against the subject property and any other real or personal property owned by Respondent.

DONE AND ORDERED this 13 day of June, 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 17 day of June, 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



Photo by MW
April 01, 2025 2:57 PM



Photo by MW

April 01, 2025 2:58 PM



Photo by MW

April 14, 2025 10:39 AM



Photo by MW

April 14, 2025 10:36 AM



Photo by MW
April 14, 2025 10:36 AM



Photo by MW

July 01, 2025 10:29 AM



Photo by MW

July 01, 2025 10:31 AM



Photo by MW

July 01, 2025 10:28 AM



Photo by MW
July 01, 2025 10:29 AM

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: James Flannigan, Code Enforcement Officer
Subject: **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
Department/Office: Code Enforcement

Recommended Action:

Remove all Junk and debris items from the property, or store inside out of view. Come into compliance by August 8, 2025. If compliance is not achieved, it is recommended a fine of \$100 per day until the violation is corrected. Also be assessed administrative costs, in the amount of \$216.58. Respondent must contact Code Enforcement to set up a re-inspection when property comes into compliance.

Summary Explanation & Background:

1. Sec 12.23 Junk and Debris

On March 19, 2025 I observed several debris items in the front yard after receiving a complaint. I observed furniture, misc trash and other items. I posted a Notice of violation.

Re inspections found that the property remains in violation for the Junk and Debris. There has been no contact with the owner. Nor any visible effort to come into compliance.

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. 25-68 July Exhibits
2. 160 Park Lane 3 (2)
3. 160 Park Lane (1)
4. 20250630_085948
5. 20250630_085952
6. 20250630_090030



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-68 Address/Location of Violation: 160 PARK LN

Titusville, Florida

HAND DELIVERED

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 06/30/25

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 06/11/25

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

JIM FLANNIGAN

Print Name / Signature / Date

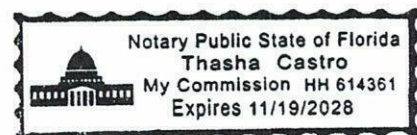
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in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

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

Thasha Castro

Notary Public

SEAL



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

**Hearing Case No. 25-68
Enforcement Case No: 25-000491**

CITY OF TITUSVILLE

Petitioner,

vs.

**RATLIFF, EVELYN LOUISE
160 PARK LN
TITUSVILLE, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/14/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

160 PARK LN	TAX PARCEL ID 22 3510-50-A-5	LAND DESCRIPTION RIVERVIEW
	TERRACE LOT 5 BLK A	

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

SEC. 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 Plaintiff's demands thereof.

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

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

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

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

Glenn Tolleson
Code Enforcement Manager



City of Titusville

Affidavit - Notice of Violation



Case No. 25-68 Address/Location of Violation: 160 PARK LN
Titusville, Florida

HAND DELIVERED

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 03/19/25.

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 03/20/25 . :

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

JIM FLANNIGAN

Print Name / Signature / Date

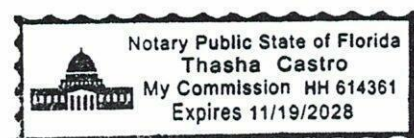
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 20 25 that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July, 20 25.

THASHA CASTRO

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

RATLIFF, EVELYN LOUISE
160 PARK LN
TITUSVILLE, FL 32780

March 20, 2025

CASE # 25-000491

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 160 PARK LN , Parcel ID# 22 3510-50-A-5

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: Outside storage of misc debris in driveway and yard. (Previously warned)

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/03/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

In accordance with Florida Statutes, Chapter 162, the Special Magistrate/Code Board has the authority to assess any costs the City incurs in investigating and prosecuting this case, in addition to imposing a fine of up to \$250.00 per day for each violation. If the violation is corrected and then recurs, or if the violation

is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement magistrate/board even if the violation has been corrected prior to the hearing.

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

25-0004911

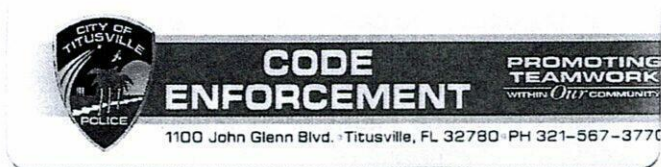
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X 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												
1. Article Addressed to: Evelyn Ratliff 160 Park Ln. Titusville, FL 32780	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☐ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise												
☐ Collect on Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery												
2. Article Number (Transfer from service label) 9589 0710 5270 0997 5793 33	Restricted Delivery												

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

Domestic Return Receipt

257



RATLIFF, EVELYN LOUISE
160 PARK LN
TITUSVILLE, FL 32780

March 20, 2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-68
Address 160 PARK LN
Respondent EVELYN LOUISE RATLIFF

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







photo by JF
June 30, 2025 8:59 AM



photo by JF
June 30, 2025 8:59 AM



photo by JF
June 30, 2025 9:00 AM

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: James Flannigan, Code Enforcement Officer
Subject: **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
Department/Office: Code Enforcement

Recommended Action:

Vehicles need to stop parking on the grass and only park in allowed areas. Property to come into compliance by August 8, 2025. If compliance is not achieved, it is recommended a fine of \$100 per day until the violation is corrected. Also be assessed administrative costs, in the amount of \$246.58. Respondent must contact Code Enforcement to set up a re-inspection when property comes into compliance.

Summary Explanation & Background:

1. SEC. 20-58 A Miscellaneous parking regulation.

I received a complaint referring to several vehicles parked on the front yard. I observed four vehicles parked on yard in violation of city code. Several re-inspections found vehicles remained in the front yard.

I received an email from the property manager saying that they were aware of the situation and were trying to resolve it.

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. 25-70 July Exhibits
2. 20250212_134455 (3)
3. 20250623_093703 (2)
4. 20250527_103527 (1)
5. 20250324_095230 (3)



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-70 Address/Location of Violation: 2765 LIBERTY 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 06/30/25

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 06/11/25
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

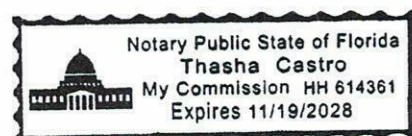
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in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

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

THASHA CASTRO

Notary Public

SEAL



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

**Hearing Case No. 25-70
Enforcement Case No: 25-000123**

CITY OF TITUSVILLE

Petitioner,

vs.

**BAF ASSETS 6 LLC
5001 PLAZA ON THE LK, STE 200
AUSTIN, TX 78746**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/14/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

2765 LIBERTY AVE

**TAX PARCEL ID 22 3515-28*-221
HEIGHTS ADDN NO 4 LOT 221**

LAND DESCRIPTION COLONIAL

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

SEC. 20-58 A - PARKING A

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

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

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

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

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

Glenn Tolleson
Code Enforcement Manager



City of Titusville

Affidavit - Notice of Violation



Case No. 25-70 Address/Location of Violation: 2765 LIBERTY AVE
Titusville, Florida

HAND DELIVERED

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

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

POST

- ☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 02/26/25.

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 02/26/25 . :
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

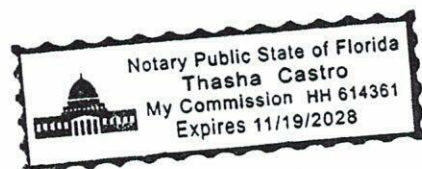
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in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

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

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN *Our* COMMUNITY

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

**BAF ASSETS 6 LLC
5001 PLAZA ON THE LK, STE 200
AUSTIN, TX 78746**

February 13, 2025

CASE # 25-000123

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 2765 LIBERTY AVE , Parcel ID# 22 3515-28-*-221

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: VEHICLES

VIOLATION OF CODE: SEC. 20-58 A MISCELLANEOUS PARKING REGULATION - NO OFF STREET PARKING IN FRONT YARD, REAR YARD, SIDE YARD EXCEPT AS NORMALLY EXISTS IN DRIVEWAYS OR DESIGNATED PARKING SPACES OR AREAS.

Inspector Comments:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **02/27/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

25-000123

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:

BAF ASSETS 6 LLC
5001 Plaza on The LK, STE 200
Austin, TX 78746



9590 9402 9381 5002 0638 27

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4859 43

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

all Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

25-0001



**CODE
ENFORCEMENT**

**PROMOTING
TEAMWORK**
WITHIN OUR COMMUNITY

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

BAF ASSETS 6 LLC
5001 PLAZA ON THE LK, STE 200
AUSTIN, TX 78746

February 13, 2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-70
Address 2765 LIBERTY AVE
Respondent BAF ASSETS 6 LLC

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



photo by JF
February 12, 2025 1:44 PM



photo by JF
June 23, 2025 9:37 AM



photo by JF
May 27, 2025 10:35 AM



photo by JF

March 24, 2025 9:52 AM

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **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.
Department/Office: Code Enforcement

Recommended Action:

Find that, at the time of this meeting, the property is in violation of Code Sections: Sec.302.7, Sec. 304.1, Sec. 301.3, and Sec. 305.1.

Order the Respondent(s) to correct the violation **on or before 12:00 pm (noon) on September 5, 2025**, by:

1.SEC. 6-109; 2018 IPMC SEC. 302.7 – Accessory Structures

Repair Canopy structural members and roofs and Protect old fuel pumps from vandalism and further deterioration OR Remove from property *Obtain permits as required*

2. SEC. 6-109; 2018 IPMC SEC. 304.1 – General Exterior Maintenance

Complete repairs to buildings on property including -replacing all deteriorated, damaged and or missing elements of doors, windows, walls and roof; returning all buildings to a structurally sound condition and capable of preventing the elements, vermin and unauthorized individuals from entering the interior areas. OR Removed Buildings from the property, returning lot to natural topography with ground cover.
Obtain permits as required

3. SEC. 6-109; 2018 IPMC SEC. 301.3 – Vacant Structure and Land

Secure structures from unauthorized entry to the extent that they cannot be entered or used as a place of harborage. Maintain property in safe & sanitary condition including the removal of overgrowth, trash and graffiti from property.

4. SEC. 6-109; 2018 IPMC SEC. 305.1 – General Interior Maintenance

Complete repairs of the interior of all buildings returning structures to a habitable

condition OR Remove the structures from property returning lot to natural topography with ground cover. *Obtain permits as required*

If compliance is not achieved, **Impose** a fine of \$100 per day per violation until the violations are corrected.

Order the Respondent to be **assessed** administrative costs, in the amount of \$128.53.

The respondent must contact Code Enforcement to set up a re-inspection when the property comes into compliance.

Summary Explanation & Background:

1. SEC. 6-109; 2018 IPMC SEC. 302.7 – Accessory Structures
2. SEC. 6-109; 2018 IPMC SEC. 304.1 – General Exterior Maintenance
3. SEC. 6-109; 2018 IPMC SEC. 301.3 – Vacant Structure and Land
4. SEC. 6-109; 2018 IPMC SEC. 305.1 – General Interior Maintenance

Narrative of Violation(s): Building on site damaged by fire in April 2024. Review of Building Department Files found no permits issued to rehabilitate structures nor to remove them from the property. Contacted the owners and scheduled an on-site meeting with George Donall Jr. We met at the property and completed an inspection of the property, including 3 buildings and 2 Fuel Island/Canopy. All structures showed signs of deteriorating of materials on the exterior walls and roofs, including holes, cracks, rust, and rot. Damage to roofs is allowing rain and vermin to enter the interior of the buildings. Though the property is posted with No Trespassing, signs of vagrant activity were found, including graffiti, an accumulation of trash & debris, and evidence of individuals entering the burnt structure.

Any Contact with the Owner: I've stayed in contact with George Donall Jr. by phone and met with him at the property on May 07, 2025, to view progress, discuss their plan for resolving violations and discuss the next step on the code case.

Results of re-inspection: Graffiti located on the gas pumps, fuel canopy and exterior surfaces of buildings facing Windover Way was covered. Trash & debris was removed from around buildings as well as overgrowth cut. The condition of the buildings and Fuel Islands have not changed. No permits have been reviewed nor issued to address the conditions of buildings & fuel canopies.

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. 25-71 July Exhibits
2. 20250701_110154
3. 20250701_105542
4. 20250701_105555
5. 20250701_105609
6. 20250701_105624
7. 20250701_105703
8. 20250701_105732
9. 20250701_105749
10. 20250701_105843
11. 20250701_105949



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-71 Address/Location of Violation: 8251 WINDOVER WAY
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 01/5/2025

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 11/June/2025
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

MAE WRIGHT

Mae Wright 01-July-2025

Print Name / Signature / Date

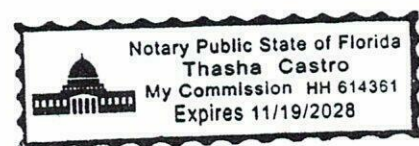
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in the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

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

THA

Notary Public

SEAL



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

**Hearing Case No. 25-71
Enforcement Case No: 25-000072**

CITY OF TITUSVILLE

Petitioner,

vs.

**GEORGE RAYMOND DONALL SR TRUST
7602 WINDOVER WAY
TITUSVILLE, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/14/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

8251 WINDOVER WAY TAX PARCEL ID 22 3530-AV-*-61 LAND DESCRIPTION TITUSVILLE
FRUIT & FARM LAND CO LOT 61, PART OF LOT 62 & PART OF LOT 63 AS DESC IN ORB 886 PG 359, ORB 2213 PG
1568 & ORB 2369 P

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

SEC. 6-109; 2018 IPMC SEC 302.7 - ACCESSORY STRUCTURES

SEC. 6-109; 2018 IPMC SEC. 304.1 - GENERAL EXTERIOR MAINTENANCE

SEC. 6-109; 2018 IPMC SEC. 301.3 - VACANT STRUCTURE AND LAND

SEC. 6-109; 2018 IPMC SEC. 305.1 - GENERAL INTERIOR MAINTENANCE

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

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

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

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

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

Glenn Tolleson
Code Enforcement Manager



City of Titusville

Affidavit - Notice of Violation



Case No. 25-71 Address/Location of Violation: 8251 WINDOVER WAY
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 31/Sep/2025 at 8251 Windover Way.

POST

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

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 31/Sep/2025.
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

MAE WRIGHT Mae Wright 01-July-2025

Print Name / Signature / Date

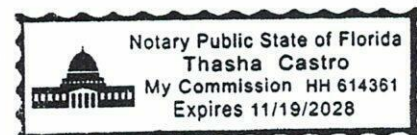
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 20 25, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 1 day of July, 20 25.

THA

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

GEORGE RAYMOND DONALL SR TRUST
7602 WINDOVER WAY
TITUSVILLE, FL 32780

January 31, 2025

CASE # 25-000072

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 8251 WINDOVER WAY , Parcel ID# 22 3530-AV-*-61

An inspection was conducted on 01/31/2025 at the above referenced property 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: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC 302.7 ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGES, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR.

Inspector Comments: (FUEL ISLANDS WITH PUMPS & CANOPY) 1/31/2025 Complete repairs to structures on property including Repair of all holes, cracks, deteriorated, and or missing materials. Install protective coating/painting to repaired areas. OR Removed structures from property returning lot to natural topography with ground cover. NOTE: Obtain required Alteration permit for repairs to exterior of structure OR Demolition Permit. Contact Titusville Building Department at 321-567-3760 or buildingpermits@titusville.com for more information on the permitting process. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.1 THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.

Inspector Comments: 1/31/2025 Complete repairs to buildings(3) on property including Repair of all holes, cracks, deteriorated, and or missing materials on walls and roofs. Install protective coating/painting to repaired areas. OR Removed Buildings from property returning lot to natural topography with ground cover. NOTE: Obtain required Alteration permit for repairs to exterior of structure OR Demolition Permit. Contact Titusville Building Department at 321-567-3760 or buildingpermits@titusville.com for more information on the permitting process. MW

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMCSEC. 301.3 VACANT STRUCTURES AND PREMISES, THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.

***Inspector Comments:** 1/31/2025 Secure Vacant structures from unauthorized entry to the extent that they cannot be entered by vagrants or other uninvited persons as a place of harborage or could be entered by children. Maintain property in safe & sanitary conditions including the removal of overgrowth, trash and graffiti from property. MW*

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 305.1 THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND IN A SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE THAT THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY.

***Inspector Comments:** 1/31/2025 Complete repairs of the interior of all buildings returning structures to habitable condition OR Removed structure from property returning lot to natural topography with ground cover. NOTE: Contact Titusville Building Department at 321-567-3760 or buildingpermits@titusville.com for information on obtaining required Alteration permit for repairs to structure OR an Demolition Permit. MW*

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/30/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Mae Wright
Code Enforcement Officer

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:

George Raymond Donall Sr.
Trust

7602 Windover Way
Titusville, FL 32780



9590 9402 9036 4122 4413 27

2. Article Number (Transfer from carrier label)

9589 0710 5270 2118 4829 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

**D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No**

3. Service Type

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

Restricted Delivery

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

Domestic Return Receipt

25-000



**CODE
ENFORCEMENT**

**PROMOTI
TEAMWO**
WITHIN OUR COMMUNITY

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

**GEORGE RAYMOND DONALL SR TRUST
7602 WINDOVER WAY
TITUSVILLE, FL 32780**



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-71
Address 8251 WINDOVER WAY
Respondent GEORGE RAYMOND DONALL SR TRUST

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



Photo by MW

July 01, 2025 11:01 AM



Photo by MW

July 01, 2025 10:55 AM



Photo by MW

July 01, 2025 10:55 AM



Photo by MW

July 01, 2025 10:56 AM



Photo by MW
July 01, 2025 10:56 AM



Photo by MW -
July 01, 2025 10:57 AM



Photo by MW

July 01, 2025 10:57 AM



Photo by MW
July 01, 2025 10:57 AM



4880

CB
SHOP

Photo by MW

July 01, 2025 10:58 AM



Photo by MW

July 01, 2025 10:59 AM

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: James Flannigan, Code Enforcement Officer
Subject: **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
Department/Office: Code Enforcement

Recommended Action:

Remove storage unit from property. Come into compliance by August 8, 2025. If compliance is not achieved, it is recommended a fine of \$100 per day until the violation is corrected. Also be assessed administrative costs, in the amount of \$198.97. The respondent must contact Code Enforcement to set up a re-inspection when property comes into compliance.

Summary Explanation & Background:

Sec 28-373 TEMPORARY STORAGE UNITS

On February 25, 2025 I received a complaint in reference storage container in front of house for an extended amount of time. I checked and found no permit for a temporary storage structure was issued.

I received a call from the owner who advised they were moving within a month. I was advised the container would be gone by then. I later observed a second container be placed on the property. As of today, one of the containers remain on the property. There is no permit for the temporary storage structure.

The property remains in violation for having a temporary storage structure over 30 days on the property.

Alternatives:

Item Budgeted:

1. Alternate finding and amount.
2. Waive the City's Cost.

3. Additional time to correct.
4. Find the property is not in compliance.

Source/Use of Funds/Budget Book Page:

Strategic Plan:

Goal 1: Quality of Life

Strategic Plan Impact:

Goal 1: Quality of Life

ATTACHMENTS:

1. 20250630_093230 (1)
2. 20250403_112939 (2)
3. 20250225_132733 (2)
4. 25-78 July Exhibits



photo by JF

June 30, 2025 9:32 AM



photo by JF

April 03, 2025 11:29 AM



photo by JF

February 25, 2025 1:27 PM



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-78 Address/Location of Violation: 3140 DEMARET RD
Titusville, Florida

HAND DELIVERED

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 06/30/25

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 06/11/25
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

JIM FLANNIGAN

Print Name / Signature / Date

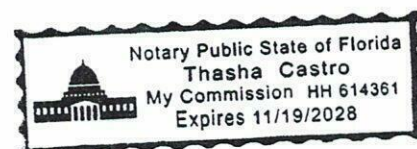
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in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

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

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-78
Enforcement Case No: 25-000182**

CITY OF TITUSVILLE

Petitioner,

vs.

**TUCKER, ROBERT G TUCKER, RACHEL
3140 DEMARET DR
TITUSVILLE, FL 32780**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/14/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

3140 DEMARET DR

TAX PARCEL ID 22 3516-06-* -16

LAND DESCRIPTION ROYAL OAK

GOLF & COUNTRY CLUB SEC 7 LOT 16

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

SEC. 28-373 - (B) - TEMPORARY STORAGE UNITS

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

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

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

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

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

Glenn Tolleson
Code Enforcement Manager



City of Titusville

Affidavit - Notice of Violation



Case No. 25-78 Address/Location of Violation: 3140 DEMARET RD
Titusville, Florida

HAND DELIVERED

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

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

POST

☒ Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 02/26/25.

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 02/26/25 . :

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

JIM FLANNIGAN

Print Name / Signature / Date

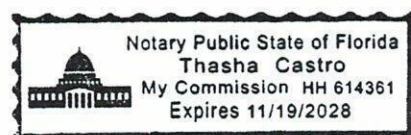
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in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

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

[Signature]

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN *Our* COMMUNITY

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

**TUCKER, ROBERT G TUCKER, RACHEL
3140 DEMARET DR
TITUSVILLE, FL 32780**

February 26, 2025

CASE # 25-000182

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 3140 DEMARET DR , Parcel ID# 22 3516-06-*-16

An inspection was conducted on 02/25/2025 at the above referenced property in response to a complaint received by the Code Enforcement Department.

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

Section: VEHICLES

VIOLATION OF CODE: SEC. 13-73 INOPERATIVE VEHICLES PROHIBITED; TIME LIMIT FOR DISPOSITION; EXCEPTION - (A) NO PERSON IN CHARGE OR IN CONTROL OF ANY PROPERTY WITHIN THE CITY, WHETHER AN OWNER, TENANT, OCCUPANT, LESSEE OR OTHERWISE, SHALL ALLOW ANY INOPERATIVE VEHICLE TO REMAIN ON SUCH PROPERTY LONGER THAN SEVENTY-TWO (72) HOURS. NO PERSON SHALL LEAVE ANY VEHICLE ON ANY PROPERTY WITHIN THE CITY FOR A LONGER TIME THAN SEVENTY-TWO (72) HOURS UNLESS THE VEHICLE HAS A CURRENT TAG AND REGISTRATION. ONLY ONE (1) INOPERATIVE VEHICLE AT A TIME SHALL BE ALLOWED TO REMAIN ON SUCH PROPERTY DURING THE AFOREMENTIONED SEVENTY-TWO-HOUR PERIOD. (B) EXCEPTIONS:(1) A VEHICLE IN A FULLY-ENCLOSED STRUCTURE;(2) A VEHICLE IN A CARPORT THAT HAS AN OPAQUE COVERING MADE OF EITHER VINYL, NYLON, CHAMOIS, OR OTHER SIMILAR MATERIAL THAT IS RESISTANT TO WEATHER AND IS COMMERCIALY INTENDED TO BE USED AS AN OUTDOOR PROTECTIVE COVER FOR A VEHICLE. SUCH COVER SHALL PROVIDE SUFFICIENT SCREENING SO AS TO PREVENT ORDINARY VIEWING OF ANY INOPERABLE VEHICLE OR ITS PARTS FROM ADJACENT PUBLIC AND PRIVATE PROPERTY. (3) VEHICLES STORED OR KEPT ON THE PREMISES OR PROPERTY OF A BUSINESS ENTERPRISE OPERATED IN A LAWFUL PLACE AND MANNER, WHEN NECESSARY TO THE OPERATION OF SUCH BUSINESS ENTERPRISE, PROVIDED THAT ANY INOPERATIVE VEHICLES ARE STORED IN AN APPROPRIATE AND APPROVED SCREENED STORAGE SPACE, JUNKYARD OR DEPOSITORY, MAINTAINED IN A LAWFUL PLACE AND MANNER IN THE CITY. (4) ANY VEHICLE OR OFF-ROAD VEHICLE THAT IS NOT IN COMPLIANCE WITH STATE REGULATIONS FOR STREET USAGE, BUT IS IN OPERATING CONDITION AND INTACT, SO THAT THE VEHICLE DOES NOT MEET THE DEFINITION OF INOPERATIVE VEHICLES AS PROVIDED IN SECTION 13-56. (C) INOPERATIVE VEHICLES PLACED ON A LICENSED TRUCK,

TRAILER, OR OTHER VEHICLE IS NOT AN AUTHORIZED EXCEPTION AND THE INOPERATIVE VEHICLE IS PROHIBITED.

Inspector Comments:

Section: LAND DEVELOPMENT REGULATIONS

VIOLATION OF CODE: SEC. 28-373 - (B) DEFINITION. "TEMPORARY STORAGE UNITS:" TRANSPORTABLE UNITS DESIGNED AND USED PRIMARILY FOR TEMPORARY STORAGE OF BUILDING MATERIALS, HOUSEHOLD GOODS, PERSONAL ITEMS AND OTHER MATERIALS FOR USE ON A LIMITED BASIS ON RESIDENTIAL AND COMMERCIAL PROPERTIES. THIS DEFINITION DOES NOT INCLUDE STORAGE UNITS AUTHORIZED BY THE FLORIDA BUILDING CODE PURSUANT TO SECTION 553.73, FLORIDA STATUTES. TRUCK BODIES, SHIPPING CONTAINERS (EXCEPT AS DESCRIBED BELOW) AND SEMI-TRAILERS ARE PROHIBITED. (C) STANDARDS FOR TEMPORARY ACCESSORY USES. (1) TEMPORARY STORAGE UNITS ARE PERMITTED PROVIDED THE FOLLOWING CRITERIA ARE MET: A. A MAXIMUM OF ONE (1) TEMPORARY STORAGE UNIT IS PERMITTED PER LOT WITH A MAXIMUM OF ONE (1) PLACEMENT PERMITTED PER YEAR. ADDITIONAL UNITS MAY BE PLACED IN SPECIAL AND COMMERCIAL ZONING DISTRICTS PROVIDED THEY ARE APPROVED BY THE ADMINISTRATOR AND CRITERIA ITEMS BELOW ARE MET. IN THE EVENT THAT ADDITIONAL UNITS ARE PERMITTED, THEY WILL NOT EXCEED TWO (2) PLACEMENTS PER YEAR; B. THE MAXIMUM SIZE OF THE TEMPORARY STORAGE UNIT IS EIGHT (8) FEET WIDE, TWENTY-FOUR (24) FEET LONG, AND NINE (9) FEET HIGH; C. THE MAXIMUM TIME A TEMPORARY STORAGE UNIT IS PERMITTED TO REMAIN ON THE LOT IS THIRTY (30) CONSECUTIVE DAYS; D. THE TEMPORARY STORAGE UNIT SHALL NOT BE PLACED IN ANY RIGHT-OF-WAY OR EASEMENT AND SHALL NOT CREATE A SIGHT OBSTRUCTION FOR ANY VEHICULAR OR PEDESTRIAN TRAFFIC; E. THE TEMPORARY STORAGE UNIT SHALL NOT BE UTILIZED FOR THE STORAGE OF LIVE ANIMALS, HAZARDOUS OR FLAMMABLE MATERIALS, OR HUMAN HABITATION; F. ADVERTISING IS PROHIBITED ON THE TEMPORARY STORAGE UNIT WITH THE EXCEPTION OF THE NAME AND PHONE NUMBER OF THE VENDOR OF THE UNIT; G. THE EXTERIOR OF THE TEMPORARY STORAGE UNIT SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY. PEELING, FLAKING AND CHIPPED PAINT SHALL BE PROHIBITED; H. THE APPLICANT MUST AFFIX A PLACARD, ISSUED AT THE TIME OF PERMITTING AND CLEARLY VISIBLE FROM THE NEAREST ROADWAY, TO THE TEMPORARY STORAGE UNIT WHICH PROVIDES INFORMATION IDENTIFYING THE PLACEMENT DATE, DATE OF REQUIRED REMOVAL, AND THE NUMBER TO REPORT VIOLATIONS TO THE CODE ENFORCEMENT DEPARTMENT. ANY PERSON WHO VIOLATES THIS ARTICLE SHALL UPON CONVICTION BE PUNISHED AS PROVIDED IN SECTION 1-15, "GENERAL PENALTY; CONTINUING VIOLATIONS." EACH DAY THE VIOLATION EXISTS SHALL CONSTITUTE A SEPARATE VIOLATION FOR THE PURPOSES OF THIS ARTICLE AND SHALL BE PUNISHABLE AS SUCH AND/OR SAID VIOLATION MAY BE PROCESSED AS A CODE VIOLATION PURSUANT TO F.S. CH. 162 AND THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE. I. FOR STORAGE UNITS ASSOCIATED WITH COMMERCIAL, MULTIFAMILY, AND OFFICE USES, THE UNITS SHALL NOT BE LOCATED ON REQUIRED PARKING SPACES. J. STACKING OF TEMPORARY STORAGE UNITS SHALL BE PROHIBITED. (2) EXEMPTIONS. THE ABOVE REGULATIONS SHALL NOT APPLY TO TEMPORARY STORAGE UNITS THAT ARE PLACED FOR CONSTRUCTION PURPOSES (TRUCK BODIES, SHIPPING CONTAINERS, AND SEMI-TRAILERS ARE PROHIBITED FROM USE AS CONSTRUCTION OFFICES ON PROJECT SITES) IN CONNECTION WITH A VALID BUILDING PERMIT OR DURING ANY PERIOD OF DECLARED EMERGENCY BY FEDERAL, STATE OR LOCAL OFFICIAL ACTION.

Inspector Comments:

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **03/12/2025**. Failure to do so will necessitate a hearing before the Special Magistrate/Municipal Code Enforcement Board.

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

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

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

Sincerely,

Jim Flannigan
Code Enforcement Officer

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

25-000182

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:

Robert & Rachel Tucker
3140 Demaret Dr.
Titusville, FL 32780



9590 9402 9381 5002 0642 82

2. Article Number (Transfer from service label)

9589 0710 5270 1774 4174 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ 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

Mail
Mail Restricted Delivery
(30)

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

Domestic Return Receipt

25-00



**CODE
ENFORCEMENT**

**PROMOTING
TEAMWORK**
WITHIN OUR COMMUNITY

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

TUCKER, ROBERT G TUCKER, RACHEL
3140 DEMARET DR
TITUSVILLE, FL 32780

February 26, 2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-78
Address 3140 DEMARET RD
Respondent ROBERT G TUCKER & RACHEL TUCKER

Number of Inspector Hours

8 Number of Field Inspections (*Each Inspection = .5 Hours*)
4 Field Hours 35.22 per hour
Inspection Hours Cost 140.88

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 198.97

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **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.
Department/Office: Code Enforcement

Recommended Action:

Find that, at the time of this meeting, the property is in violation of Code Sections 30-39 and 30-83; **Order** the Respondent be assessed administrative costs, in the amount of \$163.75; and **Impose** a fine of \$5000.00 per violation, as the violations are **Irreversible and/or Irreparable in nature.**

Summary Explanation & Background:

- 1. Section 30-39: Tree removal, permit required.**
- 2. Section 30-83: Prohibition: Clearing, Storage of Materials and Equipment**

Narrative of Violation(s): While driving in the area, I observed a lot along Wendy Lee Drive that had been cleared of trees, stumps removed, and site work started including grading and the installation of silt fencing around the perimeter. Photos were taken for file. Review of Building Department Files found no active permits at the property. Confirmed information with Building and Planning Department Staff. Notice of Violation posted on property March 21, 2025.

Contact with Owner: Spoke to multiple Contractors and with Sayard Samie, Registered Agent for LLC, about violations at property. Each was advised that the work on the site was done without the required Tree Removal and Site Development Permits, with discussion on the previous owner's Site Plan Review process & March 2021 Planning letter, as well as the next step for the Code Enforcement Case.

Alternatives:

1. Alternate finding and fine amount.
2. Waive the City's Cost.
3. 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. 25-120 July Exhibits
2. 5480 Wendy Lee Dr_Tree Survey dated Nov 2019
3. 5480 Wendy Lee Dr_BCPAO Historical Eagleview Map from 07 Jan 2024
4. 20250321_142307_Initial Inspection Photo



City of Titusville

Affidavit - Notice of Hearing



Case No. 25-120 Address/Location of Violation: 5480 WENDY LEE 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 01/July/2025.

MAIL

- ☒ Pursuant to Florida 162.12 (1)(a), the Notice of Hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 11/June/2025
- ☐ the address listed in the tax collector's office on _ / _ / _.
- ☐ the address listed in the tax collector's office/another address provided to the City of Titusville _ / _ / _.

MAE WRIGHT Mae Wright 01-July-2025
Print Name / Signature / Date

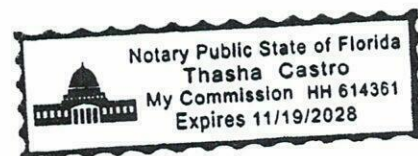
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in the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

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

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-120
Enforcement Case No: 25-000484**

CITY OF TITUSVILLE

Petitioner,

vs.

**SARAH & KHADIJAH INVESTMENTS LLC
12707 OULTON CIR
ORLANDO, FL 32832**

Respondent.

_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 07/14/2025 at 2:00PM
City of Titusville City Hall,
555 S Washington Avenue,
2nd Floor (Council Chambers)
Titusville, FL 32780**

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

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

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

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

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

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

5480 WENDY LEE DR

TAX PARCEL ID 22 3534-00-260

LAND DESCRIPTION PART OF N 1

/2 OF NW 1/4 AS DES IN ORB 2271 PG 752 EX ORB 2453 PG 234

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

SEC. 30-39 - TREE REMOVAL PERMIT REQUIRED

SEC. 30-83 - PROHIBITION: CLEARING, STORAGE OF MATERIALS AND EQUIPMENT

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

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

WHEREFORE, Plaintiff requests that the Municipal Code Enforcement Board/Special Magistrate;

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

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

Glenn Tolleson
Code Enforcement Manager



City of Titusville
Affidavit - Notice of Violation



Case No. 25-120 Address/Location of Violation: 5480 WENDY LEE 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 21/march/2025

MAIL

☒ Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 25/march/2025

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

MAE WRIGHT

Ma Wright 01-July-2025
Print Name / Signature / Date

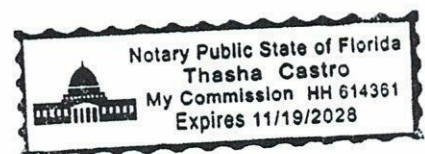
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in the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

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

Thasha Castro

Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

SARAH & KHADIJAH INVESTMENTS LLC
Attn: SAYARD SAMIE - Registered Agent
12707 OULTON CIR
ORLANDO, FL 32832

March 25, 2025

CASE # 25-000484

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 5480 WENDY LEE DR , Parcel ID# 22 3534-00-260

An inspection was conducted on 03/21/2025 at the above referenced property 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: LAND DEVELOPMENT REGULATIONS

VIOLATION OF CODE: SEC. 30-39 TREE REMOVAL, PERMIT REQUIRED - (a) NO PERSON, ORGANIZATION, SOCIETY, ASSOCIATION OR CORPORATION, OR ANY AGENT OR REPRESENTATIVE THEREOF, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, REMOVE OR MOVE, OR EFFECTIVELY DESTROY THROUGH DAMAGING ANY TREE WITH A TRUNK DIAMETER OF FOUR (4) INCHES OR MORE, SAID DIAMETER BEING MEASURED FOUR AND ONE-HALF (4½) FEET ABOVE GROUND LEVEL. (b) DIAMETER BREAST HEIGHT (DBH) IS THE MEASUREMENT OF THE TREE'S DIAMETER MADE BY TREE PROFESSIONALS, TAKEN AT BREAST OR CHEST HEIGHT. THIS DIAMETER IS MEASURED OVER THE OUTSIDE BARK USING A DIAMETER TAPE AT THE POINT "BREAST HEIGHT." BREAST HEIGHT IS SPECIFICALLY DEFINED AS A POINT AROUND THE TRUNK AT FOUR AND ONE-HALF (4.5) FEET (1.37 METERS IN METRIC USING COUNTRIES) ABOVE THE FOREST FLOOR ON THE UPHILL SIDE OF THE TREE. FOR THE PURPOSES OF DETERMINING BREAST HEIGHT, THE FOREST FLOOR INCLUDES THE DUFF LAYER THAT MAY BE PRESENT, BUT DOES NOT INCLUDE UNINCORPORATED WOODY DEBRIS THAT MAY RISE ABOVE THE GROUND LINE. (c) A TREE REMOVAL PERMIT SHALL NOT BE REQUIRED FROM AN OWNER OF AN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLING. FOR THE PURPOSES OF TREE REMOVAL, A SINGLE-FAMILY RESIDENCE SHALL BE CONSIDERED EXISTING ONE (1) YEAR AFTER ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. (d) COMMON AREAS AND TRACTS WITHIN A SINGLE-FAMILY DEVELOPMENT SHALL NOT BE EXEMPT FROM PERMIT REQUIREMENT FOR REMOVAL OF TREES.

Inspector Comments: 3/14/2025 Trees removed without proper permit. *Irreversible / Irreparable Violation*

Section: BUILDING

VIOLATION OF CODE: SEC. 30-83 NO PERSON, FIRM OR OTHER ENTITY MAY CUT, FILL, GRADE OR IN ANY OTHER MANNER ALTER THE NATURAL TOPOGRAPHY WITHIN THE CORPORATE LIMITS OF THE CITY OF TITUSVILLE UNLESS SUCH ACTIVITY HAS BEEN APPROVED AS PART OF A VALID DEVELOPMENT ORDER ISSUED PURSUANT TO THESE REGULATIONS. MATERIALS AND EQUIPMENT REQUIRED FOR THE PERMITTED ACTIVITY SHALL NOT BE STORED ON SITE FOR LONGER THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF THE PERMITTED ACTIVITY. IN THE CASE OF SINGLE-FAMILY LOTS, ALTERATION (I.E. PONDS, RETENTION AREAS, ETC.) SHALL BE SUBJECT TO REVIEW AND PERMITTING BY THE ADMINISTRATOR.

***Inspector Comments: 3/14/2025 Lot was cleared / site work started without proper permit.
*Irreversible / Irreparable Violation****

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **04/21/2025**. A hearing before the Special Magistrate/Municipal Code Enforcement Board has been scheduled per Florida Statutes, Chapter 162.06(4).

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

In accordance with Florida Statutes, Chapter 162, the Special Magistrate/Code Board has the authority to assess any costs the City incurs in investigating and prosecuting this case, in addition to imposing a fine of up to \$5000.00 per day for each violation. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the enforcement magistrate/board even if the violation has been corrected prior to the hearing.

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

Sincerely,

Mae Wright
Code Enforcement Officer

TITUSVILLE POLICE DEPARTMENT

NOTICE OF CODE VIOLATION

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 5480 Wendy Lee Dr

This notice is to make you aware that the following condition is a violation of the Code of the City of Titusville.

☐ INTERNAL PROPERTY MAINTENANCE CODE: 6-109
See description below of Section: _____

☐ ACCUMULATION OF TRASH AND DEBRIS: 12-23
Remove all junk, trash, and debris from property.

☐ VEH/BOAT/RV/TRAILER STORED ON YARD: 20-58

☐ PROHIBITED USES IN ZONING DIST. 28-52

☐ COMMERCIAL USE OF RESIDENTIAL AREA: 20-60
Remove commercial vehicle or equipment.

☐ FENCE IN NEED OF REPAIR: 302.7

☐ INOPERABLE/UNLICENSED VEHICLE: 13-72/13-73

☐ OVERGROWTH PROP/DEAD TREE: 13-26/13-28

☐ STAGNANT POOL/POOL ENCLOSURE: 303.1/303.2

☐ TEMPORARY STORAGE UNIT 28-373

☒ PERMIT REQUIRED: Site Permit (30-83) 6-56

OTHER: Tree Removal Permit (30-31)
obtain Required Permits for Site
Work & Tree Removal Done on Property

PLEASE CORRECT VIOLATION BY: April 21, 2025

TO NOTIFY OFFICER WHEN CORRECTED OR
FOR INFORMATION NEEDED CALL 321-567-3770

OFFICER/ID #: Mae Wright #804

CASE NUMBER: 25-000484 DATE: 31-March-2025

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sarah & Khadijah Investments LLC

12707 Oulton Cir.
Orlando, FL 32832



9590 9403 0760 5196 4197 82

2. Article Number (Transfer from service label)

9589 0710 5270 0997 5793 57

Restricted Delivery

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



**CODE
ENFORCEMENT**

PROMOTING
TEAMWORK
WITHIN OUR COMMUNITY

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

SARAH & KHADIJAH INVESTMENTS LLC
Attn: SAYARD SAMIE - Registered Agent
12707 OULTON CIR
ORLANDO, FL 32832

March 25, 2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-120
Address 5480 WENDY LEE DR
Respondent SARAH & KHADIJAH INVESTMENTS LLC

Number of Inspector Hours

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

Administrative Hours and Postage

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

Total 163.75



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 25-120
Address 5480 WENDY LEE DR
Respondent SARAH & KHADIJAH INVESTMENTS LLC

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Total

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BCPAO - Property Search

https://www.bcpao.us/PropertySearch/#/map/2217843

Home

RESEARCH EXEMPTIONS TANGIBLE FORMS GENERAL CONTACTS

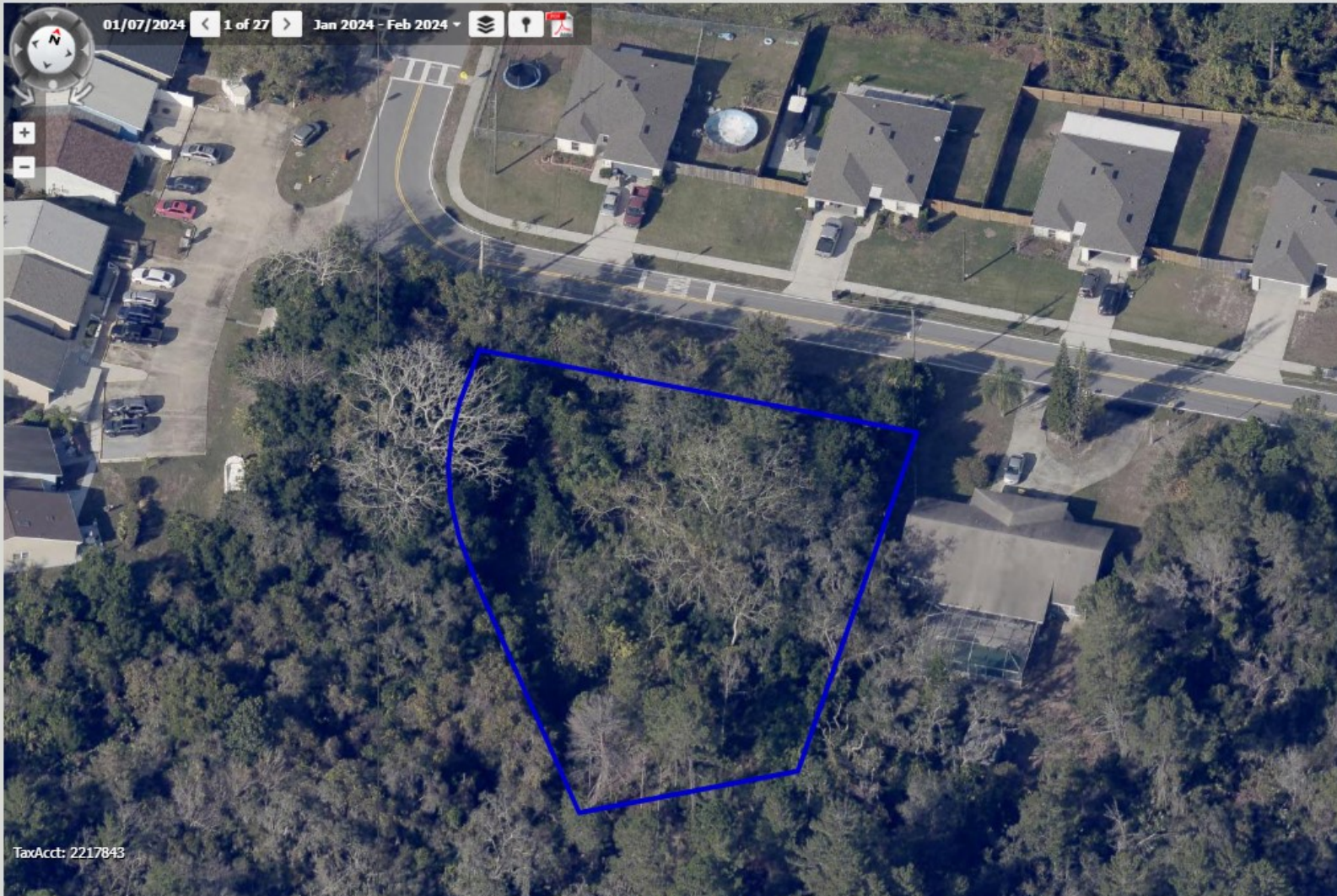
Contact Us

Search Results Details Maps

Map Subject Property ? Open Map in New Window

MapView EagleView

01/07/2024 1 of 27 Jan 2024 - Feb 2024



TaxAcct: 2217843

BCPAO

Account: 2217843

Instructions Disclaimer



Photo by MW

March 21, 2025 2:23 PM