



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

August 11, 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 July 14, 2025, Minutes**
- 4. HEARINGS**
 - A. Municipal Appeals**

B. Lien Reduction Hearings

1. **Skyy Investments LLC**
195 Roosevelt Avenue
Titusville, FL 32780
Parcel ID # 22-35-10-51-2-29
2. **Bianca S Bland**
508 Lucky Street
Titusville, FL 32780
Parcel ID # 22-35-03-54-9-3
3. **Enterprises 4 U LLC**
Rodrigo Rubim da Silva Registered Agent
1229 First Avenue
Titusville, FL 32780
Parcel ID # 22-35-03-54-12-8

C. Massey 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 July 21, 2025, and Posted July 28, 2025

D. Continued Hearings

E. Initial Hearings

1. **25-36**
Eric Hampton
Catherine Jefferson
419 Wager Avenue
Titusville, FL 32796
Parcel ID # 22-35-03-03-28-6
Notice of Violations: Certified mailed on April 7, 2025, and posted on
April 7, 2025
Notice of Hearing: Certified mailed July 9, 2025, and Posted July 28, 2025
2. **25-37**
Jessica Cassell

**3700 Miriam Drive
Titusville, FL 32796
Parcel ID # 22-35-06-76-*-19
Notice of violation: Posted June 24, 2025, certified mail sent June 25, 2025.
Notice of Hearing: Sent Certified Mail July 10, 2025, posted on property and City Hall July 16, 2025.**

3. **25-44
Richard Manzo
2655 Alibird Drive
Titusville, FL 32780
Parcel ID # 22-35-17-80-*-6
Notice of Violations: Certified mailed sent June 10, 2025, and Hand Delivered to Owner on June 9, 2025.
Notice of Hearing: Certified mailed sent July 11, 2025 and Hand Delivered to Owner & Posted at City Hall on July 29, 2025.**

4. **25-48
Pop Florida Properties LLC
3675 Cheney Highway
Titusville, FL 32780
Parcel ID # 22-35-30-AV-*-70.02
Notice of Violations: Certified mailed sent Nov. 14, 2024, and Hand Delivered to Employee on June 9, 2025.
Notice of Hearing: Certified mailed sent July 09, 2025 and Hand Delivered to Employee & Posted at City Hall on July 29, 2025.**

5. CODE ENFORCEMENT MANAGER'S REPORT

6. ADJOURNMENT