



## CITY OF TITUSVILLE

### CODE ENFORCEMENT SPECIAL MAGISTRATE

#### AGENDA

##### Regular Meeting

October 13, 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. September 8, 2025 Special Magistrate Minutes**
- 4. HEARINGS**
  - A. Municipal Appeals**

## B. Lien Reduction Hearings

1. Lien Reduction  
**Robert C. Kirk & Krystal Kirk Cook**  
**925 Cleveland Street, Titusville, FL 32780**  
**Parcel ID# 22-35-22-52-20-6**

## C. Massey Hearings

1. 25-59  
**Michael Ray Stinson**  
**Holly Stinson Trustees**  
**2755 Tomoka Avenue, Titusville, FL 32780**  
**Parcel ID# 22-35-17-77-5-5**  
**Notice of Violation April 15, 2025 Certified mailed April 15, 2025**  
**Signed on April 23, 2025**  
**Notice of Hearing Certified mailed July 30, 2025 Posted August 26, 2025**
2. 25-44  
**Richard Manzo**  
**2655 Alibird Drive**  
**Titusville, FL 32780**  
**Parcel ID # 22-35-17-80-\*-6**  
**Notice of Violations:** Certified mail sent June 10, 2025, and Hand delivered to the Owner on June 9, 2025.  
**Notice of Hearing:** Certified mail sent July 11, 2025, and Hand Delivered to Owner & Posted at City Hall on July 29, 2025.  
**Notice of Massey Hearing:** Certified mail sent Sept 10, 2025, and Hand Delivered to Owner & Posted at City Hall on Sept 26, 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.**  
**Notice of Hearing: Certified mail sent Sept. 10, 2025; Posted City Hall and copy Hand Delivered to George Donall Jr. at property on Sept 26, 2025.**

## D. Continued Hearings

## E. Initial Hearings

1. **25-60**  
**Uwe R Schwersensky Trust**  
**1635 Bahama Street, Titusville, FL 32780**  
**Parcel ID# 22-35-21-03-\* -8**  
**Notice of Violations:** Certified mail sent August 26, 2024, and Posted on property August 21, 2024.  
**Notice of Hearing:** Certified mail sent September 10, 2025, and Posted at City Hall and on Property on September 26, 2025.
  
2. **25-64**  
**Brian Kenneth Davis**  
**302 Willow Street, Titusville, FL 32780**  
**Parcel ID# 22-35-22-76-71-16**  
**Notice of Violations:** Certified mail sent March 10, 2025, and Posted on property on March 7, 2025.  
**Notice of Hearing:** Certified mail sent September 10, 2025, and Posted on property and at City Hall on September 26, 2025.
  
3. **25-69**  
**Natividad Gonzalez**  
**Rusin Santiago**  
**412 Mendel Lane, Titusville, FL 32796**  
**Parcel ID# 21-35-33-50-10-3**  
**Notice of Violations:** Certified mail sent July 25, 2025, and Posted on property on July 24, 2025.  
**Notice of Hearing:** Certified mail sent September 10, 2025, and Posted on property and at City Hall on September 16, 2025.

## 5. CODE ENFORCEMENT MANAGER'S REPORT

## 6. ADJOURNMENT