



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

**City of Titusville**  
"Gateway to Nature and Space"

REPORT

**To:** Code Enforcement Special Magistrate  
**From:**  
**Subject:** **September 8, 2025 Special Magistrate Minutes**  
**Department/Office:** Code Enforcement

**Recommended Action:**

**Summary Explanation & Background:**

**Alternatives:**

**Item Budgeted:**

**Source/Use of Funds/Budget Book Page:**

**Strategic Plan:**

**Strategic Plan Impact:**

**ATTACHMENTS:**

1. September 8, 2025 Special Magistrate Minutes

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

**Date:** September 8, 2025

**Time:** 2:00PM.

**Location:** Council Chambers, 555 S Washington Ave, Titusville, FL 32796

**I. Present:**

**Special Magistrate:** Don H. Nguyen

**Code Enforcement Manager:** Glenn Tolleson

**Code Enforcement Officers:** Mae Wright, Jim Flannigan and Frank Lewis

**II. Call to Order**

**Time:** 2:00PM.

**Swearing-in of witnesses:**  Yes  No

**III. Approval of Prior Minutes**

**Date of prior minutes:** August 11, 2025

**Motion to approve:**  Approved  Not approved

**IV. Hearings**

**Initial Hearing**

**Case Number:** 25-49

**Respondent:** Wal-Mart Stores East LP

**Property Address:** 3175 Cheney Highway, Titusville, FL 32780

**Parcel ID#** 22-35-29-28-\*1

**Violations Cited:**

- 1. Sec 30-214 Stormwater Management Enforcement and Penalties

**Exhibits:**

Notice of Hearing Affidavit

Notice of Violation Affidavit

Cost Recovery Statement

Presentation

Orders

**Respondent Attendance:**  Present  Absent

**Findings:**

The respondent was provided notice of this hearing and McGregor Love, Esq., Counsel for respondent, appeared at the hearing. Code Enforcement Officer Mae Wright testifies that the property was inspected and found to be in violation.

**Order / Decision:**

The respondent shall correct the cited violation by obtaining the required permit and completing the installation of the pond aerator by 12:00 p.m. (noon) on October 27, 2025. Respondent shall notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance. If compliance with the cited 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, commencing October 28, 2025, and continuing daily until the cited violation is corrected. A lien may also be imposed.

In addition to the fine, the City’s cost of prosecution is imposed made payable to the “City of Titusville” and delivered to the Office of the City Attorney located at 555 South Washington Avenue, Titusville, FL 32796.

**Compliance Deadline:** October 27, 2025, at 12:00 p.m. (noon)

**Administrative Costs:** \$ 234.19 Reserved  Assessed

**Massey Hearing**

**Case Number:** 25-36

**Respondent:** Eric Hampton & Catherine Jefferson

**Property Address:** 419 Wager Avenue, Titusville, FL 32796

**Parcel ID:** 22-35-03-03-28-6

**Violations Cited:**

1. Sec 12-23 Junk and Debris
2. Sec 6-109; 2018 IPMC Sec 302.7 Accessory Structure (Fence)
3. Sec 6-109; 2018 IPMC Sec 304-7 Roof and Drainage

**Exhibits:**

Notice of Hearing Affidavit

Notice of Violation Affidavit

Cost Recovery Statement

Presentation

Orders

**Respondent Attendance:**  Present  Absent

**Findings:**

This case held an initial hearing on August 11, 2025. The Magistrate previously found the subject property in violation and the respondent was given until September 5, 2025, at 12:00 p.m. (noon) to comply and the respondent failed to do so. Code Enforcement Officer Jim Flannigan testified that the property remains in violation.

**Order / Decision:**

The Special Magistrate imposed a fine of \$100.00 per day per violation, commencing September 6, 2025, and continuing daily until the violations are corrected to the written satisfaction of the Code Enforcement Officer.

In addition to the fine imposed, the respondent shall pay the administrative costs (if said costs have not previously been paid). 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 32796.

**Administrative Costs:** \$251.80    Reserved     Assessed

**Daily Fine:** \$100.00 per day per violation

**Massey Hearing**

**Case Number:** 25-37

**Respondent:** Jessica Cassell

**Property Address:** 3700 Miriam Drive, Titusville, FL 32796

**Parcel ID:** 22-35-06-76-\*-19

**Violations Cited:**

1. Sec 12-23 Junk and Debris
2. Sec 6-109; 2018 IPMC Sec 302.4 Overgrowth – Weeds
3. Sec 6-109; 2018 IPMC Sec 303.2 Enclosures- Swimming Pools
4. Sec 6-109; 2018 IPMC Sec 303.1 Swimming Pools

**Exhibits:**

Notice of Hearing Affidavit

Notice of Violation Affidavit

Cost Recovery Statement

Presentation

Orders

**Respondent Attendance:**  Present     Absent

**Findings:**

This case held an initial hearing on August 11, 2025. The Special Magistrate previously found the property in violation and was given until September 8, 2025, at 12:00 p.m. (noon) to be in comply and the respondent failed to do so. Code Enforcement Officer Frank Lewis testified that the property remains in violation.

**Order / Decision:**

The Special Magistrate imposed a fine of \$150.00 per day per violation, commencing September 6, 2025, and continuing daily until the violations are corrected to the written satisfaction of the Code Enforcement Officer.

In addition to the fine imposed, the respondent shall pay the administrative costs (if said costs have not previously been paid). 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 32796.

**Administrative Costs:** \$128.53    Reserved     Assessed

**Daily Fine:** \$150.00 per day, per violation

**Massey Hearing**

**Case Number:** 25-48

**Respondent:** POP Florida Properties, LLC

**Property Address:** 3675 Cheney Highway, Titusville, FL 32780

**Parcel ID:** 22-35-30-AV-\*-70.02

**Violations Cited:**

1. Sec 30-305 (A) Continuing Landscape Maintenance Required

**Exhibits:**

Notice of Hearing Affidavit

Notice of Violation Affidavit

Cost Recovery Statement

Presentation

Orders

**Respondent Attendance:**  Present  Absent

**Findings:**

This case held an initial hearing on August 11, 2025. The Special Magistrate previously found the property in violation and was given until September 5, 2025, at 12:00 p.m. (noon) to be in comply.

**Order / Decision:**

Code Enforcement Officer Mae Wright testified that property is now in compliance. Notwithstanding compliance, the respondent shall pay the administrative costs (if said costs have not previously been paid). 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 32796.

**Administrative Costs:** \$216.58 Reserved  Assessed

**Daily Fine:** None

**Initial Hearing**

**Case Number:** 25-59

**Respondent:** Michael & Holly Stinson Revocable Trust

**Property Address:** 2755 Tomoka Avenue, Titusville, FL 32780

**Parcel ID:** 22-35-17-77-5-5

**Violations Cited:**

1. Sec 6-109; 2018 IPMC Sec 302.7 Accessory Structures (Fence)

**Exhibits:**

Notice of Hearing Affidavit

Notice of Violation Affidavit

Cost Recovery Statement

Presentation

Orders

**Respondent Attendance:**  Present  Absent

**Findings:**

Code Enforcement Officer Jim Flannigan testified that the property was inspected and found to be in violation.

**Order / Decision:**

The Special Magistrate found the property in violation and gave respondent until October 10, 2025, at 12:00 p.m. (noon) to comply. If compliance with violation is not achieved by date given, the Magistrate may impose a fine of \$50.00 per day, commencing October 11, 2025, and continuing daily until the violation is corrected. A lien may also be imposed.

In addition to the fine, the City's cost of prosecution is imposed made payable to the "City of Titusville" and delivered to the Office of the City Attorney located at 555 South Washington Avenue, Titusville, FL 32796. If compliance is achieved prior to October 10, 2025, the administrative costs shall be waived.

**Compliance Deadline:** October 10, 2025, at 12:00 p.m.

**Administrative Costs:** Reserved  Assessed  (tentatively)

**V. Code Enforcement Manager Report:** None

**VI. Adjournment:** 2:35 p.m.

**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:** **Lien Reduction**  
**Robert C. Kirk & Krystal Kirk Cook**  
**925 Cleveland Street, Titusville, FL 32780**  
**Parcel ID# 22-35-22-52-20-6**  
**Department/Office:** Code Enforcement

**Recommended Action:**

Hear the applicant, **Robert C. Kirk -owner, request for a lien reduction in the amount of \$9,400.00.**

**Summary Explanation & Background:**

- Sec. 13-26 - Overgrowth
- Sec. 12-23 – Junk and Debris
- Sec. 6-109; 2018 IPMC Subsection 304.14 Window

•On February 20, 2012, a Lot Cleaning Lien was filed for work done by a City Contractor on Code Case #E11-000806.

•On June 9, 2025, the Special Magistrate found the respondent failed to correct the violation of Sec. 12-23 and Imposed Fines in the amount of \$100.00 per day commencing on June 7, 2025; and continuing daily until the violation is corrected. Administrative costs in the amount of \$216.58 were imposed.

•On July 14, 2025, the Special Magistrate found the respondent failed to correct the violation of Sec. 304.14 and Imposed Fines in the amount of \$100.00 per day commencing on July 11, 2025; and continuing daily until the violation is corrected. Administrative costs in the amount of \$216.58 were imposed.

•On July 18, 2025, the property was found in compliance with Sec. 12-23 (Junk & Debris) and daily fines were stopped.

•On September 8, 2025, the property was found in compliance with Sec. 304.14 and daily fines were stopped.

•On September 17, 2025 the Code Enforcement Department received an application for

a lien reduction from Robert Kirk, owner.

The Applicant is requesting a reduction in the amount of \$9,400.00.

**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. 925 Cleveland Street Lien Reduction Application
2. 925 Cleveland St Payoff
3. Invoice\_Case No E11-000806
4. Invoice\_Case No EN25-0161
5. Recorded Lien\_Case No E11-000806
6. October 31 2011 Quit Claim Deed
7. SMH 25-33\_June 9 2025- Order Imposing Fine and Lien
8. SMH 25-33\_July 14 2025- Order Imposing Fine and Lien
9. Photos from Code Case E11-000806
10. Photos from SMH 25-33 Initial Hearing
11. Photos from SMH 25-33 Massey Hearing 1
12. Photos from SMH 25-33 Massey Hearing 2
13. Photos from SMH 25-33\_Compliance 12-23
14. Photos from SMH 25-33\_Compliance 304.14

CITY OF TITUSVILLE CODE ENFORCEMENT

LIEN REDUCTION APPLICATION

Name & Address of Owner Robert C Kirk, Krystal Kirk Cook

Telephone Number(s) of Owner 321-258-4345 Homestead? X yes \_\_\_ no If yes, submit proof of residency at homestead address.

Code Enforcement Property Address 925 Cleveland St Date of Compliance Sept 8, 2025

Amount of lien reduction requested \$ 9,400.00 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).

Due to health issues it took longer to get work done. Also death in the family (Aunt) held up repairs and cleanup.

Owners Signature [Signature] Date of Application 9/13/2025

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 13 day of September, 2025, by Robert Clay, who is/are personally known to me or who has/have produced Florida driver's license as identification.

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

[Signature]
Notary Public (Print Name) WILHELM BREWER
My commission # HH 684098 Expires June 4, 2029

Please submit this completed application form to the Code Enforcement Department by email to: codeenforcement@titusville.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.



# CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

## Daily Fine Total

10/03/2025

925 Cleveland Street

Case Number	Fine	Credits	Total
11-000806	Lot Cleaning Fee		\$119.50
25-0161	Admin Costs		\$216.58
25-0161	Completed Daily Fine \$100.00/ day for Sec 12-23 Junk and Debris		\$4,100.00
25-0161	Completed Daily Fine \$100.00/ day for Sec 304.14 Windows, Skylights and Doors		\$5,800.00
			\$10,236.08



# CODE ENFORCEMENT

PROMOTING TEAMWORK  
WITHIN *Our* COMMUNITY

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

# INVOICE

Invoice For Enforcement: E11-000806

Print Date: 09/29/2025

Pay by Account In Full



Pay by Account In Full

**\$ 119.50**

**BILL TO:**

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

	Invoice No	Invoice Date	CO Number	Address	Amount Due
	67356065	08/05/11	E11-000806	925 CLEVELAND ST	\$ 119.50
Fee Details:	Quantity	Description		Amount Cost	Balance
	1.000	LOT CLEANING FEES		\$119.50	\$ 119.50
<b>Total Amount Due</b>					<b>\$ 119.50</b>

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.



# CODE ENFORCEMENT

PROMOTING TEAMWORK  
WITHIN *Our* COMMUNITY

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

# INVOICE

Invoice For Enforcement: EN25-0161

Print Date: 09/29/2025

Pay by Account In Full



Pay by Account In Full

**\$ 10,116.58**

**BILL TO:**

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

	Invoice No	Invoice Date	CO Number	Address	Amount Due
	81428545	04/22/25	EN25-0161	925 CLEVELAND ST	\$ 216.58
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>		<b>Amount Cost</b>	<b>Balance</b>
	216.580	BD Assistant Admin Costs		\$216.58	\$ 216.58
	81429674	06/23/25	EN25-0161	925 CLEVELAND ST	\$ 4,100.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>		<b>Amount Cost</b>	<b>Balance</b>
	4100.000	Daily Fines - Completed		\$4100.00	\$ 4,100.00
	81430085	07/15/25	EN25-0161	925 CLEVELAND ST	\$ 5,800.00
<b>Fee Details:</b>	<b>Quantity</b>	<b>Description</b>		<b>Amount Cost</b>	<b>Balance</b>
	5800.000	Daily Fines - Completed		\$5800.00	\$ 5,800.00
<b>Total Amount Due</b>					<b>\$ 10,116.58</b>

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.

THIS INSTRUMENT PREPARED BY:  
Dwight W. Severs, City Attorney  
City of Titusville  
Post Office Box 2806  
Titusville, FL 32781-2806

RECORD AND RETURN TO:  
City of Titusville  
Attn: Code Enforcement Dept.  
P.O. Box 2806  
Titusville, FL 32781-2806

**LOT CLEANING LIEN**

CITY OF TITUSVILLE

STATE OF FLORIDA

The City of Titusville, Brevard County, Florida hereby certifies that certain parcels of land situated within its corporate limits are indebted to the said City of Titusville for the administrative costs and expense of cleaning the lot or strip of land which benefited the property described on Exhibit "A" attached hereto.

This lien has been authorized by the City Council of the City of Titusville, Florida, for elimination of public nuisances (lot cleaning) pursuant to Section 13-32 of the Code of Ordinances of the City of Titusville; that the property against which the assessments have been made have been benefited specially in an amount equal to the amount assessed against the same and that such assessments shall constitute a lien against the respective lots or parcels of land. Said lien(s) shall be prior to all other liens on such property except the liens of State, County and Municipal Taxes and shall be on a parity with the liens of State, County, and Municipal Taxes. Such lien(s), when delinquent for more than 30 days, may be foreclosed by the City in the manner provided by the laws of the State of Florida for the foreclosure of mortgages on real property. The attorney's fees and costs of foreclosure of said lien(s) shall be taxable.

The foregoing lien(s) shall bear interest at a rate of 10% per annum until paid or recovered in an action at law by the City of Titusville and are payable in cash to the Finance Department of the City of Titusville.

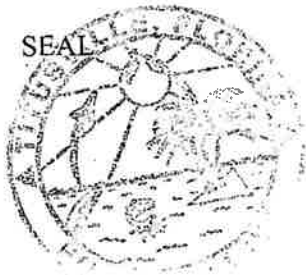
In witness whereof, the City of Titusville, Florida has caused these presents to be signed by its Manager and City Clerk and its seal hereto affixed this 16<sup>th</sup> day of February, 2011.

CITY OF TITUSVILLE, FLORIDA

BY: Mark K. Ryan  
MARK K. RYAN, CITY MANAGER

ATTEST:

Wanda F. Wells  
WANDA F WELLS - CITY CLERK



**Exhibit "A"**  
**NOTICE OF ASSESSMENTS AGAINST PROPERTY FOR LOT CLEANING AND CLEARING**

APPARENT OWNER / MAILING ADDRESS	LEGAL DESCRIPT. PARCEL ID/JOB NO.	LOCATION	CUTTING COST	ADMIN. COST	TOTAL ASSESSMENT
Stephen R. Sabljack Estate c/o Michael P. Olivari 1590 Thoreau Street Titusville, FL 32780 LC#11-01118	Indian River Heights Unit 15 Lot 20 PB 17 PG 70 22-35-21-89-00000.0-0020.00	1590 Thoreau Street	\$49.50	\$75.00	\$124.50
Stephen Andrew 2240 Kansas Street Titusville, FL 32780 LC#11-837	Highlands Unit1 Replat Lot 5 Blk C PB 20 PG 29 22-35-28-03-0000C 0-005.00	2240 Kansas Street	\$49.50	\$75.00	\$124.50
KSA Realty Inc 14718 Tanja King Boulevard Orlando, FL 32828 LC#11-877	TITUSVILLE Lot 10 ex W 9 ft Blk 23 22-35-03-03-00023.0-0010.00	524 Dummitt Avenue	\$49.50	\$75.00	\$124.50
Paul L. Gaedcke Deanna M. Gaedcke 4049 Blue River Drive St. Clair, MI 48079	Whispering Lakes 2nd Sec, Amended Plat of Lot 6, Blk 20 PB 13 PG 10 21-35-22-52-000020.0- 0006.00	925 Cleveland Street	\$44.50	\$75.00	\$119.50
Gary L. Parker and Ann Parker 4405 Darden Avenue Titusville, FL 32780 LC#11-696	Indian River Heights Unit 5A Lot 125 PB 14 PG 47 22-35-21-80-00000.0-0125.00	4405 Darden Avenue	\$49.50	\$75.00	\$124.50

Lot Cleaning Lien

**Exhibit "A"**  
**NOTICE OF ASSESSMENTS AGAINST PROPERTY FOR LOT CLEANING AND CLEARING**

APPARENT OWNER / MAILING ADDRESS	LEGAL DESCRIPT. PARCEL ID/JOB NO.	LOCATION	CUTTING COST	ADMIN. COST	TOTAL ASSESSMENT
Eric Randall and Camille Randall 1937 Moon Lighters Cove Beaufort, SC 29906 LC#11-876	Dales Addh to Gardendale Lot 100 PB 18 PG 120 21-35-29-51-00000.0-0100.00	1215 Edward Court	\$49.50	\$75.00	\$124.50
Jennifer A. Howell 4280 Capron Road Titusville, FL 32780 LC #11-806	Indian River City, Revised Plat of Lot 9, Blk 66 PB 4 PG 12 22-35-22-75-00066.0-0009.00	4280 Capron Road	\$49.50	\$75.00	\$124.50
Debra K. Shaw 323 Appalossa Court Sanford, FL 32773 LC#11-821	Indian River Heights Unit 7A Lot 257 PB 15 PG 27 22-35-21-83-00000.0-0-0257.00	4435 Hood Avenue	\$49.50	\$75.00	\$124.50
Bernice A. Thrasher 1413 Guldahl Drive Titusville, FL 32780 LC#11-865	Royal Oak Golf & Country Club East Unit 2 Lot 15 Blk 8 PB 20 PG 85 22-35-16-03-00008.0-0015.00	1413 Guldahl Drive	\$79.50	\$75.00	\$154.50
Derrick Burse 848 Crestwood Avenue Titusville, FL 32796 LC#11-654	Read & Allens Subd Lot 4 Blk 13 PB 2 PG 20 22-35-03-54-00013.0-0004.00	1081-1083 S De Leon Ave	\$49.50	\$75.00	\$124.50

Lot Cleaning Lien

**Exhibit "A"**  
**NOTICE OF ASSESSMENTS AGAINST PROPERTY FOR LOT CLEANING AND CLEARING**

APPARENT OWNER / MAILING ADDRESS	LEGAL DESCRIPT. PARCEL ID/JOB NO.	LOCATION	CUTTING COST	ADMIN. COST	TOTAL ASSESSMENT
Te Hao & Tzuoo Rong Hwang 4407 Merriweather St Sugar Land, TX 77478 LC#11-762	Lenore Addn Unit No 3 Lot 11 & S 10 ft of Lot 10 Blk 11 PB 12 PG 114 21-35-33-50-00011.0-0011.00	542 Mendel Lane	\$79.50	\$75.00	\$154.50
Winder VI LLC P. O. Box 100736 Atlanta, GA 30384 LC#11-1248	Coquina Hills 1st Addn Lot 7 Blk 4 PB 20 PG 84 22-35-22-29-00004.0-0007.00	935 Scott Street	\$44.50	\$75.00	\$119.50
Robert Shapiro and Theresa A. Shapiro 4302 Tarton Oak Court Fairfax, VA 22032 LC#11-1097	Part of S 1/2 of NW 1/4 of NW 1/4 of NE 1/4 as des in ORB 744 PG 525 22-35-05-0-00004.0-00000.00	101 Kiwi Lane	\$74.50	\$75.00	\$149.50
Mary M. Primack Dorain M. Williams 1630 B Beaver Creek Beaumont, CA 92223 LC#11-1088	Lenore Addn Unit No 3 Lot 14 ex SLY 10 ft Blk 9 PB 12 PG 114 21-35-33-50-00009.0-01400	555 Mendel Lane	\$49.50	\$75.00	\$124.50
Kevin P. Barrieault 4485 Carlysle Avenue Titusville, FL 32780 LC#11-1006	Whispering Lakes 2nd Sec Replat of Pt of Blks 2, 3, Lot 17 Blk 4 PB 14 PG 31 22-35-22-51-00004.0-0017.00	4485 Carlysle Avenue	\$179.50	\$75.00	\$254.40

Consuelo and Robert Kirk 4325 Sugar Maple Court Titusville, FL 32780 LC#11-284	Southern Comfort Ests Sec 1 Lot 14 Blk 2 PB 13 PG 13 21-35-31-25-00002.0-0014.00	880 Alford Street	\$49.50	\$75.00	\$124.50
Property Liquidation Specialist LLC Trustee 2200 Winter Springs Blvd. Suite 106-303 Oviedo, FL 32765	Indian River Heights Unit 11 Lot 519 PB 14 PG 139 22-35-21-87-00000.0-0519.00	1100 Milton Street	\$79.50	\$75.00	\$154.50
Capital Funding & Finance 304 Pilgrim Road West Palm Beach, FL 33405 LC#11-1020	Bahnsens 1st Addn Subd Lot 5 Blk PB 10 PG 88 22-35-27-01-00002.0-0005.00	4685 Tuscarora Road	\$49.50	\$75.00	\$124.50
William G. Taylor Estate c/o Rebecca Fierle P. O. Box 568625 Orlando, FL 32856 LC#11-1025	Imperial Estates Unit 9 Lot 26 Blk 24 PB 21 PG 10 22-35-27-52-00024.0-0026.00	5405 Sandra Drive	\$49.50	\$75.00	\$124.60
Clara A. Walsh Estate 1475 Thornton Avenue Titusville, FL 32780 LC#11-845	Country Club Hills Lot 75 PB 11 PG 62 22-35-09-06-00000.0-0075.00	1475 Thornton Avenue	\$79.50	\$75.00	\$154.50
Sharon Carley 4355 Abbott Avenue Titusville, FL 32780 LC#11-1029	Whispering Lakes 1st Sec Lot 29 Blk 1 PB 12 PG 53 22-35-22-50-00001.0-0029.00	4355 Abbott Avenue	\$79.50	\$75.00	\$154.50

Return to Robert C Kirk  
925 Cleveland St  
Titusville, FL 32780

CFN 2011196865 OR BK 6479 PAGE 2701,  
Recorded 11/01/2011 at 04:28 PM Mitch Needelman Clerk  
of Courts Brevard County  
Doc D \$0.70 # Pgs 1

**QUITCLAIM DEED**

*Requering TO add DCL Stamps*

THIS QUITCLAIM DEED made as of the 31<sup>st</sup> day of October, 2011, by **George Clyde Hartley**, unmarried man, (hereinafter called the grantor) to **Robert C Kirk**, whose address is 925 Cleveland St, Titusville, Florida, 32780 and **Krystal Kirk Cook**, a Married Woman (hereinafter called the grantee)

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH, That the said first party, for good consideration and for the sum of \$Ten (10 dollars) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Brevard, State of Florida, to wit

**Lot 6 Block 20, Amended Plat of Whispering Lakes 2cd Addition, according to the Plat thereof, as recorded in Plat Book 13 Page 10 of the Public Records of Brevard County Florida, all located within Section 26, Township 22, Range 35.  
AKA: 925 Cleveland St. Titusville, FL 32780**

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in presence of

*Jemmy Parker*  
Witness

*George Clyde Hartley*  
George Clyde Hartley

*Tarun Gupta*  
Witness

STATE OF Florida}  
COUNTY OF Brevard}

On 31 OCT, 2011 before me, GEORGE CLYDE HARTLEY, personally appeared George Clyde Hartley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed above and acknowledged to me that he executed the same in his authorized capacity, and that by his signature, executed this instrument

WITNESS my hand and official seal

Signature *Tarun Gupta*



**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, 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

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 **July 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 appeared at the hearing.

2. The Magistrate previously found Respondent in violation of City Code Section 6-109; IPMC Sec. 304.14 – Windows, Skylights, and Door Frames, and ordered compliance by **12:00 p.m. (noon) on July 11, 2025**, or a fine in the amount of **\$100.00** per day would be imposed.

3. Code Enforcement 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 **\$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 **July 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.

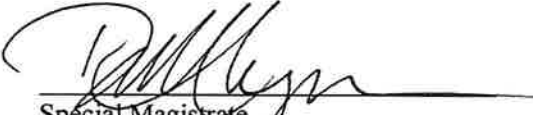
6. In addition to the fine imposed herein, Respondent shall pay the City's costs of prosecution in the amount of **\$216.58** (if said costs have not previously been paid to the City of Titusville). The fine and

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 18<sup>th</sup> day of July, 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 July, 2025.

  
Secretary Special Magistrate

# Photos from Code Case #E11-000806



# Photos from Initial Hearing – SMH Case No 25-33

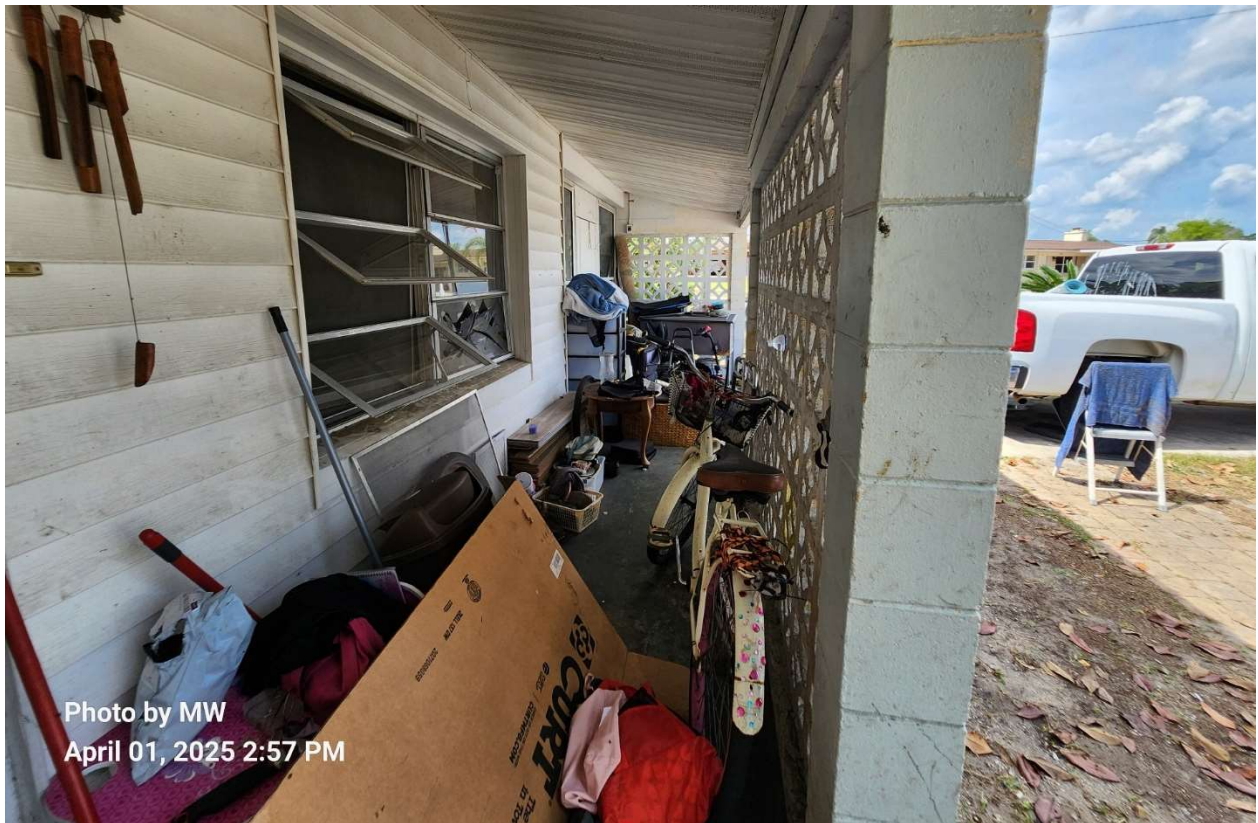




Photo by MW  
April 14, 2025 10:36 AM



Photo by MW  
April 14, 2025 10:36 AM



# Photos from Massey Hearing#1 – SMH Case No 25-33

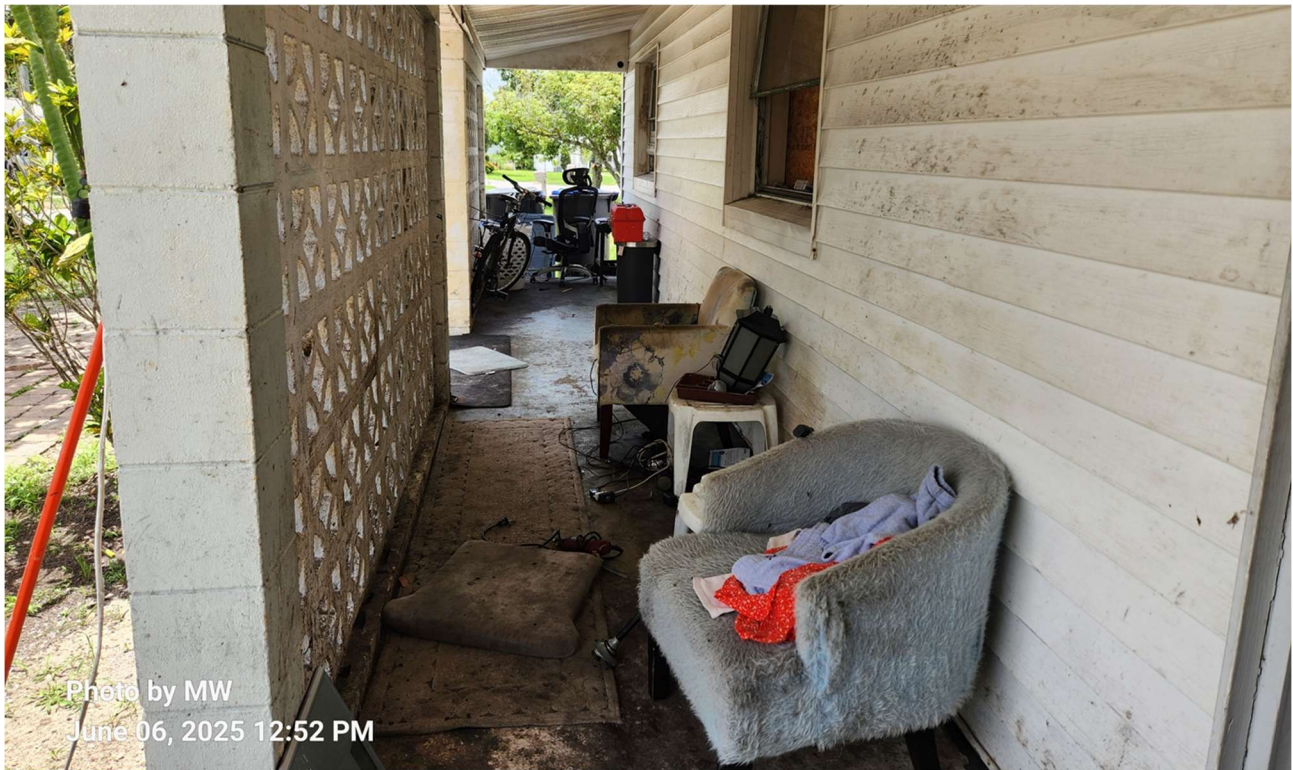




Photo by MW  
June 06, 2025 1:00 PM



Photo by MW  
June 06, 2025 1:03 PM

# Photos from Massey Hearing#2 – SMH Case No 25-33





Photo by MW  
July 11, 2025 12:49 PM



Photo by MW  
July 11, 2025 12:49 PM



Photo by MW  
July 11, 2025 12:53 PM

# Compliance Photos for Sec. 12-23 Junk & Debris – SMH Case No 25-33



Photo by MW  
July 18, 2025 9:13 AM



Photo by MW  
July 18, 2025 9:14 AM

# Compliance Photos for Sec. 304.14 Windows – SMH Case No 25-33



Photo by MW  
September 08, 2025 3:09 PM



Photo by MW  
September 08, 2025 3:09 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:** 25-59  
**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**

**Department/Office:** Code Enforcement

**Recommended Action:**

1. Sec 6-109 2018 IPMC Sec. 302.7 Accessory Structures (Fence)  
Fence needs to be repaired or replace damage and missing sections.

Order the Respondent(s) be assessed administrative costs  
If the respondent does not comply by 10/10/2025, it is being requested that a fine of \$50.00 per day be imposed and continue until the violation is corrected.

**Summary Explanation & Background:**

1. Sec 6-109 2018 IPMC Sec. 302.7 Accessory Structures (Fence)
2. Sec 6-109 2018 IPMC Sec. 304.7 Roof and Drainage ( complied )

On 04/15/25 I received a complaint that the fence was falling into the neighbors yard at this location. I observed the damage fence and roof repairs that were needed. The roof repairs have been completed but, the fence has not been repaired.  
I have had no contact with anyone representing this property.  
Several re inspections were conducted. There has been no action to correct the fence observed.

**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. 20250618\_132908 (1)
2. 20250414\_105609 (1)
3. 20250414\_105634 (1)
4. 20250828\_091422
5. 20250828\_091529
6. 25-59 September Exhibits



photo by JF  
June 18, 2025 1:29 PM



photo by JF

April 14, 2025 10:56 AM



photo by JF

April 14, 2025 10:56 AM



photo by JF  
August 28, 2025 9:14 AM



photo by JF  
August 28, 2025 9:15 AM



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-59 Address/Location of Violation: 2755 TOMOKA AVE

Titusville, Florida

HAND DELIVERED

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

- Owner of the property on \_\_\_/\_\_\_/\_\_\_ at \_\_\_
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 \_\_\_
Owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge \_\_\_/\_\_\_/\_\_\_ at \_\_\_

POST

[X] 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 8/26/25

MAIL

[b] 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 7/30/25

- 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

[Signature] 8-26-25

Print Name / Signature / Date

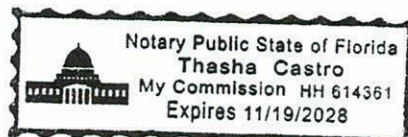
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 20 day of August, 2025, that the information in the foregoing affidavit is true.

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

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-59**

**Enforcement Case No: 25-000574**

CITY OF TITUSVILLE

Petitioner,

vs.

**STINSON, MICHAEL RAY STINSON, HOLLY TRUSTEES  
2755 TOMOKA AVE  
TITUSVILLE, FL 32780**

Respondent.

\_\_\_\_\_ /

**NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**On 09/08/2025 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:

**2755 TOMOKA AVE**

**TAX PARCEL ID 22 3517-77-5-5**

**LAND DESCRIPTION OAKDALE SEC**

**3 LOT 5 BLK 5**

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. 304.7 - - ROOFS AND DRAINAGE

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. 25-59 Address/Location of Violation: 2755 TOMOKA AVE

Titusville, Florida

HAND DELIVERED

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

- Owner of the property on \_\_\_/\_\_\_/\_\_\_ at \_\_\_
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 \_\_\_
Owner(s) of commercial property, leaving the Notice of Violation with a manager or other person in charge \_\_\_/\_\_\_/\_\_\_ at \_\_\_

POST

1 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 04/15/25.

MAIL

6 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 04/15/25.:

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

JIM FLANNIGAN

Signature and date 8-26-25

Print Name / Signature / Date

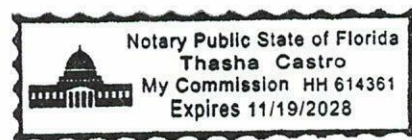
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that JIM FLANNIGAN, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 26 day of August, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 26 day of August 2025.

Signature of Notary Public

Notary Public

SEAL





**CODE ENFORCEMENT**

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

**STINSON, MICHAEL RAY STINSON, HOLLY TRUSTEES  
2755 TOMOKA AVE  
TITUSVILLE, FL 32780**

**April 15, 2025**

**CASE # 25-000574**

**NOTICE OF VIOLATION**

**THE PROPERTY LOCATED: 2755 TOMOKA AVE , Parcel ID# 22 3517-77-5-5**

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: PROPERTY MAINTENANCE

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

***Inspector Comments:***

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 304.7 - THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

***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 **05/19/2025**. 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

25-000574

**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:

Michael Stinson  
 Holly Stinson  
 2755 TOMOKA AVE  
 TITUSVILLE, FL 32780



9590 9402 9230 4295 1577 22

2. Article Number (Transfer from service label)

9589 0710 5270 2118 4853 56

Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

25-0005



**CODE ENFORCEMENT**

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

1100 John Glenn Blvd. • Titusville, FL 32780 • PH 321-567-3776

**STINSON, MICHAEL RAY STINSON, HOLLY TRUSTE**  
**2755 TOMOKA AVE**  
**TITUSVILLE, FL 32780**

April 15, 2025

25-000574

**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.

**COMPLETE THIS SECTION ON DELIVERY**

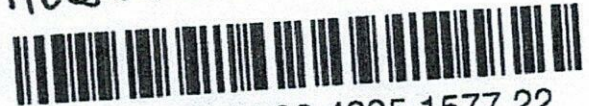
A. Signature  Agent  
 Addressee  
*Michael Stinson*

B. Received by (Printed Name)  Agent  
 Addressee  
**MICHAEL STINSON**

C. Date of Delivery  
**4/23/25**

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

1. Article Addressed to:  
 Michael Stinson  
 Holly Stinson  
 2755 TOMOKA AVE  
 TITUSVILLE, FL 32780



9590 9402 9230 4295 1577 22

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

2. Article Number (Transfer from service label)  
**9589 0710 5270 2118 4853 56**

Restricted Delivery

Domestic Return Receipt



City of Titusville  
Code Enforcement Board  
Cost Recovery



CEB Case # 25-59  
Address 2755 TOMOKA AVE  
Respondent ~~STEVEN M. YOUNG~~ Michael & Holly Stinson Revocable Trust

**Number of Inspector Hours**

7 Number of Field Inspections (Each Inspection = .5 Hours)  
3.5 Field Hours 35.22 per hour  
Inspection Hours Cost 123.27

**Administrative Hours and Postage**

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

**Total** 181.36

City of Titusville  
"Gateway to Nature and Space"

REPORT

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

**Department/Office:** Code Enforcement

**Recommended Action:**

Impose a fine in the amount of \$50.00 per day per violation (2 violations exist) **commencing on October 11, 2025**, and continuing daily until the shipping container is removed from the property or obtaining a permit and/or variance to keep the container on the property as a shed.

Impose Administrative costs in the amount of \$146.14.

**Summary Explanation & Background:**

**Sec. 28-365** Storing of Shipping Containers, Vehicles in Residential District

**Sec. 28-373(b)** Temporary Storage Units

This case was originally heard on August 11, 2025. Respondent Robert Manzo and Robert Manzo Jr were present and Robert Manzo Jr presented testimony.

The respondent was found to be in violation of Sections 28-365 & 28-373 and ordered to correct the cited violations by removing the shipping container from the property or by obtaining a permit or variance to keep the container on the property no later than noon on October 10, 2025. If compliance is not achieved, a fine in the amount of \$50.00 per day per violation (2 violations exist) **commencing on October 11, 2025**, and continuing daily until the violations are corrected, and a lien may be imposed.

Administrative costs in the amount of \$146.14 were imposed.

**Alternatives:**

1. Alternate finding and amount.
2. Waive the City's Cost.
3. Additional time to correct.
4. Find the property 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. 20250729\_094238
2. 20250729\_092641
3. 20250729\_094219
4. Case No 25-000820\_EMAIL between RManzo and Insp BFlack-FL Statutes\_rcvd 26 June 2025
5. Case No 25-000820\_EMAIL responses from TArmstrong SAdams-City Ord Shipping Container\_rcvd 1July2025
6. 25-44 August Exhibits
7. 25-44 October Exhibits
8. 20250926\_125452 - Hand Delivered Notice of Hearing, container remains in yard.  
MW



Photo by MW

July 29, 2025 9:42 AM



Photo by MW

July 29, 2025 9:26 AM



Photo by MW

July 29, 2025 9:42 AM

**Wright, Mae**

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**From:** Richard@Manzo-Law.com  
**Sent:** June 26, 2025 09:55  
**To:** Wright, Mae  
**Subject:** Fwd: Request for Approval of Shipping Container Structure under Florida Statutes and Building Code  
**Attachments:** image003.png; image001.jpg; image002.png; image001.jpg; image002.png; image003.png

MAE: FOR SOME REASON I COULD NOT PRINT JUST THE BRAD RESPONSE SO I AM FORWARDING TO YOU WHAT RICHARD ENT TO ME. BRAD;S RESPONSE IS FURTHER DOWN IN THE EMAIL.  
THANKS AGAIN WORKING WITH US ALL

RICHARD

---

**From:** "richard manzo" <[richardmanzoediting@gmail.com](mailto:richardmanzoediting@gmail.com)>  
**Sent:** 6/25/25 10:07 AM  
**To:** [richard@manzo-law.com](mailto:richard@manzo-law.com)  
**Subject:** Fwd: Request for Approval of Shipping Container Structure under Florida Statutes and Building Code

	<p><b>Richard Manzo</b> Director   Writer   Editor</p> <hr/> <p>Phone: (321) 615 - 6483 <a href="mailto:richardmanzoediting@gmail.com">richardmanzoediting@gmail.com</a> 110 Hoboken Ave, Jersey City, NJ 07310</p>

----- Forwarded message -----

**From:** richard manzo <[richardmanzoediting@gmail.com](mailto:richardmanzoediting@gmail.com)>  
**Date:** Wed, Jun 25, 2025, 10:06 AM  
**Subject:** Fwd: Request for Approval of Shipping Container Structure under Florida Statutes and Building Code  
**To:** <[richard@manzo-law.com](mailto:richard@manzo-law.com)>

	<p><b>Richard Manzo</b> Director   Writer   Editor</p>
<p>Phone: (321) 615 - 6483  <a href="mailto:richardmanzoediting@gmail.com">richardmanzoediting@gmail.com</a>          110 Hoboken Ave, Jersey City, NJ 07310</p>	

----- Forwarded message -----  
 From: **richard manzo** <[richardmanzoediting@gmail.com](mailto:richardmanzoediting@gmail.com)>  
 Date: Wed, Jun 25, 2025, 9:58 AM  
 Subject: Re: Request for Approval of Shipping Container Structure under Florida Statutes and Building Code  
 To: Flack, Bradley <[Bradley.Flack@titusville.com](mailto:Bradley.Flack@titusville.com)>

Okay thank you, sounds good.

	<p><b>Richard Manzo</b></p>
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On Tue, Jun 24, 2025, 1:21 PM Flack, Bradley <[Bradley.Flack@titusville.com](mailto:Bradley.Flack@titusville.com)> wrote:

Good afternoon Richard,

I apologize for the late response to your email, I was out of the office last week so I am still getting caught up. I am reaching out to let you know I have received your email and will reach back out to you once I have had a chance to look further into the statutes you have provided below.

Professionally

Brad Flack

Building Plans Manager



---

**From:** richard manzo <[richardmanzoediting@gmail.com](mailto:richardmanzoediting@gmail.com)>  
**Sent:** Friday, June 13, 2025 4:38 PM  
**To:** Flack, Bradley <[Bradley.Flack@Titusville.com](mailto:Bradley.Flack@Titusville.com)>  
**Subject:** Request for Approval of Shipping Container Structure under Florida Statutes and Building Code

Hi Brad,

Thank you for meeting with me today and helping guide me through this process. I appreciate your time and allowing us to move the container from the HOA's property and onto our's. We were not aware of the city's limitation on containers but want to work with you and the city to find a solution to this matter.

I am writing in regard to the statues you wanted me to send. I understand now that local ordinances currently restrict the use of shipping containers as accessory structures; however, I respectfully request that the department evaluate this request based on state law and the Florida Building Code, which take precedence over local regulations in this matter.

Florida law specifically supports the use of alternative and modular construction methods, including converted shipping containers, so long as they comply with the Florida Building Code (FBC). I intend to fully meet the structural, wind load, and safety requirements as outlined in the FBC.

Below are several statues that protect the rights of homeowners to use shipping containers for storage purposes in the state of Florida;

**Florida Statute § 553.73(4)(a):** Prohibits local governments from imposing technical requirements that are more stringent than the Florida Building Code without proper justification.

**Florida Statute § 553.74:** Gives the Florida Building Commission sole authority over building standards and interpretations of what qualifies as a building or structure must conform to statewide guidance, requiring uniform application across the state, not local preference.

**Florida Statute § 553.79(9):** Requires local enforcement agencies to approve code-compliant modular structures upon request. This clause supports non-discrimination against a structure solely based on its origin (e.g., container vs wood shed).

**Florida Statute § 163.3202(2)(f):** States that land development regulations must not conflict with or duplicate the FBC. Titusville's ordinance bans shipping containers outright while permitting similar sheds or accessory structures, that is a conflict, especially if the container is functionally and structurally compliant.

**Florida Statute § 553.73(4)(a)** States local governments may not adopt amendments to the Florida Building Code that are more restrictive. A modified shipping container that complies with the FBC must be permitted like any other structure.

Additionally, legal precedent in *Scurlock v. City of Lynn Haven* confirms that local ordinances may not override FBC-compliant construction purely based on appearance or building origin. A converted shipping container that satisfies FBC requirements must be evaluated on equal footing with any accessory structure or shed built by conventional methods.

Unlike conventional sheds, a shipping container provides an engineered, hurricane-resistant structure that can better protect contents and reduce maintenance and storm damage costs. Shipping containers have superior wind resistance to traditional wood or vinyl sheds, especially in Florida's high-velocity hurricane zones. Containers are also inherently fire-resistant, non-combustible, and impervious to termites, mold, and rodents. Most wooden sheds are highly flammable and degrade faster in Florida's humidity. These containers are more durable and cost-effective than permitted sheds half their size. This was one of the key reasons for us purchasing this container, we simply do not have the money to continue paying for a monthly storage unit or to buy a smaller shed for thousands of more dollars. Numerous Florida municipalities recognize this advantage by allowing FBC-compliant containers as accessory structures, often without aesthetic restrictions.

I respectfully ask that the city consider my structure under the framework of the Florida Building Code and process it like any other accessory building. A converted shipping container that complies with Florida Building Code cannot be legally banned by city ordinances based solely on its material, shape, or prior use. The FBC governs building safety, not local aesthetic preference. If the structure meets state standards and local land use/zoning rules, it must be considered for approval. My intent is not to violate local standards but to comply fully with applicable state law.

I remain open to working with the city on aesthetic modifications or other reasonable adjustments, converting the container to appear more "shed like" if necessary. We want to resolve this in the most efficient and cost effective way.

I also want to add a thank you to everyone in the building department for being super friendly and helpful through this process.

Thank you again for your time and fair consideration!

Sincerely,

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	<p><b>Richard Manzo</b></p>
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## Wright, Mae

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**From:** Armstrong, Tabitha  
**Sent:** July 01, 2025 09:15  
**To:** Adams, Steve; Wright, Mae  
**Cc:** Flack, Bradley; richard@Manzo-Law.com; Jones, Mark  
**Subject:** Re: Meeting to discuss Shipping containers in backyard at 2655 Alibird Drive

Good morning,

Unfortunately, the Board of Adjustment is unable to authorize a Variance for a use. The code statement that 'The placement or use of any shipping container as an accessory building, storage building, or living unit on residentially zoned land and/or land used for residential purposes is prohibited' stands. I do not believe there is a planning process that can authorize a change to this section of code.

Thank you,  
Tabitha Armstrong  
Planner  
City of Titusville, Florida  
555 S. Washington Avenue  
Titusville, FL 32781-2806  
(321) 567-3782  
[tabitha.armstrong@titusville.com](mailto:tabitha.armstrong@titusville.com)

For GIS Zoning & Future Land Use Interactive Map please visit:  
<http://titusville.maps.arcgis.com/home/index.html>

Please provide feedback on our service. The Community Development customer service survey is available at <https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55>.



Please note: Florida has a very broad public records law. Most written communications to or from City employees regarding City business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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**From:** Adams, Steve <steve.adams@Titusville.com>  
**Sent:** Tuesday, July 1, 2025 8:51 AM  
**To:** Wright, Mae <Mae.Wright@Titusville.com>  
**Cc:** Flack, Bradley <Bradley.Flack@Titusville.com>; richard@Manzo-Law.com <richard@manzo-law.com>; Armstrong, Tabitha <Tabitha.Armstrong@Titusville.com>; Jones, Mark <Mark.Jones@Titusville.com>  
**Subject:** RE: Meeting to discuss Shipping containers in backyard at 2655 Alibird Drive

Good Morning,

The Code Section below is stated clearly. Myself nor any other member of City Staff has the authority to override or exempt adopted ordinance. With that said, a meeting to discuss this code section seems unnecessary as the conclusion will not change. However, Planning/Zoning Staff may accommodate a meeting to discuss the process for seeking a Variance through the Board of Adjustments and Appeals. I have included Planning/Zoning Staff Members Mark Jones and Tabitha Armstrong in this message.

- **Sec. 28-365. - Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers in residential districts.**

Share Link to section Print section Download (Docx) of sections Email section

(a)

*Districts where permitted.*

Expand

RE	RR	R-1A	R-1B	R-1C	R-2	R-3		
L	L	L	L	L	L	L		
HM	T	NC	CC	RC	OP	M-1		
GU	OR	P	DMU				UMU	SMU
			D	U	M	C		
L	L						L	L

(b)

*Reserved.*

(c)

*Standards for permitted accessory uses with limitations.*

(1)

Parking or storage of motor vehicles, recreation vehicles, boats, airboats, or trailers in residential districts shall adhere to the regulations in Section 20-58 of the Code of Ordinances.

(2)

The placement or use of any shipping container as an accessory building, storage building, or living unit on residentially zoned land and/or land used for residential purposes is prohibited. Licensed and bonded contractors may use shipping containers for temporary housing of equipment and materials during construction as authorized by a City building permit.

(Ord. No. 44-2017, § 2, 12-12-17)

*Professionally,*

**Steve Adams**



Do you live in a flood zone or concerned about flooding? Go to City of Titusville [Flood Information](#).



We are interested in your opinion. The Community Development Customer Service Survey can be found at <https://www.titusville.com/FormCenter/Community-Development-7/Customer-Satisfaction-Survey-55>

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**From:** Wright, Mae <Mae.Wright@Titusville.com>  
**Sent:** Tuesday, July 1, 2025 7:59 AM  
**To:** Flack, Bradley <Bradley.Flack@Titusville.com>; Adams, Steve <steve.adams@Titusville.com>; richard@Manzo-Law.com  
**Subject:** Meeting to discuss Shipping containers in backyard at 2655 Alibird Drive

Good Morning Gentlemen,

I have been working to schedule a meeting between all of us at City Hall to discuss the matter of the shipping container in the backyard at 2655 Alibird Dr. I know that this week is shorted due to the July 4<sup>th</sup> Holiday on Friday but wanted to see what everyone has available. Please note I have added everyone onto this email to make it easier to set something up and ask for a response as soon as possible.

Here is my schedule:

Tuesday July 1, 2025: Available from 11 am – 12:30 pm

Wednesday July 2, 2025: Anytime between 8:30 am – 3:30 pm

Thursday July 3, 2025: Anytime between 8:30 am – 3:30 pm

Thank you again for your help with this matter. I am headed into a meeting shortly but will be monitoring my email to answer any questions or confirm a meeting date and time as responses are received.

Sincerely,

Mae Wright #804  
Titusville Police Department  
Code Enforcement Officer  
Office (321) 567-3935  
Cell (321) 576-6190



**Confidentiality Notice: According to Florida State Statute 119.071(2)(c)(1), active criminal intelligence and investigative information are exempt from public records release. This email, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.**

**PLEASE NOTE: Florida has a very broad public records law (Chapter 119, Florida Statutes). All emails to and from City of Titusville members are kept as a public record. Your email communications, including your email address may be disclosed to the public and media at any time.**

**PLEASE NOTE: Florida State law Chapter 162 has changed and effective July 1, 2021 our Code Enforcement officers are no longer allowed to investigate anonymous complaints. An individual wanting to file a complaint about a potential code violation has to provide their verifiable name and address.**



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-44 Address/Location of Violation: 2655 ALIBIRD 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 29/7/2025 at 2655 Alibird Dr.
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 29/7/2025.

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 11/7/2025
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 \_ / \_ / \_ .

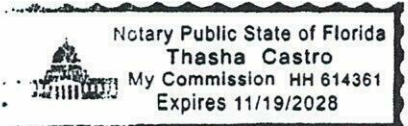
MAE WRIGHT Mae Wright 29-July-2025
Print Name / Signature / Date

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 29 day of July, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 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. 25-44  
Enforcement Case No: 25-000820

CITY OF TITUSVILLE

Petitioner,

vs.

**MANZO, RICHARD  
2655 ALIBIRD DR  
TITUSVILLE, FL 32780**

Respondent.

\_\_\_\_\_ /

**NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**On 08/11/2025 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:

**2655 ALIBIRD DR**

**TAX PARCEL ID 22 3517-80-\* -6**

**LAND DESCRIPTION PARK PRESERVE**

**LOT 6**

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 28-365 - STORING OF SHIPPING CONTAINERS, VEHICLES IN RESIDENTIAL DIST

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. 25-44 Address/Location of Violation: 2655 ALIBIRD DR

Titusville, Florida

HAND DELIVERED

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

- Handwritten: [X] the owner of the property on 09/6/2025 2655 Alibird Dr.
[ ] 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 \_ / \_ / \_.

MAIL

[X] 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 10/6/2025. :

- [ ] 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 [Handwritten Signature] 29-July-2025

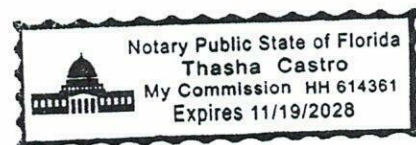
Print Name / Signature / Date

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 29 day of July, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 29 day of July 2025.

[Handwritten Signature]
Notary Public

SEAL





**CODE ENFORCEMENT**

PROMOTING TEAMWORK  
WITHIN OUR COMMUNITY

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

**RICHARD MANZO  
2655 ALIBIRD DR  
TITUSVILLE, FL 32780**

**PARK PRESERVE HOMEOWNERS' ASSOCIATION INC  
1978 US HIGHWAY 1, STE 106  
ROCKLEDGE, FL 32955**

June 9, 2025

**CASE # 25-000819, #25-000820**

**NOTICE OF VIOLATION**

**THE PROPERTY LOCATED: 2655 ALIBIRD DR , Parcel ID# 22 3517-80-\* -6 (Container Owner's Property)**

**THE PROPERTY LOCATED: PARK PRESERVE TRACT 2 , Parcel ID# 22 3517-18-\* -T2 (Location of placed Container)**

An inspection was conducted on 06/09/2025 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: ZONING**

**VIOLATION OF CODE: SEC 28-365 (1) PARKING OR STORAGE OF MOTOR VEHICLES, RECREATION VEHICLES, BOATS, AIRBOATS, OR TRAILERS IN RESIDENTIAL DISTRICTS SHALL ADHERE TO THE REGULATIONS IN SECTION 20-58 OF THE CODE OF ORDINANCES. (2) THE PLACEMENT OR USE OF ANY SHIPPING CONTAINER AS AN ACCESSORY BUILDING, STORAGE BUILDING, OR LIVING UNIT ON RESIDENTIALLY ZONED LAND AND/OR LAND USED FOR RESIDENTIAL PURPOSES IS PROHIBITED. LICENSED AND BONDED CONTRACTORS MAY USE SHIPPING CONTAINERS FOR TEMPORARY HOUSING OF EQUIPMENT AND MATERIALS DURING CONSTRUCTION AS AUTHORIZED BY A CITY BUILDING PERMIT.**

***Inspector Comments: 6/9/2025 Placement or use of Shipping Container on Residential zoned property is prohibited - Remove container from property. MW***

**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: 6/9/2025 Shipping Container exceeds allowed size for obtain permit for temporary use - Remove Container from property. MW***

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **06/19/2025**. 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

# TITUSVILLE POLICE DEPARTMENT

## NOTICE OF CODE VIOLATION

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 2655 Alibird 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

28-365  
6-56

PERMIT REQUIRED:

OTHER: Shipping Containers Prohibited to be Placed in Residential Zoning District.

Remove from Easement or obtain temporary Permit from Building Dept

PLEASE CORRECT VIOLATION BY: June 19, 2025

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

OFFICER/ID #: Mae Wright #804

CASE NUMBER: 25-000819 DATE: 9-June-2025

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

25-000819

**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:

Richard Manzo  
 2655 Alibird Dr.  
 Titusville, FL 32780



9590 9402 9230 4295 1584 08

(Transfer from service label)

9589 0710 5270 1979 8227 06

**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 Restricted Delivery

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

Domestic Return Receipt

25-000



**CODE ENFORCEMENT**

**PROMOT TEAMWORK**  
WITHIN OUR COMMUNITY

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

RICHARD MANZO  
 2655 ALIBIRD DR  
 TITUSVILLE, FL 32780

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

25000820

**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:

Park Preserve Homeowners'  
 Association Inc  
 1978 US 1, Ste 104  
 Rockledge, FL 32955



9590 9402 9230 4295 1595 66

2. Article Number (Transfer from service label)

9589 0710 5270 1979 8226 90

Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

25000



**CODE ENFORCEMENT**

**PROMO TEAM**  
WITNESS OUR CO

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

**PARK PRESERVE HOMEOWNERS' ASSOCIATION**  
 1978 US HIGHWAY 1, STE 106  
 ROCKLEDGE, FL 32955





City of Titusville
Affidavit - Notice of Hearing



Case No. 25-55 Address/Location of Violation: 2655 ALIBIRD DR
Titusville, Florida

HAND DELIVERED

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

- Owner of the property on 26/Sept/2025 at 2655 Alibird Drive
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 \_
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 26/Sept/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 26/Sept/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 26-Sept-2025
Print Name / Signature / Date

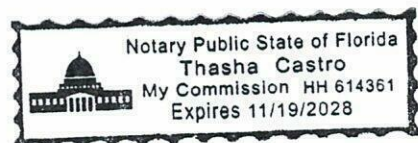
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 26 day of September, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 26 day of September 2025.

[Handwritten signature]

Notary Public

SEAL



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

**Hearing Case No. 25-44  
Enforcement Case No: 25-000820**

CITY OF TITUSVILLE

Petitioner,

vs.

**MANZO, RICHARD  
2655 ALIBIRD DR  
TITUSVILLE, FL 32780**

Respondent.

\_\_\_\_\_ /

**NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**On 10/13/2025 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:

**2655 ALIBIRD DR**

**TAX PARCEL ID 22 3517-80\*-6  
LOT 6**

**LAND DESCRIPTION PARK PRESERVE**

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 28-365 - STORING OF SHIPPING CONTAINERS, VEHICLES IN RESIDENTIAL DIST

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, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE**

**CITY OF TITUSVILLE, FL**

Petitioner,

v.

**RICHARD MANZO**

Mailing address:  
2655 Alibird Drive  
Titusville, FL 32780

Respondent.

CASE NO: 25-44

Subject Property: 2655 Alibird Drive  
Titusville, FL 32780  
Tax Parcel ID#: 22-35-17-80-\*-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 August 11, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

**Findings of Fact**

1. Respondent is the owner of the Subject Property. Respondent was provided notice of this hearing and appeared 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 28-365: Storing of Shipping Containers, Vehicles in Residential District
  - b. Section 28-373(b): Temporary Storage Units

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

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

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

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

**Conclusions of Law**

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

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

- a. Section 28-365: Storing of Shipping Containers, Vehicles in Residential District
- b. Section 28-373(b): Temporary Storage Units

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

**Order**

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

1. Respondent shall correct the cited violations on the subject property by removing the shipping container from the property or by obtaining a permit or variance no later than 12:00 p.m. (noon) on **October 10, 2025**. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.

2. If compliance with all violations is not achieved by this date, a subsequent compliance/Massey hearing will be held, and the Magistrate may impose a fine in the amount of **\$50.00** per day, per violation commencing **October 11, 2025**, and continuing daily until the violations are corrected. A lien may also be imposed.

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

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

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

DONE AND ORDERED this 18 day of August, 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 19 day of August, 2025.



\_\_\_\_\_  
Secretary Special Magistrate





Photo by MW

September 26, 2025 12:54 PM

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.**  
**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.**

**Department/Office:** Code Enforcement

**Recommended Action:**

If compliance with obtaining an issued permit for the demolition of all structures was not achieved by **October 10, 2025**: Impose a fine in the amount of \$100.00 per day per violation (3 violations) **commencing on October 11, 2025**, and continuing daily until the permit is issued, and the demolition of all structures is complete. Impose Administrative costs in the amount of \$128.53.

**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**

This case was originally heard on July 14, 2025. Julie Donall and George Donall Jr, representatives for the respondent, were present and provided testimony. The respondent was found to be in violation of the stated codes and ordered to secure the existing structures (except for the fire-damaged structure) and submit a permit application for the demolition of the structures on or before noon on Sept. 5, 2025. Additional, the Respondent was further ordered to complete the application process and obtain the permit for the demolition of the structures by October 10, 2025.

- If compliance with securing the existing structures is not achieved, a fine in the amount of \$100.00 per day (1 Violation of Sec. 301.3) commencing on September 6,

2025, and continuing daily until the violation is corrected, and a lien may be imposed.

- If compliance with obtaining an issued permit for the demolition of all structures is not achieved, a fine in the amount of \$100.00 per day per violation (3 violations) commencing on October 11, 2025, and continuing daily until the violations are corrected, and a lien may be imposed.

•Administrative costs in the amount of \$128.53 were imposed.

On September 5, 2025, a re-inspection of the property was completed . It was found that the front and back buildings were boarded and the fuel pumps removed from under canopies.

On September 24, 2025, a demolition permit (#25-3663) was submitted, with review comments being emailed to the contractor on September 30, 2025.

As of October 1, 2025, the buildings remain secured against entry and Demolition Permit #25-3663 remains under review.

**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
12. 20250905\_143113 - Massey Hearing Inspection Photos
13. 20250905\_141813 - Massey Hearing Inspection Photos
14. 20250905\_141829 - Massey Hearing Inspection Photos
15. 20250905\_141928 - Massey Hearing Inspection Photos
16. 20250905\_142629 - Massey Hearing Inspection Photos
17. 20250905\_142731 - Massey Hearing Inspection Photos
18. 20250905\_142747 - Massey Hearing Inspection Photos
19. 20250905\_142751 - Massey Hearing Inspection Photos
20. 20250905\_142855 - Massey Hearing Inspection Photos
21. 20250905\_142944 - Massey Hearing Inspection Photos
22. 25-71 October Exhibits



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

[X] 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 01/5/24/2025

MAIL

[X] 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

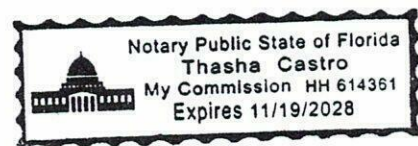
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 1 day of July, 2025, that the information in the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

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

[Handwritten signature]

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:





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:

- Owner of property on ...
Owner(s) usual place of residence ...
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.
Address listed in the tax collector's office on ...
Address listed in the tax collector's office/another address provided to the City of Titusville ...

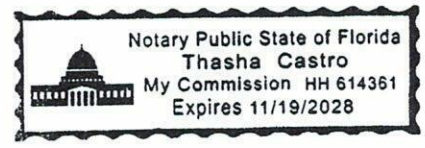
MAE WRIGHT Mae Wright 01-July-2025
Print Name / Signature / Date

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





**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 MAINTANED 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, SAFTEY 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

PLEASE STICKER AT TOP OF ENVELOPE TO THE RIGHT

25-000072

**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  No**  
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

Restricted Delivery

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

Domestic Return Receipt

25-000



**CODE ENFORCEMENT**

**PROMOTE TEAMWORK WITHIN OUR COMMUNITY**

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

**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

B A  
CB  
SHOP

Photo by MW  
July 01, 2025 10:58 AM



Photo by MW

July 01, 2025 10:59 AM

















GRAFFITI: AUSTY







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:

- Owner of property on 9/26/25 at 8251 Windover Way
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 9/26/25 at 8251 Windover Way
Owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge Robert at 8251 Windover Way

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 26/Sept/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 10/Sept/2025.
the address listed in the tax collector's office on 9/26/25.
the address listed in the tax collector's office/another address provided to the City of Titusville 9/26/25.

MAE WRIGHT Mae Wright 26-Sept-2025
Print Name / Signature / Date

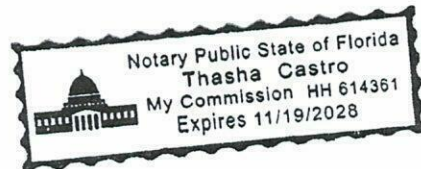
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 26 day of September, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 26 day of September 2025.

[Handwritten signature]

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 10/13/2025 at 2:00PM  
City of Titusville City Hall,  
555 S Washington Avenue,  
2nd Floor (Council Chambers)  
Titusville, FL 32780**

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

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

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

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



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

**CITY OF TITUSVILLE, FL**

Petitioner,

v.

**GEORGE RAYMOND DONALL, SR. TRUST**

Mailing address:

7602 Windover Way  
Titusville, FL 32780

c/o Julie Donall  
6787 Acre Woods Court  
Cocoa, FL 32927

Respondent.

CASE NO: 25-71

Subject Property: 8251 Windover Way  
Titusville, FL 32780

Tax Parcel ID#: 22-35-30-AV-\*61

**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 July 14, 2025. Based on the evidence and testimony presented, the Special Magistrate finds and orders:

**Findings of Fact**

1. Respondent is the owner of the Subject Property. Respondent was provided notice of this hearing. Respondent's attorney-in-fact, Julie Donall, appeared at the hearing.
2. Code Enforcement Officer Mae Wright testified that the property was inspected and found to be in violation of the following City Codes:
  - a. Section 6-109; 2018 IPMC Sec. 302.7: Accessory Structures
  - b. Section 6-109; 2018 IPMC Sec. 304.1: General Exterior Maintenance
  - c. Section 6-109; 2018 IPMC Sec. 301.3: Vacant Structure and Land
  - d. Section 6-109; 2018 IPMC Sec. 305.1: General Interior Maintenance

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

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

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

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

#### Conclusions of Law

5. Proper notice of the violation and notice of hearings were provided to Respondent(s).
6. Based on the evidence and testimony provided, the Special Magistrate finds that the subject property is in violation of:
  - a. Section 6-109; 2018 IPMC Sec. 302.7: Accessory Structures
  - b. Section 6-109; 2018 IPMC Sec. 304.1: General Exterior Maintenance
  - c. Section 6-109; 2018 IPMC Sec. 301.3: Vacant Structure and Land
  - d. Section 6-109; 2018 IPMC Sec. 305.1: General Interior Maintenance
7. The City is entitled to recover its costs incurred in prosecuting the case, pursuant to Section 162.07(2), Florida Statutes.

#### Order


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

1. Respondent shall correct the cited violations by securing the structures from unauthorized entry and by submitting an application for the demolition of the structures by 12:00 p.m. (noon) on **September 5, 2025**. Respondent shall further complete the application process and obtain the permit for the demolition of the structure by **October 10, 2025**. Respondent shall immediately notify the Code Enforcement Officer when compliance is achieved so the officer can inspect and confirm compliance.
2. If compliance with securing the existing structures (with the exception of the fire-damaged structure) by September 5, 2025, 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 **September 6, 2025**, and continuing daily until the violations are corrected. A lien may also be imposed
3. If compliance with obtaining an issued permit for demolition the is not achieved by October 10, 2025, 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 **October 11, 2025**, and continuing daily until the violations are corrected. A lien may also be imposed.
4. 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.
5. In addition to the fine, the City's costs of prosecution are imposed in the amount of \$128.53, payable to the "City of Titusville" and delivered to the Office of the City Attorney, 555 South Washington Avenue, Titusville, Florida.

6. 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 18<sup>th</sup> day of July, 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 July, 2025.



Secretary Special Magistrate



**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:** Mae Wright, Code Enforcement Officer  
**Subject:** **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.

**Department/Office:** Code Enforcement

**Recommended Action:**

Order the Respondent(s) to correct the violation on or before noon on November 7, 2025, by: Reestablishing water service with the City of Titusville Water Department.

If the Respondent does not comply by November 7, 2025, it is being requested that a fine of \$50.00 per day per violation (2 violations exist), commencing on November 8, 2025, and continuing until the violations are correct.

Order the Respondent(s) be assessed administrative costs in the amount of \$312.38.

The Respondent(s) must contact Mae Wright, Code Enforcement Officer at 321-567-3935 to arrange for an inspection of the property to verify compliance.

**Summary Explanation & Background:**

1. Sec. 6-109, 2018 IPMC Subsection 102.2 – Maintenance
2. Sec. 6-109, 2018 IPMC Subsection 505.1 – Running Water

**Narrative of Violation(s)** Received a complaint from the water department in reference to an outstanding bill and the disconnection of service. Inspection of property found evidence that the House and property was occupied. A car was observed parked in the driveway with personal items and household trash stored in front of the house. Photos were taken for the file. No answer to knock at the door; a notice of violation was posted.

**Contact with the owner:** During a follow-up visit on December 20th, I spoke with an occupant at the property who explained that Leilani Schwersensky had received paperwork from the Probate Attorney and would be stopping by the water department to see what additional items were needed to get the account reconnected.

I spoke with water department staff, who confirmed they had spoken with Leilani Schwersensky, who provided a death certificate and a payment for the past due amount, but additional documentation and lien payments were needed to get water turned on.

**Results of re-inspections:** The house remains occupied without water service at the property.

**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. 25-60 October Exhibits
2. 20250926\_112001



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-60 Address/Location of Violation: 1635 BAHAMA ST
Titusville, Florida

HAND DELIVERED

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

- Owner of property on \_\_\_/\_\_\_/\_\_\_ at \_\_\_
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 \_\_\_
Owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge \_\_\_/\_\_\_/\_\_\_ at \_\_\_

POST

[X] 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 26/Sept/2025

MAIL

[X] 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 10/Sept/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 [Signature] 26-Sept-2025
Print Name / Signature / Date

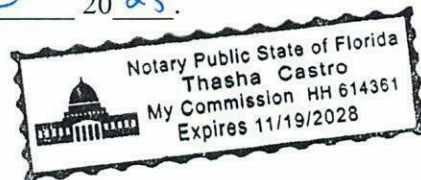
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 20 day of September, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 20 day of September 20 25.

[Signature]

Notary Public

SEAL



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

**Hearing Case No. 25-60**  
**Enforcement Case No: 24-001016**

CITY OF TITUSVILLE

Petitioner,

vs.

**SCHWERSENSKY, UWE R TRUSTEE  
1635 BAHAMA ST  
TITUSVILLE, FL 32780**

Respondent.

\_\_\_\_\_ /

**NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**On 10/13/2025 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:

**1635 BAHAMA ST**

**TAX PARCEL ID 22 3521-03-\*8  
HEIGHTS UNIT 19 LOT 8**

**LAND DESCRIPTION INDIAN RIVER**

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. 102.2 - MAINTENANCE

SEC. 6-109; 2018 IPMC SEC. 505.1 - RUNNING WATER

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. 25-60 Address/Location of Violation: 1635 BAHAMA ST
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

[X] 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/AUG/2024

MAIL

[X] 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 21/AUG/2024 . :

- 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 26-sept-2025
Print Name / Signature / Date

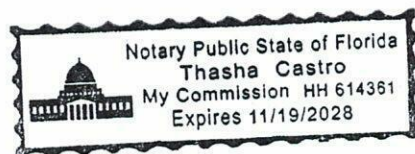
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 20 day of September, 2025, that the information in the foregoing affidavit is true.

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

[Handwritten signature]

Notary Public

SEAL





# CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

**UWE R SCHWERSENSKY, ESTATE  
c/o LEILANI SCHWERSENSKY  
1635 BAHAMA ST  
TITUSVILLE, FL 32780**

**August 21, 2024**

**CASE # 24-001016**

## NOTICE OF VIOLATION

**THE PROPERTY LOCATED: 1635 BAHAMA ST , Parcel ID# 22 3521-03-\*8**

An inspection was conducted on 08/21/2024 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: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 102.2 EQUIPMENT, SYSTEMS, DEVICES AND SAFEGUARDS REQUIRED BY THIS CODE OR A PREVIOUS REGULATION OR CODE UNDER WHICH THE STRUCTURE OR PREMISES WAS CONSTRUCTED, ALTERED OR REPAIRED SHALL BE MAINTAINED IN GOOD WORKING ORDER. AN OWNER, OWNER'S AUTHORIZED AGENT, OPERATOR OR OCCUPANT SHALL NOT CAUSE ANY SERVICE, FACILITY, EQUIPMENT OR UTILITY THAT IS REQUIRED UNDER THIS SECTION TO BE REMOVED FROM, SHUT OFF FROM OR DISCONTINUED FOR ANY OCCUPIED DWELLING, EXCEPT FOR SUCH TEMPORARY INTERRUPTION AS NECESSARY WHILE REPAIRS OR ALTERATIONS ARE IN PROGRESS. THE REQUIREMENTS OF THIS CODE ARE NOT INTENDED TO PROVIDE THE BASIS FOR REMOVAL OR ABROGATION OF FIRE PROTECTION AND SAFETY SYSTEMS AND DEVICES IN EXISTING STRUCTURES. EXCEPT AS OTHERWISE SPECIFIED HEREIN, THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS, STRUCTURES AND PREMISES.

***Inspector Comments: 8/21/2024 Water Service required to occupy unit. Contact Titusville Water Department Customer Service at 321-383-5791 for information on reestablishing water service. MW***

Section: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 505.1 RUNNING WATER - EVERY SINK, LAVATORY, BATHTUB OR SHOWER, DRINKING FOUNTAIN, WATER CLOSET OR OTHER PLUMBING FIXTURE SHALL BE PROPERLY CONNECTED TO EITHER A PUBLIC WATER SYSTEM OR TO AN APPROVED PRIVATE WATER SYSTEM. KITCHEN SINKS, LAVATORIES, LAUNDRY

FACILITIES, BATHTUBS AND SHOWERS SHALL BE SUPPLIED WITH HOT OR TEMPERED AND COLD RUNNING WATER IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.

***Inspector Comments: 8/21/2024 Water Service required to occupy unit. Contact Titusville Water Department Customer Service at 321-383-5791 for information on reestablishing water service. MW***

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **08/30/2024**. 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,

Mae Wright  
Code Enforcement Officer

**TITUSVILLE POLICE DEPARTMENT**

**NOTICE OF CODE VIOLATION**

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 1635 Bahama St

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: see below

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: 6-56

OTHER: Sec 102.2 Maintenance & 505.1 Plumbing

\*Water service required to occupy house

PLEASE CORRECT VIOLATION BY: August 30, 2024

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

OFFICER/ID #: Maewright #804

CASE NUMBER: 24-0001016 DATE: 21-Aug-2024



4100 John Glenn Blvd., Titusville, FL 32780, PH 321-567-2700

# CODE ENFORCEMENT

PROMOTION TEAMWORK WITHIN OUR COMMUNITY

**UWE R SCHWERSENSKY, ESTATE**  
**c/o LEILANI SCHWERSENSKY**  
**1635 BAHAMA ST**  
**TITUSVILLE, FL 32780**

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

### 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:

*UWE R Schwersensky - Estate*  
*c/o Leilani Schwersensky*  
*1635 Bahama Street*  
*Titusville, FL 32780*



9590 9402 9036 4122 4407 95

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

9589 0710 5270 0997 5784 28

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

### COMPLETE THIS SECTION ON DELIVERY

24-1016

#### A. Signature

X

#### B. Received by (Printed Name)

- Agent
- Addressee

#### C. Date of Delivery

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

#### 3. Service type

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

Domestic Return Receipt

24-1016



City of Titusville  
Code Enforcement Board  
Cost Recovery



CEB Case # 25-60  
Address 1635 BAHAMA ST  
Respondent UWE R SCHWERSENSKY TRUST

**Number of Inspector Hours**

14 Number of Field Inspections (*Each Inspection = .5 Hours*)  
7 Field Hours 35.22 per hour  
Inspection Hours Cost 246.54

**Administrative Hours and Postage**

44 2 Hours in Complaint (*\$22 per hour*)  
21.84 Postage (*\$10.44 each certified mail, .48 each First Class Mail*)  
Administrative Hours and Postage 65.84

**Total** 312.38



Photo by MW

September 26, 2025 11:20 AM

City of Titusville  
"Gateway to Nature and Space"

REPORT

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

**Department/Office:** Code Enforcement

**Recommended Action:**

**Find** that, at the time of this meeting, the property is in violation of Code Section 6-109, Subsection 308.2.2.

**Order** the Respondent(s) to correct the violation **on or before 12:00 pm (noon) on Nov. 7, 2025**, by: removing all discarded appliances from the yard.

If the Respondent does not comply, Impose a fine of **\$250.00** per day, commencing on **Nov. 8, 2025, and continuing daily** until the violation is corrected.

Order the Respondent(s) be assessed administrative costs in the amount of **\$234.19**.

The Respondent(s) must contact Code Officer Mae Wright at 321-567-3935 to arrange for an inspection of the property to verify compliance.

**Summary Explanation & Background:**

1. Sec. 6-109, 2018 IPMC Subsection 308.2.2 – Refrigerators

**Narrative of Violation:** A complaint was received concerning the trash and debris accumulated in the yard. A review of past cases found daily fines running for Sec. 12-23 – Junk & Debris ( reference SMH #23-10). An inspection of the property confirmed the ongoing violation of trash & debris on the property. A refrigerator with its doors attached was observed in the driveway. No answer to knock at door, posted notice of violation.

**Contact with owner:** There has been no calls or communication received from Mr. Davis.

**Results of Reinspection(s):** Multiple refrigerators and other similar airtight appliances are being stored on the property without the doors being removed.

**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. 25-64 October Exhibits
2. 20250926\_115407 -Posting Hearing Notice Photos
3. 20250926\_115452-Posting Hearing Notice Photos
4. 20250926\_115348-Posting Hearing Notice Photos
5. 20250926\_115356-Posting Hearing Notice Photos



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-64 Address/Location of Violation: 302 WILLOW ST
Titusville, Florida

HAND DELIVERED

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

- Owner of the property on \_\_\_/\_\_\_/\_\_\_ at \_\_\_
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 \_\_\_
Owner(s) of commercial property, leaving the Notice of Hearing with a manager or other person in charge \_\_\_/\_\_\_/\_\_\_ at \_\_\_

POST

[X] 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 26/Sept/2025.

MAIL

[X] 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 10/Sept/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 26-Sept-2025
Print Name / Signature / Date

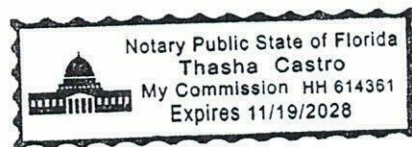
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 20 day of September, 2025, that the information in the foregoing affidavit is true.

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

[Handwritten signature]

Notary Public

SEAL



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

**Hearing Case No. 25-64**

**Enforcement Case No:** 25-000363

CITY OF TITUSVILLE

Petitioner,

vs.

**DAVIS, BRIAN KENNETH  
302 WILLOW ST  
TITUSVILLE, FL 32780**

Respondent.  
\_\_\_\_\_ /

**NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**On 10/13/2025 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:

**302 WILLOW ST**

**TAX PARCEL ID 22 3522-76-71-16  
CITY, REVISED PLAT OF LOT 16 & E 12.85 FT OF LOT 17 BLK 71**

**LAND DESCRIPTION INDIAN RIVER**

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. 308.2.2 - REFRIGERATORS

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. 25-64 Address/Location of Violation: 302 WILLOW ST
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

[X] 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 07/Mar/2025

MAIL

[X] 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 10/Mar/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 26-sept-2025
Print Name / Signature / Date

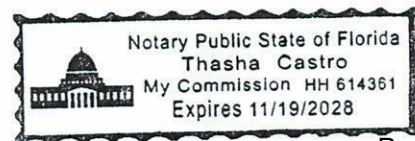
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 26 day of September, 20 25, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 26 day of September 20 25.

[Handwritten signature]

Notary Public

SEAL





# CODE ENFORCEMENT

PROMOTING TEAMWORK  
WITHIN OUR COMMUNITY

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

**BRIAN KENNETH DAVIS,  
302 WILLOW ST  
TITUSVILLE, FL 32780**

**March 07, 2025**

**CASE # 25-000363**

## NOTICE OF VIOLATION

**THE PROPERTY LOCATED: 302 WILLOW ST , Parcel ID# 22 3522-76-71-16**

An inspection was conducted on 03/07/2025 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: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 308.2.2 DISPOSAL OF REFRIGERATORS - REFRIGERATORS AND SIMILAR EQUIPMENT NOT IN OPERATION SHALL NOT BE DISCARDED, ABANDONED OR STORED ON PREMISES WITHOUT FIRST REMOVING THE DOORS.

***Inspector Comments: 3/7/2025 Refrigerator cannot be stored on property with doors attached. Remove appliance from property or store inside structure. MW***

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **03/21/2025**. 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,

Mae Wright  
Code Enforcement Officer

**TITUSVILLE POLICE DEPARTMENT**

**NOTICE OF CODE VIOLATION**

TO: PROPERTY OWNER/RESIDENT

ADDRESS: 302 Willow St

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: 308.2.2

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: 6-56

OTHER: Refrigerators cannot be stored on property with doors attached. Remove doors or remove fridge from driveway.

PLEASE CORRECT VIOLATION BY: March 21, 2025

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

OFFICER/ID #: Mae Wright #804

CASE NUMBER: 25-00363 DATE: 7-March-2025

25-0003163

**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:

Brian Kenneth Davis  
 302 Willow St  
 Titusville, FL 32780



2. Article Number (Transfer from service label)

9589 0710 5270 2118 4800 30

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)  C. Date of Delivery

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Restricted Delivery

Mail  
 Mail Restricted Delivery

Domestic Return Receipt



**BRIAN KENNETH DAVIS,  
 302 WILLOW ST  
 TITUSVILLE, FL 32780**

**March 07, 2025**

25-



City of Titusville  
Code Enforcement Board  
Cost Recovery



CEB Case # 25-64  
Address 302 WILLOW ST  
Respondent BRIAN KENNETH DAVIS

**Number of Inspector Hours**

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

**Administrative Hours and Postage**

44 2 Hours in Complaint (*\$22 per hour*)  
21.84 Postage (*\$10.44 each certified mail, .48 each First Class Mail*)  
Administrative Hours and Postage 65.84

**Total** 241.94



Photo by MW

September 26, 2025 11:54 AM

Photo by MW  
September 26, 2025 11:54 AM



**WARNING**  
PRIVATE PROPERTY  
NO TRESPASSING

NEVER MIND  
THE DOG  
BEWARE  
OF  
OWNER!





Photo by MW

September 26, 2025 11:53 AM



**WARNING**  
PRIVATE PROPERTY  
**NO TRESPASSING**  
VIOLATORS WILL BE PROSECUTED

Photo by MW  
September 26, 2025 11:53 AM

City of Titusville  
"Gateway to Nature and Space"

REPORT

**To:** Code Enforcement Special Magistrate  
**From:** Charles Lewis, Lead Code Enforcement Officer  
**Subject:** 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.

**Department/Office:** Code Enforcement

**Recommended Action:**

Find that, at the time of this meeting, the property is in violation of Code Sections 12-23 and 13-73.

Order the Respondent(s) to correct the violation on or before November 7, 2025, by:

**1. Sec. 12-23 – Junk and Debris**

Remove all junk and debris from the from the property.

**2. Sec. 13-23- Inoperative Vehicles**

Remove or obtain current license plates for all vehicles.

If compliance is not achieved, **Impose a fine of \$100.00 per day per violation.**

Order the respondent to be assessed administrative costs in the amount of \$135.18.

The Respondent(s) must contact Frank Lewis Jr., Code Enforcement Officer at 321-567-3771 to arrange for an inspection of the property to verify compliance.

**Summary Explanation & Background:**

Violation Charge(s): Titusville Code of Ordinances

1. Sec. 12-23 – Junk and Debris

2. Sec. 13-73- Inoperative Vehicles

**Narrative of Violation(s):** An inspection was completed in response to a complaint received about junk and debris along with inoperative vehicles; the inspection found junk and debris on a small trailer in the front yard and under the carport. There was a pickup truck parked partially in the street and a car in the front yard, neither having current license plates. A Notice of Violation was given to the owner's son at the time of the inspection.

**Any Contact with the owner:** I have spoken with the owner's son on site since the initial inspection.

**Results of re-inspections:** None of the violations have been corrected to date.

**Alternatives:**

1. Alternate finding and amount.
2. Additional time to correct.
3. Find the property 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. 20250724\_140315 - Inoperative Vehicles
2. 20250724\_140323 - Junk and Debris
3. 25-69 October Exhibits



Photo by FL  
July 24, 2025 2:03 PM



Photo by FL  
July 24, 2025 2:03 PM



City of Titusville
Affidavit - Notice of Hearing



Case No. 25-69 Address/Location of Violation: 412 MENDEL 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

[X] 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 9/16/2025

MAIL

- [X] 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 9/10/2025
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 \_\_\_/\_\_\_/\_\_\_

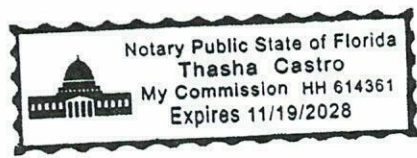
FRANK LEWIS [Signature] 9-16-2025
Print Name / Signature / Date

I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that FRANK LEWIS, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 10 day of September, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 10 day of September 2025.

[Signature]
Notary Public

SEAL



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

Hearing Case No. 25-69  
Enforcement Case No: 25-001032

CITY OF TITUSVILLE

Petitioner,

vs.

**GONZALEZ, NATIVIDAD & SANTIAGO, RUSIN**

**412 MENDEL LN  
TITUSVILLE, FL 32796**

Respondent.

\_\_\_\_\_ /

**NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**On 10/13/2025 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:

<b>412 MENDEL LN</b>	<b>TAX PARCEL ID 21 3533-50-10-3</b>	<b>LAND DESCRIPTION LENORE ADDN</b>
	<b>UNIT NO 3 LOT 3 BLK 10</b>	

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. 302.4 - OVERGROWTH - WEEDS

SEC. 12-23 - JUNK AND DEBRIS

SEC. 13-73 - INOPERATIVE VEHICLES PROHIBITED

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. 25-69 Address/Location of Violation: 412 MENDEL 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

[X] 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 7/24/2025

MAIL

[X] 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 7/25/2025:

- 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 \_\_\_/\_\_\_/\_\_\_\_\_.

FRANK LEWIS [Signature] 9-16-2025

Print Name / Signature / Date

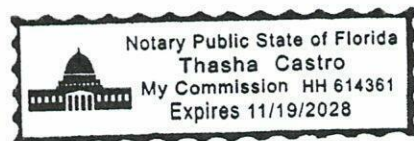
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that FRANK LEWIS, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 10 day of September, 2025, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 10 day of September 20 25.

[Signature]

Notary Public

SEAL





# CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

**GONZALEZ, NATIVIDAD SANTIAGO, RUSIN  
412 MENDEL LN  
TITUSVILLE, FL 32796**

**July 24, 2025**

**CASE # 25-001032**

## NOTICE OF VIOLATION

**THE PROPERTY LOCATED: 412 MENDEL LN , Parcel ID# 21 3533-50-10-3**

An inspection was conducted on 07/24/2025 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: PROPERTY MAINTENANCE

VIOLATION OF CODE: SEC. 6-109; 2018 IPMC SEC. 302.4 WEEDS - PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF [12 INCHES]. NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS. UPON FAILURE OF THE OWNER OR AGENT HAVING CHARGE OF A PROPERTY TO CUT AND DESTROY WEEDS AFTER SERVICE OF A NOTICE OF VIOLATION, THEY SHALL BE SUBJECT TO PROSECUTION IN ACCORDANCE WITH SECTION 106.3 AND AS PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION. UPON FAILURE TO COMPLY WITH THE NOTICE OF VIOLATION, ANY DULY AUTHORIZED EMPLOYEE OF THE JURISDICTION OR CONTRACTOR HIRED BY THE JURISDICTION SHALL BE AUTHORIZED TO ENTER UPON THE PROPERTY IN VIOLATION AND CUT AND DESTROY THE WEEDS GROWING THEREON, AND THE COSTS OF SUCH REMOVAL SHALL BE PAID BY THE OWNER OR AGENT RESPONSIBLE FOR THE PROPERTY.

***Inspector Comments: Remove overgrowth from the property.***

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: Remove junk and debris from the property.***

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: Remove/repair/ license all vehicles on the property.***

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **08/08/2025**. 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)-567-3771.**

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,

Frank Lewis Jr.  
Code Enforcement Officer

25-001032

**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:

Natividad Gonzalez  
 Rusin Santiago  
 412 Mendel Ln.  
 Titusville, FL 32796



9590 9402 9230 4295 1665 40

2 Article Number (Transfer from service label)

9589 0710 5270 1979 8236 73

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

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

1 Mail

300 I Mail Restricted Delivery

Domestic Return Receipt

25-001



**CODE ENFORCEMENT**  
 PROMOTE TEAMWORK WITHIN OUR COMMUNITY

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

**GONZALEZ, NATIVIDAD SANTIAGO, RUSIN**  
**412 MENDEL LN**  
**TITUSVILLE, FL 32796**



City of Titusville  
Code Enforcement Board  
Cost Recovery



CEB Case # 25-69  
Address 412 MENDEL LN  
Respondent NATIVIDAD GONZALEZ & RUSIN SANTIAGO

**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**

44 2 Hours in Complaint (*\$22 per hour*)  
21.84 Postage (*\$10.44 each certified mail, .48 each First Class Mail*)  
Administrative Hours and Postage 65.84

**Total**

136.28