



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

January 12, 2026 - 1:00 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. HEARINGS**
 - A. Municipal Appeals**
 - B. Lien Reduction Hearings**

C. Non-Compliant Hearings

1. 25-74
Sun West Mortgage
Shirley Bethune & Jacques Adelson
218 Ojibway Avenue
Titusville, FL 32780
Parcel ID # 22-35-15-07-*-5
Notice of Violations: Certified mail sent August 6, 2025, and Posted on property on August 6, 2025.
Notice of Non - Compliance Hearing: Certified mail sent December 10, 2025, Signed for on December 15, 2025. Posted on property and at City Hall on December 30, 2025.

2. 25-89
C Cubes Strip LLC
5155 S Washington Ave
Titusville, FL 32780
Parcel ID # 22-35-26-BF-*-29
Notice of Violation: Certified mail sent and copy posted on site November 5, 2025.
Notice of Hearing: Certified mail sent November 5, 2025. Posted at City Hall and on property on November 25, 2025.
Notice of Non-Compliance Hearing: Certified mail sent December 15, 2025. Copies were posted at City Hall and on property on December 30, 2025.

D. Continued Hearings

E. Initial Hearings

1. 26-01
Patricia Skelly Sharek
306 S Singleton Avenue
Titusville, FL 32796
Parcel ID# 22-35-05-00-255
Notice of Violation: Certified mail sent November 24, 2025, and posted November 21, 2025.
Notice of Hearing: Certified mail and first class mailed on December 10, 2025. Posted on December 11, 2025.

2. 26-02
Jeffrey Joe Damron
554 Lenore Avenue
Titusville, FL 32796
Parcel ID# 21-35-33-76-1-15
Notice of Violation: Certified mail sent on October 3, 2025, and posted on October 2, 2025.

Notice of Hearing: Certified mail sent on December 10, 2025, and posted on December 11, 2025.

3. **26-03**

BAF Assets 6 LLC

1235 Thoreau Street

Titusville, FL 32780

Parcel ID# 22-35-21-88-*-36

Notice of Violation: Certified mail sent October 3, 2025; Copy Hand-delivered to tenant on October 3, 2025.

Notice of Hearing: Certified mail sent December 9, 2025. Posted on property and at City Hall on December 30, 2025.

4. CODE ENFORCEMENT MANAGER'S REPORT

5. ADJOURNMENT