



CITY OF TITUSVILLE

CODE ENFORCEMENT SPECIAL MAGISTRATE

AGENDA

Regular Meeting

April 13, 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. **26-11**
Edward C Baker
4480 Byron Avenue
Titusville, FL 32780
Parcel ID # 22-35-21-85-*-409
Notice of Violation: Certified and first class mail sent August 12, 2025.
Notice of Hearing: Certified and first class mail sent March 12, 2026.

D. Continued Hearings

E. Initial Hearings

1. **26-15**
David Freeman
4400 Coleridge Avenue
Titusville, FL 32780
Parcel ID # 22-35-21-80-*-147
Notice of Violation: Posted on site September 17, 2025. Certified mail sent October 15, 2025. with the certified copy signed for October 20, 2025.
Notice of Hearing: Certified mail sent on March 12, 2026, with the certified copy signed for on March 17, 2026.

4. CODE ENFORCEMENT MANAGER'S REPORT

5. ADJOURNMENT

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **26-11**
Edward C Baker
4480 Byron Avenue
Titusville, FL 32780
Parcel ID # 22-35-21-85-*-409
Notice of Violation: Certified and first class mail sent
August 12, 2025.
Notice of Hearing: Certified and first class mail sent
March 12, 2026.

Department/Office: Code Enforcement

Recommended Action:

Find that, at the time of this meeting, the property remains in violation of TCO Sections 12-23 and 13-26.

Order the Respondent(s) be assessed administrative costs, in the amount of **\$206.72**.

Order a fine of **\$50.00 per day per violation**, commencing **on April 11, 2026**, and continue daily until the violations are corrected; and a lien may be imposed.

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. 12-23 – Junk and Debris
2. Sec. 13-26 - Overgrowth

This case was originally heard on March 9, 2026. Representatives for the respondent were not present.

The respondent was found to be in violation of Sections 12-23 and 13-26 and ordered to correct the cited violations no later than noon on April 10, 2026.

If compliance is not achieved, a fine in the amount of \$50.00 per day per violation (2 violations exist) will be imposed, commencing on April 11, 2026, and continuing daily until the violations are corrected, and a lien may be imposed.

Administrative costs in the amount of \$206.72 were imposed.

Results of Reinspection(s): There has been no change to the condition of 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. Initial Hearing photos
2. Initial Hearing photos
3. Initial Hearing photos
4. 26-11 APRIL 2026 EXHIBITS



Photo by MW

February 24, 2026 1:31 PM



Photo by MW

February 24, 2026 1:30 PM



Photo by MW

February 24, 2026 1:31 PM



City of Titusville

Affidavit - Notice of Hearing



Case No. 26-11 Address/Location of Violation: 4480 BYRON AVE

Titusville, Florida

HAND DELIVERED

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

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

POST

Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 27 March 2026.

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 12 March 2026.

- 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 27-March-2026

Print Name / Signature / Date

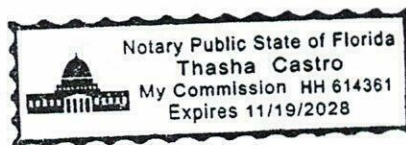
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of March, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 27 day of March 2026.

THASHA CASTRO

Notary Public

SEAL



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

Hearing Case No. 26-11

Enforcement Case No: 25-001129

CITY OF TITUSVILLE

Petitioner,

vs.

**BAKER, EDWARD C
4480 BYRON AVE
TITUSVILLE, FL 32780**

Respondent.
_____ /

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 04/13/2026 at 1:00PM
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:

4480 BYRON AVE

**TAX PARCEL ID 22 3521-85-*409
HEIGHTS UNIT 9 LOT 409**

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. 12-23 - JUNK AND DEBRIS

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

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.

ESTATE OF EDWARD C BAKER

Mailing address:
4480 Byron Avenue
Titusville, FL 32780

Respondent.

CASE NO: 26-11

Subject Property: 4480 Byron Avenue
Titusville, FL 32780

Tax Parcel ID#: 22-35-21-85-*-409

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 March 9, 2026. 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 did not appear at the hearing.
2. Code Enforcement Officer Mae Wright testified that the property was inspected and found to be in violation of City Codes:
 - a. Section 12-23 – Junk and Debris
 - b. Section 13-26 – Overgrowth

A notice of violation was issued giving a reasonable time to correct the violations, but the violation was 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 \$206.72.

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 City Codes:

- a. Section 12-23 – Junk and Debris
- b. Section 13-26 – Overgrowth

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 violation on the subject property by removing the accumulation of furniture, trash, and junk, by removing all weeds and grass over twelve (12) inches in height, and by trimming back the vines, trees, and bushes away from the house and fences on the Property by 12:00 p.m. (noon) on **April 10, 2026**. 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 non-compliance hearing will be held, and the Magistrate may impose a fine in the amount of **\$50.00** per day, per violation commencing **April 11, 2026**, and continuing daily until the violation is 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 **\$206.72**, 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 13th day of March, 2026.

**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 17 day of March, 2026.

A handwritten signature in black ink, appearing to be 'AWW', is written above a horizontal line.

Secretary Special Magistrate



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-11
Address 4480 BYRON AVE
Respondent EDWARD C BAKER

Number of Inspector Hours

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

Administrative Hours and Postage

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 206.72

City of Titusville
"Gateway to Nature and Space"

REPORT

To: Code Enforcement Special Magistrate
From: Mae Wright, Code Enforcement Officer
Subject: **26-15**
David Freeman
4400 Coleridge Avenue
Titusville, FL 32780
Parcel ID # 22-35-21-80-*-147
Notice of Violation: Posted on site September 17, 2025.
Certified mail sent October 15, 2025. with the certified copy signed for October 20, 2025.
Notice of Hearing: Certified mail sent on March 12, 2026, with the certified copy signed for on March 17, 2026.

Department/Office: Code Enforcement

Recommended Action:

Order the Respondent to correct the violation **on or before 12:00 pm (noon) on May 8, 2026**, by:

1. Sec. 12-23 – Junk and Debris

Remove the accumulation of furniture, trash and junk from property.

2. Sec. 13-26 - Overgrowth

Removing all weeds and grass over 12 inches in height from the property. Trim back vines, trees and bushes away from the house and off fences.

Order the Respondent(s) be assessed administrative costs, in the amount of **\$189.11**.

If the respondent doesn't comply by May 8, 2026, **Order** a fine of \$50.00 per day per violation, **commencing on May 9, 2026**, and continuing daily until the violations are corrected; and a lien may be imposed.

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. 12-23 – Junk and Debris
2. Sec. 13-26 - Overgrowth

Narrative of Violation: While driving in the area, I observed grass and weeds in the yard over 12 inches in height, with trees and bushes growing over the fence line. Also observed household trash and debris throughout the yard. Photos were taken for the file and the Notice of Violation posted on the front door.

Contact with owner: On September 30, 2025, the property was registered with the city's Foreclosure Property Registration Program. Contact was made with the listed property maintenance company, MCS, and a work order was submitted to have a contractor go out to the property. During my re-inspection on October 14, 2025, contact was made with an occupant, and we discussed cleaning up the yard and mowing.

Results of Re-inspection(s): There has been no change to the condition of 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. Trash & overgrowth south side of house.
- 2. Property photo.
- 3. Trash & overgrowth at front door.
- 4. Trash & overgrowth north side of house.
- 5. 26-15 APRIL 2026 EXHIBITS



Photo by MW

March 27, 2026 11:35 AM



Photo by MW

March 27, 2026 11:33 AM



Photo by MW

March 27, 2026 11:33 AM



Photo by MW

March 27, 2026 11:35 AM



City of Titusville

Affidavit - Notice of Hearing



Case No. 26-15 Address/Location of Violation: 4400 COLERIDGE AVE

Titusville, Florida

HAND DELIVERED

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

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

POST

Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Hearing was properly posted on the real property listed above upon which the violation exists, AND at City Hall, 555 S Washington Avenue, Titusville, FL on 27 March 2026

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 12/march/2026.

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 27-March-2026

Print Name / Signature / Date

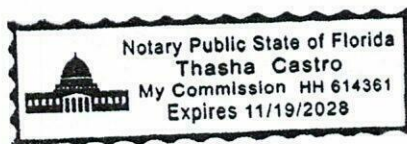
I, THASHA CASTRO, a Notary Public of Brevard County, within the State of Florida, hereby certify that MAE WRIGHT, who is personally known to me, who, subscribed and sworn (or affirmed) before me, by means of physical presence or online notarization, this 27 day of March, 2026, that the information in the foregoing affidavit is true.

Witness my hand and official seal this 27 day of March 2026

[Signature]

Notary Public

SEAL



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

Hearing Case No. 26-15
Enforcement Case No: 25-001335

CITY OF TITUSVILLE

Petitioner,

vs.

**FREEMAN, DAVID
4400 COLERIDGE AVE
TITUSVILLE, FL 32780**

Respondent.

NOTICE OF CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

**On 04/13/2026 at 1:00PM
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:

4400 COLERIDGE AVE

**TAX PARCEL ID 22 3521-80-*-147
RIVER HEIGHTS UNIT 5A LOT 147**

LAND DESCRIPTION INDIAN

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

SEC. 12-23 - JUNK AND DEBRIS

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

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. 26-15 Address/Location of Violation: 4400 COLERIDGE AVE
Titusville, Florida

HAND DELIVERED

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

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

POST

Pursuant to Florida Statute 162.12 (2)(b)(1), a copy of the Notice of Violation was properly posted on the real property listed above upon which the violation exists on 17/Sept/2025.

MAIL

Pursuant to Florida 162.12 (1)(a), the Notice of Violation was mailed first class and mailed certified, return receipt requested for the owner(s) of the property on 15/Oct/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 _ / _ / _

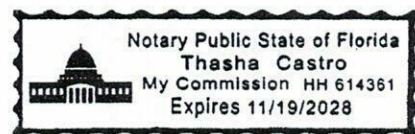
MAE WRIGHT Mae Wright 804
Print Name / Signature / Date 27-March-2026.

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 27 day of March, 20 26 that the information in the foregoing affidavit is true.

Witness my hand and official seal this 27 day of March 20 26

[Signature]
Notary Public

SEAL





CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

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

**DAVID FREEMAN,
TABBITHA NICOLE BAILEY,
4400 COLERIDGE AVE
TITUSVILLE, FL 32780**

October 14, 2025

CASE # 25-001335

NOTICE OF VIOLATION

THE PROPERTY LOCATED: 4400 COLERIDGE AVE , Parcel ID# 22 3521-80-* -147

An inspection was conducted on 09/17/2025 AND 10/14/2025 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: 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: 9/17/2025 Remove tires and accumulation of trash junk & debris from yard.
MW***

Section: NUISANCE

VIOLATION OF CODE: SEC. 13-26 THE ALLOWING OF DEBRIS, RUBBISH, TRASH, TIN CANS, PAPERS, OR STAGNANT WATER, DISEASED, DEAD OR DAMAGED TREES TO ACCUMULATE OR A DENSE GROWTH OF VINES, UNDERBRUSH, WEEDS, WILD GROWTH AND/OR GRASS IN EXCESS OF TWELVE (12) INCHES IN HEIGHT FROM THE GROUND TO EXIST ON ANY LOT, TRACT OR PARCEL OF LAND

Inspector Comments: 9/17/2025 Mow yard removing grass & weeds over 12 inches in height including curblin. Trim back trees and bushes from against house and fences. MW

As the property owner of record/person in possession, you are required by Code to correct the violation (s) as stated above by **10/24/2025**. 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

25-001335

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:

DAVID FREEMAN
 4400 COLERIDGE AVE
 TITUSVILLE, FL 32780



9590 9402 9486 5069 5125 46

2. Article Number (Transfer from service label)

9589 0710 5270 1979 8273 43
 (over 3000)

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

Domestic Return Receipt

25-00133



CODE ENFORCEMENT

PROMOTING TEAMWORK WITHIN OUR COMMUNITY

1100 John Glenn Blvd., Titusville, FL 32780 · PH 321-567-377

DAVID FREEMAN,
 TABBITHA NICOLE BAILEY,
 4400 COLERIDGE AVE
 TITUSVILLE, FL 32780

October 14 2025



City of Titusville
Code Enforcement Board
Cost Recovery



CEB Case # 26-15
Address 4400 COLERIDGE AVE
Respondent DAVID FREEMAN

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

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 189.11