

Case Summary
Case 25-00600001
Citation #0530
Hearing Date: June 12, 2025
Fire Inspector: Jefferson Humphries

Description:

3050 Holdings LLC CO%: E.F. Hutton Realty Corp is the property management for Edgewater Commons at 2970 S Ridgewood Ave. Edgewater Florida.

Edgewater Commons has been found in violation of section 21-210.02, adoption of the 2023 Florida Fire Prevention Code.

History:

On January 30th, 2025, a notice of violation was issued to Edgewater Commons for deficiencies with the Fire Sprinkler and Alarm systems.

Edgewater Commons was given until March 24th to correct the issues.

On March 24th, I was talking with the Alarm and Sprinkler contractors directly and was informed that parts were not available and additional time was needed.

A citation was issued on May 16th for not meeting the repair deadline.

Staff Recommendation:

Staff recommends that the Special Magistrate find EF Hutton Property Management in violation of section 21-210.02, Adoption of the 2023 Florida Fire Prevention Code. A follow-up inspection found that all violations have been corrected, and the citation for violations has been paid to the City of Edgewater. No daily fines are being requested.



PAID

CITATION # 0530

City of Edgewater Code Enforcement Division
PO BOX 100
1605 S. Ridgewood Ave., Edgewater, FL 32132
(386) 424-2400
codeenforcement@cityofedgewater.org

Date: 5-16-2025 Time: 10:40am Case# 25-00600001

Name: 3050 HOLDINGS LLC CO: EF HUTTON REALTY, CORP

Address: 2250 S.W.3RD AVE SUITE 500 MIAMI, FL 33129

Date/Time violation first observed: JANUARY 30, 2025

Violation(s) of the Land Development Code/ Code of Ordinances;

1. Sec 21-210.02 Description FLORIDA FIRE PREVENTION CODE

2. Sec 21-210.02 Description Florida Fire Prevention Code

3. Sec Description

Civil fine (violation 1) \$ 75.00

Civil fine (violation 2) \$ 75.00

Civil fine (violation 3) \$

Nature of the Violation(s)

FAULTY FIRE ALARM.

FAULTY WATER FLOW SWITCH

The violation(s) may be corrected in the following manner:

CORRECT FAULTY FIRE ALARM SYSTEM AND
WATER FLOW SWITCH CONTACT FIRE INSECTOR
WHEN CORRECTED.

Signature of owner/tenant:

Signature is not an admission of guilt.

Willful refusal to accept and sign this citation is a second-degree misdemeanor. FS162.21(6) 775.082, 775.083

Method of notice: Certified & Posted

The Code Enforcement Hearing has been scheduled for:

Date: JUNE 12, 2025 Time: 2:00PM

City of Edgewater City Hall Chambers
104 N Riverside Dr., Edgewater, FL 32132

Code Enforcement Officer: JEFF HUMPHREY FIRE INSPECTOR

UPON RECEIPT OF THIS CITATION, YOU MAY ELECT TO:

1. Correct the violation and pay the civil fine(s); or
2. Contest the violation(s) at the scheduled hearing reference on the date provided.

Failure to appear at the hearing will indicate that you have waived your right to contest the violation and an order may be entered against you for the maximum applicable penalties that include but are not limited to fines, administrative costs, daily fines and liens. Daily Fines may be lien up to \$500 per day in

W City of Edgewater
*** CUSTOMER RECEIPT ***
Oper: EDGEBOB Type: OC Drawer: 1
Date: 6/02/25 01 Receipt no: 82939

Description	Quantity	Amount
CF CODE ENFORCEMENT	1.00	\$150.00

CITATION #0530
CASE #25-00600001

Tender detail		
CK CHECK	3044	\$150.00
Total tendered		\$150.00
Total payment		\$150.00

Trans date: 6/02/25 Time: 14:54:06

*** THANK YOU FOR YOUR PAYMENT ***

WWW.CITYOFEDGEWATER.ORG



City of Edgewater Code Enforcement Division
PO BOX 100
1605 S. Ridgewood Ave., Edgewater, FL 32132
(386) 424-2400

codeenforcement@cityofedgewater.org

CITATION # 0526

↑
VOID
Citation #

Date: 4-16-2025 Time: 10:40am Case# 25-00600001

Name: 3050 HOLDINGS LLC CO: EF HUTTON REALTY, CORP

Address: 2250 S.W.3RD AVE SUITE 500 MIAMI, FL 33129

Date/Time violation first observed: JANUARY 30, 2025

Violation(s) of the Land Development Code/ Code of Ordinances;

1. Sec 21-210.02 Description FLORIDA FIRE PREVENTION CODE

2. Sec Description

3. Sec Description

Civil fine (violation 1) \$ 75.00

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

FAULTY FIRE ALARM.

The violation(s) may be corrected in the following manner:

CORRECT FAULTY FIRE ALARM SYSTEM AND
CONTACT FIRE INSECTOR WHEN CORRECTED.

Signature of owner/tenant:

Signature is not an admission of guilt.

Willful refusal to accept and sign this citation is a second-degree misdemeanor. FS162.21(6) 775.082, 775.083

Method of notice: Certified & Posted

The Code Enforcement Hearing has been scheduled for:

Date: MAY 8, 2025 Time: 2:00PM

City of Edgewater City Hall Chambers
104 N Riverside Dr., Edgewater, FL 32132

**UPON RECEIPT OF THIS CITATION, YOU MAY
ELECT TO:**

1. Correct the violation and pay the civil fine(s); or
2. Contest the violation(s) at the scheduled hearing reference on the date provided.

Failure to appear at the hearing will indicate that you have waived your right to contest the violation and an order may be entered against you for the maximum applicable penalties that include but are not limited to fines, administrative costs, daily fines and liens. Daily Fines may be liened up to \$500 per day in accordance with section 10-348.

This citation is issued pursuant to Ordinance Sec. 10-344. It is your responsibility to contact the Code Enforcement Officer issuing this citation at (386) 424-2400 Ext. 2210 once the violation has been corrected. The violation will be deemed to be in existence until the Code Enforcement Officer determines that the violation has been corrected. Failure to pay the fine, the violation will be heard before the special magistrate and the date, time, and place that said hearing will be conducted.

The fine(s) may be paid in person at Edgewater City Hall, 104 N. Riverside Dr. or by mail to:

City of Edgewater
Po Box 100 Edgewater, FL 32132

Code Enforcement Officer: JEFF HUMPHREY FIRE INSPECTOR



NOTICE OF VIOLATION

Fire Life Safety Division

1605 South Ridgewood Ave

Edgewater, Florida 32132

(386) 424-2400 Ext. 2205

fireinspector@cityofedgewater.org

Date: June 4, 2025

Case Number: 25-00600001

3050 HOLDINGS LLC
CO: EF HUTTON REALTY, CORP.
2250 SW 3RD AVE, SUITE 500
MIAMI, FL 33129

Violation Location: 2970 S RIDGEWOOD AVE
Parcel ID: 8411-08-00-0030
Property Owner: 3050 HOLDINGS LLC
Date of Violation(s): January 30, 2025
Violation(s) of City of Edgewater Code of Ordinances:

21-210.02 - Adoption of Codes

The following standards are hereby adopted and incorporated by reference as the fire and life safety standards of the City:
a. Florida Fire Prevention Code.

NFPA 1: Fire Code, 2021 Edition
13.3.3 Inspection, Testing, and Maintenance.
13.3.3.2

A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

NFPA 101: Life Safety Code, 2021 Edition
9.6 Fire Detection, Alarm, and Communications Systems.
9.6.1.3

Fire alarm systems required by this Code shall be installed, tested, and maintained in accordance with the applicable requirements of NFPA 70 and NFPA 72 unless otherwise permitted by 9.6.1.4.

Corrective Action:

- **The fire sprinkler system has multiple deficiencies. See attached Dyna fire report.**
- **Also, we have found the fire alarm is not notifying the monitor company the correct fire alarm device in unit 2984. For example, if a fire alarm "pull station" is activated, the monitoring company will notify the fire department of a "water flow alarm" and will provide the wrong address of the activated fire alarm device. There could be an issue with the two alarm panels communicating with each other.**

Hire a Fire alarm contractor and a Fire sprinkler contractor to correct all maintenance issues.

Provide service reports for the fire sprinkler system and the fire alarm system to the fire inspector when all repairs are completed.

Violation(s) must be corrected BEFORE: March 24, 2025

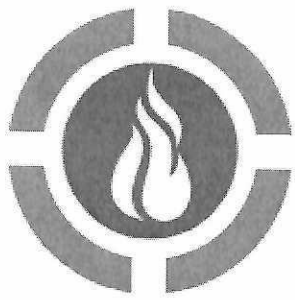
Fire Inspector: Jefferson L Humphrey

Signature of owner/tenant _____ **POSTED PROPERTY / Mailed Cert.** _____ Date _____

Contact the Fire Inspector once the violation(s) has been corrected.

City of Edgewater Fire Life Safety is enforced by the Code Enforcement Process per City Code Chapter 10 Article XXVII and Florida State Statute 633.208

Failure to comply with this notice of violation and take corrective action will result in the issuance of a notice of hearing and a civil fine not to exceed \$500. Daily fines, not to exceed \$500 per day, may also be assessed. Any future violation(s) of the same nature may result in the issuance of a notice of hearing and a civil fine not to exceed \$500. Daily fines, not to exceed \$500 per day, may also be assessed.



DYNAFIRE

From

DynaFire

501 Mason Avenue
Daytona Beach FL 32117
<https://dynafire.com/>

Quote No.

2051092

Quote For

E.F. Hutton Corporation

Type
Prepared By
Created On
Valid Until

Repair
Rick Eastman
12/31/2024
03/03/2025

Edgewater Commons
2970 S. Ridgewood Ave.
Edgewater FL 32141

Description of Work

This quote includes the necessary repairs of the deficiencies found on the most recent inspection. We will perform the following work:

- Replace (3) damaged and/or missing blue reflective roadway markers at fire hydrants.
- Replace (9) painted chrome pendants throughout "Workout Anytime".
- Install (1) Reliable head wrench missing from the spare head box for unit 2984/2986 system.
- Replace (1) missing chrome 401 skirt in "Workout Anytime" entrance way.
- Replace (1) leaking 1" 90 elbow in main gym area of "Workout Anytime".
- Install (1) Reliable head wrench missing from the spare head box for 2984A system.
- Install (2) missing chrome pendants from the spare head box for 2984A system.
- Replace (5) missing chrome skirts throughout unit 2976.
- Replace (18) heavily loaded and/or corroded chrome pendants throughout unit 2976.
- Replace (3) damaged chrome pendants throughout unit 2968.
- Replace (1) seized FDC (Fire Department Connection) siamese head behind unit 2982 "Edward Jones".
- Replace damaged pipe and associated fittings at main drain in unit 2982 "Edward Jones".
- Replace (3) damaged 3/4" brass test ports at the fire backflow preventer.
- Re-test, tag, and provide paperwork upon completion of backflow repairs.

Note:

- The fire alarm department will need to investigate and further troubleshoot the ongoing issues with tampers and flows not reporting. It could be due to the construction throughout "Workout Anytime". Further investigation by fire alarm department required.
- The general contractor for "Workout Anytime" will need to ensure duct work and associated fittings is not externally loading to the fire sprinkler system. They will need to remove any duct work or associated from sprinkler pipe and system.
- A licensed plumber will be required to make any repairs on domestic potable water backflow preventers.

CPVC System Repairs:

1. CPVC pipe and fittings over time become brittle and break easily which increases the risk of breaking CPVC pipe and fitting during the repair process. The property management/owner is responsible for any fire watch requirements while the system is down for repairs. DynaFire is not responsible for any damaged property due to existing, old, and brittle pipe and fittings.
2. CPVC pipe repairs will be done onsite if material is secured. All further CPVC pipe repairs will be subject to additional labor and material costs.
3. It is DynaFire policy of 24 hour cure time of any and all glued CPVC joints. System repaired will remain out of service until the following day when it can be safely restored to service. DynaFire is not responsible for fire watch. Fire watch is the owner's responsibility to adhere to such protocols.

Clarifications:

1. This work is to be performed during normal working hours and days. (Monday - Friday, 7:00 AM - 3:30 PM)
2. Lack of access to the repair site may result in additional charges.

Exclusions: Other than as listed in the Description of Work.

1. Any replacement of existing defective materials.
2. Upgrade to the existing system or components.
3. Raising/relocating existing mains or branch lines.
4. Testing and treatment of the water supply systems for corrosion matter contained within the systems.
5. Asbestos/Lead paint removal or abatement.
6. Painting or identification of pipes.
7. Electrical or fire alarm work of any kind.
8. Cutting, Patching and painting.
9. Fire Watch.
10. Any weekend or overtime hours unless otherwise approved.
11. Any design, drawing, permits or fees.
12. Guarantee of passing or re-certification after repairs.

Services to be completed

[Fire Hydrant] Private Fire Hydrant - Hydrant Front south

Hydrant Reflectors

Hydrants 1, 2, & 4 are all blue roadway markers.

Hydrant 3 has a damaged blue roadway marker and is no longer reflective.

Material needed:

4 - blue 2 way roadway markers - repair

[Sprinkler] Water Flow Switch - Rear service area of unit 2984A

Painted heads in workout anytime.

9 painted heads in workout anytime through out the sauna area and the rear gray hallway.

1 painted head in women's shower area

1 painted head in men's shower area

11 chrome rasco 1/2 155 pendant

These heads have overspray caused during the recent remodel, This may be provided by the contractor renovating the unit and his sprinkler contractor - repair

[Sprinkler] Water Flow Switch - Unit 2986 (liquor store) riser

Missing head wrench for head box located inside unit 2984/2986 (rear of workout anytime)

Material needed:

Rasco head wrench.

This may be provided by the contractor renovating the unit and his sprinkler contractor - repair

[Sprinkler] Location - Building

Workout anytime has multiple sections of ductwork resting on the sprinkler pipe. This is still an active construction site and the gc will have the HVAC company raise the duct work before finalizing.

Dynafire will confirm corrections during next visit - repair

[Alarm Systems] Alarm System - DYNA-6691 Silent Knight 5808 Suite 2982 Rear of building

Waterflows and control valves in units 2986 and 2984 do not report to panel, this is do to the remodel/construction site at workout anytime. During the remodel they disconnect alarm wires and it has been non reporting since August 2024. They have recently reached out to Dynafire to install a new alarm panel inside of Workout Anytime that covers these two risers.

This is also the cause of 12 troubles on the alarm panel. - repair

[Sprinkler] Location - Building

Missing 401 chrome skirt, above entrance desk at workout anytime - repair

[Sprinkler] Control Valve - Rear service area of unit 2984A

1" 90 has active drip in main area of gym. Unit 2984 and 2986. - repair

[Sprinkler] Water Flow Switch - Rear service area of unit 2984A

Missing head wrench and missing heads

Rasco head wrench.

1 white 1/2 rasco 155 pendant

2 chrome 1/2 rasco 155 pendant - repair

[Sprinkler] Control Valve - Rear riser room unit 2982 (Edward Jones)

unit 2976

5 missing chrome skirts through

8 grease laden heads in the kitchen

10 grease laden heads throughout dining area

Material needed

18- 1/2 chrome 165 rascos pendant

23 - 1/2 chrome cup and skirts - repair

[Sprinkler] Water Flow Switch - Rear riser room unit 2968(eye glass store)

Damaged heads inside of unit

2 painted heads in back of house area

1 quick response head installed with standard response in front of house needs to be swapped to correct head

Material needed

3 - 1/2 chrome standard response fire guard ssp 4L73

3 - chrome cup and skirt - repair

[Sprinkler] Fire Department Connection - Rear riser room unit 2968(eye glass store) wall mount

Fdc at rear of unit 2968 has one Knox cap installed and one regular break away. This will need to be confirmed with fire Marshall as to what style is needed.

In addition Fdc swivel is frozen and needs to be lubricated and exercised by service tech - repair

[Sprinkler] Wet Sprinkler - Rear riser room unit 2982 (Edward Jones) Shotgun

Leaking main drain pipe.

Riser inside of unit 2982 has a damaged pipe on the main drain that penetrates the wall. This causes flooding inside of the unit during main drain test and system repairs.

Material needed

1 - 2in slip to thread pvc fitting

1 - 2in pvc 45

2 - 2in beauty rings

1 stick of 2in pvc pipe - repair

[Sprinkler] Control Valve - Rear riser room unit 2968(eye glass store)

System inside of unit 2968 does not have an ITV installed in the system it appears to have been installed at true value and was removed.

This system can have it reinstalled at true value which will require 1 in pipe misc fittings and a core drill.

Material needed

1 - stick of 1in sched 40 blk

1 - ball valve

3 - 1in 90s

1 - 1in 45

2 - 1in beauty rings

Or

A test valve can be installed at the riser

Material needed

1 - 4x1 mech t

1 - stick of 1in sched 40

1 - 1in union

1 - 2x2x1 tee

1 - 2x6 nipple

1 - 2in pvc coupling - repair

[Backflow] Location - Building

Damaged backflows

1 - fire main

3 - domestic

- 8in febc fire main

3 test ports with damaged threads

Material needed

3 - 3/4 ball valves and plugs

** Domestic backflows to be repaired by licensed plumber, they have been noted on this deficiency solely for documentation purposes**

- 3/4 Wilkins 975xl SN:4147776

Behind unit 2976

Rp failed to open

-3/4in Wilkins 975XL2 SN:4496222

behind unit 2986

RV drips

CV#2 failed

-3/4in Wilkins 975RP SN:03045

behind unit 2972

RV does not open as intended - repair

Code	Parts, Labor, and Items	Quantity	Unit Price	Tax	Total
	Blue Reflective Roadway Marker	3	\$16.00	\$3.12	\$51.12
	1/2" Reliable 155/F QR RA1414 Chrome Pendent	11	\$28.00	\$20.02	\$328.02
	1/2" Reliable Chrome Inner & Outer Escutcheons	9	\$2.66	\$1.56	\$25.50
	Reliable W2 Head Wrench	2	\$95.00	\$12.35	\$202.35
	1/2" Chrome 401 Cup & Skirt	27	\$2.76	\$4.84	\$79.36
SUBTOTAL					\$3,859.45
TAX @ 6.5%					\$250.86
GRAND TOTAL					\$4,110.31

Code	Parts, Labor, and Items	Quantity	Unit Price	Tax	Total
	1" Threaded 90 Elbow	1	\$4.99	\$0.32	\$5.31
	1/2" Reliable 165/F Model G Link Chrome Pendent	18	\$28.00	\$32.76	\$536.76
	1/2" Reliable 155/F SR RA1415 Chrome Pendent	3	\$28.00	\$5.46	\$89.46
	4" Threaded Straight FDC Brass Siamese	1	\$423.00	\$27.50	\$450.50
	FDC Breakaway Caps	1	\$12.00	\$0.78	\$12.78
	Misc 2" PVC Materials	1	\$100.00	\$6.50	\$106.50
	3/4" Brass Ball Valve	3	\$54.00	\$10.53	\$172.53
	3/4" 0-2" Brass Threaded Nipple	3	\$14.00	\$2.73	\$44.73
	Sprinkler Labor, 2 Men	8	\$225.00	\$117.00	\$1,917.00
	Sprinkler Trip Charge	1	\$60.00	\$3.90	\$63.90
Insurance Surcharge - SPK	Insurance Surcharge - SPK	1	\$23.00	\$1.50	\$24.50
SUBTOTAL					\$3,859.45
TAX @ 6.5%					\$250.86
GRAND TOTAL					\$4,110.31

Terms and Conditions

**

*This is not an invoice***

DynaFire, LLC ("DynaFire") Standard Conditions of Sale

DynaFire Conditions of Sale

- Exculpatory Clause:** DynaFire and Client agree that DynaFire is not an insurer and this agreement is not property insurance or a substitute for insurance; the prices charged under this agreement represent only the value of services and have not been adjusted to account for the value of the premises or its contents. The fire equipment and DynaFire's services are designed to reduce certain risks of loss, but DynaFire does not guarantee that no loss will occur. DynaFire is not assuming liability, and, therefore, shall not be liable to Client for any loss, data corruption or inability to retrieve data, personal injury or property damage sustained by Client as a result of fire, equipment failure, smoke, or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by DynaFire's negligent performance to any degree or failure to perform any duty under this agreement or under any extra-contractual, strict products liability, or other legal duty. In the event of any loss or injury to any person or property, the Client agrees to look exclusively to the Client's insurer for recovery. The Client releases DynaFire from any claims for contribution, indemnity or subrogation that Clients or its insurer otherwise might have.
- Primary Contacts:** The Client shall furnish to DynaFire on a continuing basis, a list of names, email addresses and phone numbers of primary contacts (the "Primary Contacts List") to be notified upon receipt of a signal and assumes full responsibility for the accuracy of such information. All changes and revisions shall be supplied to DynaFire in writing.

3. **Third-Party Claims / Waiver of Subrogation:** There are no third-party beneficiaries to the Agreement. In the event that any person not a party to the Agreement shall file any claim against DynaFire for any reason whatsoever related to the service furnished hereunder including without limitation the installation, repair, monitoring, operations, misoperation or non-operation of the system, Client agrees to indemnify, defend and hold DynaFire and its employees and agents from any and all claims, including payment of all damages, expenses and cost (including reasonable attorney's fees).
4. **Payment Terms:** Client shall pay all charges upon receipt of an invoice, unless otherwise indicated in writing, in U.S. dollars. Any payment not received within 30 days of the invoice date shall bear simple interest at the rate of 1.5% per month, or the maximum rate allowable by law, whichever is less. Payment is due net 5 days of the date of any invoice. Repair services may, to the discretion of DynaFire, require a 50% payment in advance.
5. **DynaFire & DynaNet Radio Service:** Fees for DynaNet Radio Monitoring are for services only. Client understands that all radio equipment remains the property of DynaFire and does not constitute an improvement to real property. All radio equipment shall be returned to DynaFire upon the termination of this Agreement. The agreed value of the DynaNet Radio is \$1,800.00. The DynaNet Radio is warranted from manufacturing defects, excluding battery replacement, for the life of the contract.
6. **Delay in Installation/Alteration of Premises for Installation:** DynaFire shall not be liable for any damage or loss sustained by Client as a result of delay in installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including DynaFire's negligence in the performance of this agreement. The date in the Service Proposal or Schedule of Services for work to be substantially completed is an estimate and not a definite completion date, and time is not of the essence with respect thereto. DynaFire may make preparations such as drilling holes, driving nails, making attachments or any other thing necessary in DynaFire's sole discretion for the installation and service of equipment, and DynaFire shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the equipment. Client represents that the owner of the Premises, if other than Client, authorizes the installation of the equipment under the terms of this Agreement. If DynaFire is installing equipment to meet code requirements, the design and installation are subject to the approval of the AHJ; if additional design or equipment is required by the AHJ outside the scope of the Service Proposal or Schedule of Services, they will be provided for an additional charge including the cost of the additional work and a reasonable profit.
7. **Conditions of Sale:** This Agreement is subject to DynaFire's conditions of sale (the "Conditions"), which are incorporated herein by reference, and a copy of which is available upon request, and which is available for review at <https://dynafire.com/terms-services>. DynaFire may reasonably amend the Conditions from time to time, which amendments shall become effective with respect to this Agreement upon the earlier of (1) the publication at the web address or (2) a renewal, extension, amendment, or modification of this Agreement.
8. **Recondition Exclusion & Terms:** If applicable, a refurbished discontinued product may be necessary. Subject to availability at time of purchase, prices may vary 100%-300%. These/This item(s) is/are discontinued item(s) and as such, bears no warranty.
9. **Sprinkler Exclusions & Terms:**
- Cutting of drywall may be required due to improper installation, excessive glue, and pipe dope. DynaFire Assumes no responsibility on CPVC pipe that may be damaged during sprinkler head change out.
 - DynaFire is not responsible for painting pipe or apparatus; patching, painting, cutting, or replacement of ceiling tiles, drywall, or ceiling(s).
 - Sprinkler heads will not be installed in the center of ceiling tile(s).
 - No electrical or alarm work of any kind will be performed by the Sprinkler Department.
 - Raising of main or branch line piping (unless specifically noted in a quote or proposal).
 - The Client is responsible for Fire Watch if required by the AHJ or local code.
 - Hydraulic calculations and permitting are not included in DynaFire proposals. If hydraulic calculations or permitting are required by an AHJ; a separate proposal is sent for the additional cost.
 - If Backflow repairs done with rubber gasket/seal kits or check valves do not have a 100% passing rate, additional parts may be required. A separate proposal is sent for the additional cost.

*Tax may not be included in the price.

Approval of this document is an acceptance of the quote.

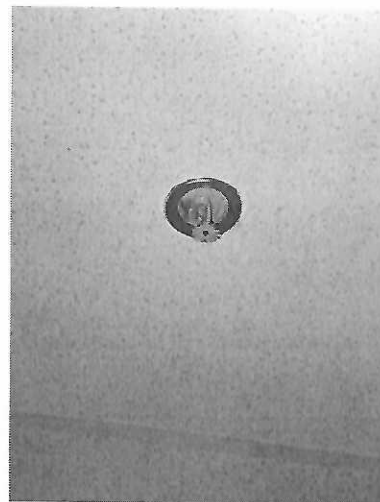
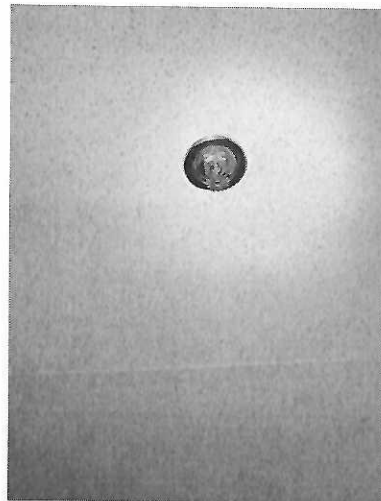
Thank you for trusting DynaFire with your Fire & Life Safety services.

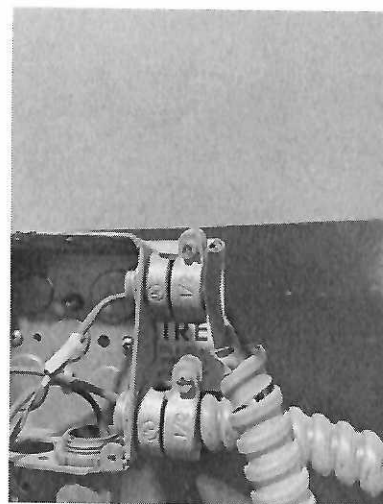
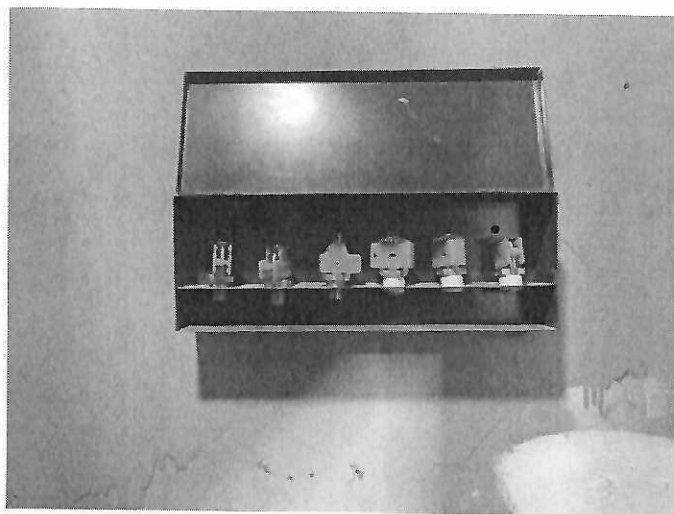
By my signature below, I authorize work to begin and agree to pay the Grand Total according to the terms and conditions of this agreement.

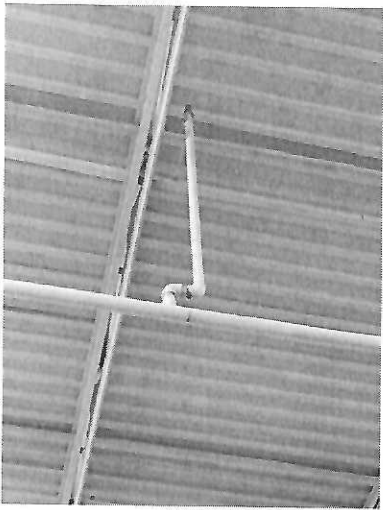
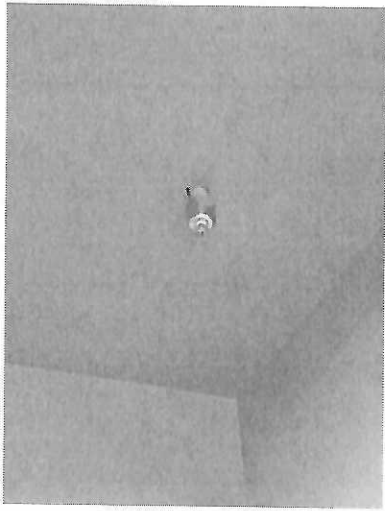
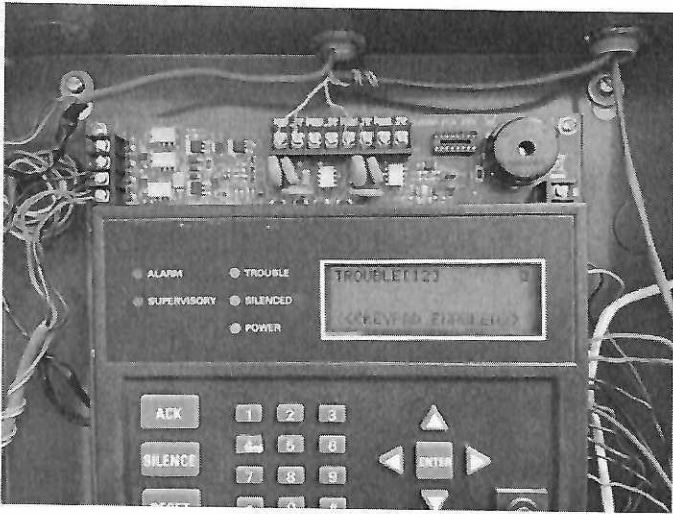
Name: _____ Date: _____

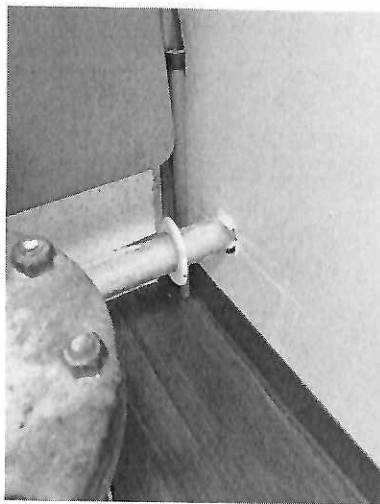
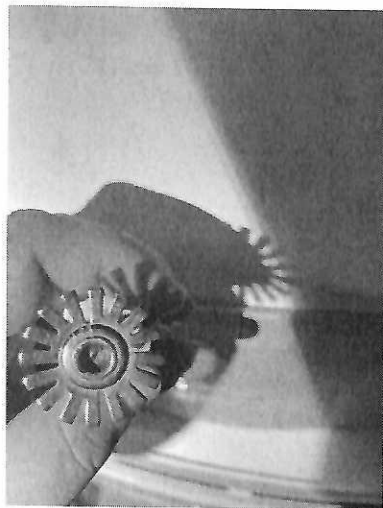
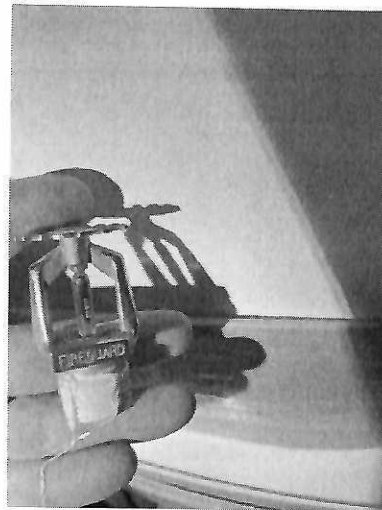
Signature: _____

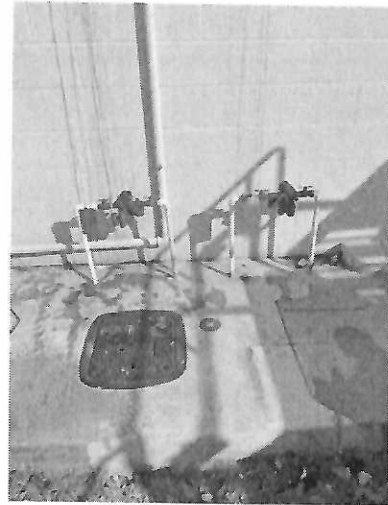
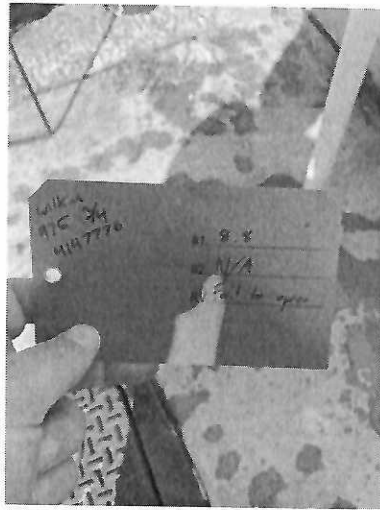
Photos

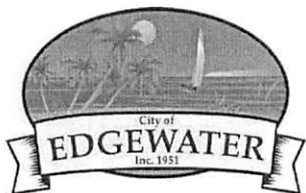












City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-00600001

Address/Location of Violation 2970 S Ridgewood Ave
Edgewater, Florida

Pursuant to Florida Statute 162.12(1)(a)-(d), the Citation/Notice of Hearing was hand delivered and posted by:

- ☐ Hand delivery by the sheriff or other law enforcement officer, code inspector, or other person designated by the local governing body;
- ☐ Leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice;
- ☐ In the case of commercial premises, leaving the notice with the manager or other person in charge.

Date: _____

☒ Certified mail, and at the option of the local government return receipt requested, to the address listed in the tax collector's office for tax notices or to the address listed in the county property appraiser's database. The local government may also provide an additional notice to any other address it may find for the property owner.

In addition to the aforementioned the Citation/Notice of Hearing has been posted at:

☒ Pursuant to Florida Statute 162.12(2)(b)(1), a copy of the citation / notice of hearing was properly posted at least ten days prior to the expiration of any deadline or hearing;

☒ On the real property listed above upon which the alleged violation exists;

☒ City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 5-16-25

J. HUMPHREY

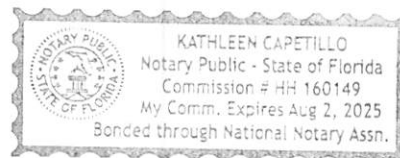
Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that
J. HUMPHREY, who is personally known to me, who, after being duly sworn, did thereupon say that the
information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: May 16, 2025

Notary Public

SEAL





CITATION # 0530

City of Edgewater Code Enforcement Division
PO BOX 100
1605 S. Ridgewood Ave., Edgewater, FL 32132
(386) 424-2400
codeenforcement@cityofedgewater.org

Date: 5-16-2025 Time: 10:40am Case# 25-00600001

Name: 3050 HOLDINGS LLC CO: EF HUTTON REALTY, CORP

Address: 2250 S.W.3RD AVE SUITE 500 MIAMI, FL 33129

Date/Time violation first observed: JANUARY 30, 2025

Violation(s) of the Land Development Code/ Code of Ordinances;

1. Sec 21-210.02 Description FLORIDA FIRE PREVENTION CODE

2. Sec 21-210.02 Description Florida Fire Prevention Code

3. Sec Description

Civil fine (violation 1) \$ 75.00

Civil fine (violation 2) \$ 75.00

Civil fine (violation 3) \$

Nature of the Violation(s)

FAULTY FIRE ALARM.

FAULTY WATER FLOW SWITCH

The violation(s) may be corrected in the following manner:

CORRECT FAULTY FIRE ALARM SYSTEM AND
WATER FLOW SWITCH CONTACT FIRE INSECTOR
WHEN CORRECTED.

Signature of owner/tenant:

Signature is not an admission of guilt.

Willful refusal to accept and sign this citation is a second-degree misdemeanor. FS162.21(6) 775.082, 775.083

Method of notice: Certified & Posted

The Code Enforcement Hearing has been scheduled for:

Date: JUNE 12, 2025 Time: 2:00 PM

City of Edgewater City Hall Chambers
104 N Riverside Dr., Edgewater, FL 32132

UPON RECEIPT OF THIS CITATION, YOU MAY ELECT TO:

1. Correct the violation and pay the civil fine(s); or
2. Contest the violation(s) at the scheduled hearing reference on the date provided.

Failure to appear at the hearing will indicate that you have waived your right to contest the violation and an order may be entered against you for the maximum applicable penalties that include but are not limited to fines, administrative costs, daily fines and liens. Daily Fines may be liened up to \$500 per day in accordance with section 10-348.

This citation is issued pursuant to Ordinance Sec. 10-344. It is your responsibility to contact the Code Enforcement Officer issuing this citation at (386) 424-2400 Ext. 2210 once the violation has been corrected. The violation will be deemed to be in existence until the Code Enforcement Officer determines that the violation has been corrected. Failure to pay the fine, the violation will be heard before the special magistrate and the date, time, and place that said hearing will be conducted.

The fine(s) may be paid in person at Edgewater City Hall, 104 N. Riverside Dr. or by mail to:

City of Edgewater
Po Box 100 Edgewater, FL 32132

Code Enforcement Officer: JEFF HUMPHREY FIRE INSPECTOR



Code Enforcement Division

PO Box 100
Edgewater, FL 32132-0100

Phone 386.424.2400

Fax 386.424.2450

Email

codeenforcement@cityofedgewater.org

NOTICE OF RESCHEDULED HEARING CASE 25-00600001

(Sec. 21-210-02) Florida Fire Prevention Code

**Your code enforcement case has been rescheduled for
June 12, 2025 at 104 N. Riverside Drive at 2pm.**

Failure to appear at the rescheduled hearing will indicate that you have waived your right to contest the violation and an order may be entered against you for the maximum applicable penalties that include but not limited to administrative costs, fines, daily fines and liens.

Thank you.

Officer J. Humphrey
Fire Inspector
City of Edgewater

Kathleen Capetillo

From: Jefferson Humphrey
Sent: Friday, May 16, 2025 10:17 AM
To: Robert Hazelwood
Subject: FW: Edgewater Commons / Sprinkler Repairs

See below

Jeff Humphrey
Fire Inspector
City of Edgewater
(386)424-2400 Ext.2205
PO Box 100
Edgewater, Florida 32132-0100

From: Jefferson Humphrey
Sent: Friday, May 2, 2025 12:45 PM
To: 'Olga Diaz' ; Eastman, Rick
Subject: RE: Edgewater Commons / Sprinkler Repairs

Rick,
I was with Ronnie this morning testing the fire alarm and the flow switch is not working, I do not recall any signatures on the back of the tags, maybe Tim M has pictures?

Please call me with questions,

Jeff Humphrey
Fire Inspector
City of Edgewater
(386)424-2400 Ext.2205
PO Box 100
Edgewater, Florida 32132-0100

From: Olga Diaz <odiaz@efhuttoncorp.com>
Sent: Friday, May 2, 2025 12:07 PM
To: Eastman, Rick <rick.eastman@dynafire.com>; Jefferson Humphrey <jhumphrey@CITYOFEDGEWATER.ORG>
Subject: RE: Edgewater Commons / Sprinkler Repairs

Hello Rick,
Can you please call him to clarify?
Regards,

Olga L Diaz

Director of Corporate
Property Management
2250 SW 3rd Ave, Suite 500
Miami, FL 33129
Office: (305) 856-5858 Ext 404
Fax: (305) 285-7934
Cell: (305) 815-1444
email: odiaz@efhuttoncorp.com
Website: www.efhuttoncorp.com



From: Eastman, Rick <rick.eastman@dynafire.com>
Sent: Friday, May 2, 2025 11:52 AM
To: Olga Diaz <odiaz@efhuttoncorp.com>; Jefferson Humphrey <jhumphrey@cityofedgewater.org>
Subject: Fwd: Edgewater Commons / Sprinkler Repairs

Please see attachment below originally sent 2/5/25. All repairs at this site have been completed and red tags have been signed by repairing contractor. Per FL 69a-46, the red tags remain. A green tag will be hung at the next inspection providing no further deficiencies are found. There is no further action needed at Edgewater Commons regarding the sprinkler system.

Ricki Eastman

DynaFire
(407) 840-1685
201 S. Babcock St
Melbourne, FL 32901

For immediate assistance or equipment emergencies, call 407.830.6500 and dial 9.



"Protecting lives and property through leading technologies and quality services while creating valuable relationships."

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

From: **Eastman, Rick** <rick.eastman@dynafire.com>

Date: Wed, Feb 5, 2025 at 2:12 PM

Subject: Edgewater Commons / Sprinkler Repairs

To: <jhumphrey@cityofedgewater.org>

Good afternoon sir,

Please see attached.

--

Ricki Eastman

DynaFire

(407) 840-1685

201 S. Babcock St

Melbourne, FL 32901

For immediate assistance or equipment emergencies, call 407.830.6500 and dial 9.



"Protecting lives and property through leading technologies and quality services while creating valuable relationships."



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3970870

Parcel ID: 841108000030

3050 HOLDINGS LLC

2970 S RIDGEWOOD AVE, EDGEWATER, FL

Parcel Summary

Alternate Key:	3970870
Parcel ID:	841108000030
Township-Range-Section:	18 - 34 - 11
Subdivision-Block-Lot:	08 - 00 - 0030
Owner(s):	3050 HOLDINGS LLC - FS - Fee Simple - 100%
Mailing Address On File:	EF HUTTON REALTY, CORP 2250 SW 3RD AVE STE 500 MIAMI FL 33129
Physical Address:	2970 S RIDGEWOOD AVE, EDGEWATER 32141
Property Use:	1600 - SH CTR CMMITY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	7040
Subdivision Name:	EDGEWATER COUNTRY ESTATES
Homestead Property:	No



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0530**

25-400001



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0526**

25-600001



City of Edgewater

AFFIDAVIT OF SERVICE CITATION / NOTICE OF HEARING



Case No. 25-00600001

Address/Location of violation 2970 S. Ridgewood Ave
Edgewater, Florida

HAND DELIVERED

- ☐ Pursuant to Florida Statute 162.12(1)(b)-(d), the citation / notice of hearing was hand delivered to:
- ☐ The owner(s) 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 _____, or
 - ☐ The owners(s) of commercial property, leaving the citation/notice of hearing with a manager or other person in charge on ___/___/___ at _____.

POST

- ☒ Pursuant to Florida Statute 162.12(2)(b)(1), a copy of the citation / notice of hearing was properly posted at least ten days prior to the expiration of any deadline or hearing; on the real property listed above upon which the violation exists; AND at City Hall, 104 North Riverside Drive, Edgewater, Florida.

MAIL

- ☒ Pursuant to Florida Statute 162.12(1)(a), the citation / notice of hearing was mailed first class and mailed certified, return receipt requested for the owner(s) of the property found in violation of our municipal code at:
- ☒ The address listed in the tax collector's office.
 - ☐ The address listed in the tax collector's office AND another address provided to the City of Edgewater.

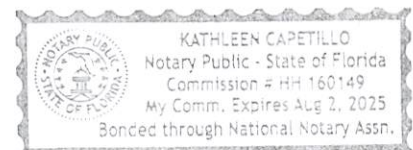
Jeff Humphrey 4/16/25
Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jeff Humphrey, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal this the 16 day of April, 2025.

[Signature]
Notary Public

SEAL





City of Edgewater

AFFIDAVIT OF SERVICE NOTICE OF VIOLATION



Case No. 25-00600001 Address/Location of Violation 2970 S Ridgewood Ave.
Edgewater, Florida

HAND DELIVERED

☐ Pursuant to Florida Statute 162.12(1)(b)-(d), the notice of violation was hand delivered to:

☐ the owner(s) 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 _____, or

☐ the owner(s) of commercial property, leaving the notice with a manager or other person in charge on ____/____/____ at _____.

POST

☒ Pursuant to Florida Statute 162.12(2)(b)(1), the notice of violation was properly posted at least ten days prior to the expiration of any deadline or hearing; on the real property listed above upon which the violation exists; AND at City Hall, 104 North Riverside Drive, Edgewater, Florida.

MAIL

☒ Pursuant to Florida Statute 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 found in violation of our municipal code at:

☒ the address listed in the tax collector's office.

☐ the address listed in the tax collector's office AND another address provided to the City of Edgewater.

Jeff Humphrey

Print Name

Signature

01/30/2025

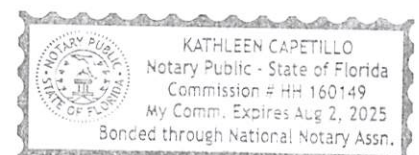
Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jefferson Humphrey, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal this the 30 day of January, 2025.

Notary Public

SEAL



CITY OF EDGEWATER
CODE ENFORCEMENT DIVISION
1605 S. Ridgewood Ave.
Edgewater, FL 32132-0100

CERTIFIED MAIL®



9589 0710 5270 0402 0474 57

3050 Holdings LLC
EF Hutton Realty, Corp
(25-600001 JH) Fire Inspector
2250 SW 3rd Ave Ste 500
Miami, FL 33129

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

CITY OF EDGEWATER
CODE ENFORCEMENT DIVISION
1605 S. Ridgewood Ave.
Edgewater, FL 32132-0100

CERTIFIED MAIL®



9589 0710 5270 0402 0471 43

3050 Holdings LLC
CO:EF Hutton Realty Corp
(25-600001 JH) Fire Inspector
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Miami, FL 33129

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Code Enforcement Division
PO Box 100
Edgewater, FL 32132-0100

CERTIFIED MAIL®



9589 0710 5270 0402 0461 39

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CO: EF Hutton Realty Corp
(25-00600001 JH) Fire Inspector
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Miami, FL 33129

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OF THE RETURN ADDRESS. FOLD AT DOTTED LINE