

Case Summary

Case # 25-122267

Citation # 811

Hearing Date: 6/12/2025

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 31 Pine Brook Dr, Edgewater 32141

PARCEL ID: 844902000100

OWNER: Partridge Jasmine

MAILING ADDRESS: 31 Pine Brook Dr, Edgewater FL 32141

Background:

On 5/19/2025, Officer McGlothlin received a complaint from Iesha Crumb regarding a shed and other structures being built in the backyard of 31 Pine Brook Dr. There was a permit on file for a deck, however there were not any other permits. Officer McGlothlin met with Jasmine Partridge, the property owner, who escorted him to the backyard. Upon inspection, it was identified that there was roofing work completed, as well as an existing shed parallel to the house. Jasmine stated that they did not initially realize that they needed a permit for the shed or the roofing, and that the shed had been there since they first purchased the property. She also stated that they were communicating with an engineer as well as the building department to get the shed and roof added to their existing deck permit. A Notice of Violation was issued on 5/19/2025 for the structures without permits, and they were informed to stop all nonpermitted construction. Officer McGlothlin reached out to the building department to ask if they were given any updated plans for the shed and roof. Laura Guetter, Permit Technician, responded and said that Jasmine had not provided any amended plans.

On 5/21/2025, Iesha called Officer McGlothlin and stated that the unpermitted construction work was ongoing. Officer McGlothlin met with Jasmine again and clarified that they need to stop all work that is not covered by the existing deck permit, which includes stopping all work on the roof and shed. Officer McGlothlin instructed Jasmine that she needs to either remove the unpermitted structures, or get them added to the existing permit by 5/30/2025. She stated the building department will not issue a permit for the shed or roof until there is an engineer stamp on the amended plans.

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On 5/30/2025, Officer McGlothlin reinspected the property, meeting with Jasmine. Jasmine escorted him to the backyard, and stated that the engineer needed them to install 2 planks onto the roof overhang for stabilization. They showed Officer McGlothlin the planks that were installed. The existing deck permit still had not been updated to include the shed or roof, and the new planks that were installed were not part of the existing permit. Officer McGlothlin then issued Jasmine a citation for violation of Sec. 7-1 FBC 105.1 – Permit Required.

All notices and provisions of Chapter 10 Article XXVII have been complied with.

Staff Recommendation:

Staff recommends that the violation receives a \$75 citation in accordance with Section 1-8 (General Penalty; Continuing Violations).

Citation – 811

7-1 FBC 105.1 Permit Required: \$75

Daily Fines per violation – If violations are not corrected by 7/12/2025, staff recommends daily fines of \$100 per violation for everyday that the violation is not in compliance.



CITATION #

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

codeenforcement@cityofedgewater.org

Date: Time: Case#

Name:

Address:

Date/Time violation first observed:

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

- | | |
|--------|-------------|
| 1. Sec | Description |
| 2. Sec | Description |
| 3. Sec | Description |

Civil fine (violation 1) \$

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

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

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: Time:

**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:

Kathleen Capetillo

From: Building Department
Sent: Monday, May 19, 2025 4:24 PM
To: Jacob McGlothlin
Subject: RE: Permit Inquiry - 31 Pine Brook Dr

Good afternoon Jacob,
They have not provided us with any amended plans. We had given them the opportunity to provide us the proper docs, but as of yet, no response.

Kind regards ~

Laura J. Guetter
Permit Technician
Building Department
2140 S. Riverside Dr
Edgewater, FL 32132
386-424-2400 Ext 1522
lguetter@cityofedgewater.org



From: Jacob McGlothlin <jmcglothlin@cityofedgewater.org>
Sent: Monday, May 19, 2025 4:01 PM
To: BuildingDept <BuildingDept@cityofedgewater.org>
Subject: Permit Inquiry - 31 Pine Brook Dr

Good afternoon,

We received a code complaint regarding a shed and roof being built on a deck in the backyard of 31 Pine Brook Dr. They currently have an issued permit for a deck, and after speaking to them, they stated they are working with Shaun to get the deck permit amended to include the shed and roof.

Jasmine, the property owner, informed us that they have provided the Building Department with updated plans that show the shed and roof attachments.

Could you confirm/deny that this is the case? From our system, we only see the initial building plans that don't include the roof and shed. If you have the updated plans they claimed they sent, could you provide those as well?

Deck Permit# 25-00000666

Very respectfully,

Jacob McGlothlin

Code Enforcement Officer

City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

1605 S. Ridgewood Ave, Edgewater, FL 32132

www.cityofedgewater.org

Kathleen Capetillo

From: Miron San Miguel
Sent: Monday, May 19, 2025 2:34 PM
To: Jacob McGlothlin
Subject: 31 pine brook dr

This property has continued building beyond the specs of their permit. Including a shed and other items that are not on file.

Please open a case for work without a permit done. Give them 10 days notice.

Complainant is Iesha Crumb – 134 Canal Rd.

Miron San Miguel
City of Edgewater – Supervisor Code Enforcement & Animal Control Division
Office. 386-410-3771 / Mobile 386-895-1408 msanmichel@cityofedgewater.org



NOTICE OF VIOLATION

Code Enforcement Division
1605 South Ridgewood Ave
Edgewater, Florida 32132
(386) 424-2400 Ext. 2210

codeenforcement@cityofedgewater.org



Date: June 3, 2025

Case Number: 25-00122267

PARTRIDGE JASMINE
31 PINE BROOK DR
EDGEWATER, FL 32141

Violation Location: 31 PINE BROOK DR
Parcel ID: 8449-02-00-0100
Property Owner: PARTRIDGE JASMINE
Date of Violation(s): May 19, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 7-1 FBC 105.1 Permit Required

Date Est: May 19, 2025 Location: Qty: 001

Any owner or authorized agent who intends to construct, enlarge, alter, repair, moved, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Contact the Building Department at buildingdept@cityofedgewater.org 2111 S Ridgewood Ave, Edgewater, FL 32132 in order to obtain the appropriate required for work completed.

CORRECTIVE ACTION: THE SHED AND OTHER STRUCTURES YOU BUILT IN THE BACKYARD DO NOT CORRELATE TO YOUR EXISTING DECK PERMIT. EITHER GET THE APPROPRIATE PERMITS FOR THE NEWLY CONSTRUCTED SHED AND OTHER STRUCTURES, OR REMOVE THEM FROM THE PROPERTY.

Violation(s) must be corrected BEFORE: May 30, 2025

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Jacob McGlothlin – jmcglothlin@cityofedgewater.org | 386-424-2400 x2212

Contact the code enforcement officer once the violation(s) has been corrected.

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.



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 6911746

Parcel ID: 844902000100

PARTRIDGE JASMINE

31 PINE BROOK DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	6911746
Parcel ID:	844902000100
Township-Range-Section:	18 - 34 - 49
Subdivision-Block-Lot:	02 - 00 - 0100
Owner(s):	PARTRIDGE JASMINE - FS - Fee Simple - 100%
Mailing Address On File:	31 PINE BROOK DR EDGEWATER FL 32141
Physical Address:	31 PINE BROOK DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4292
Subdivision Name:	PINEHURST PUD
Homestead Property:	Yes



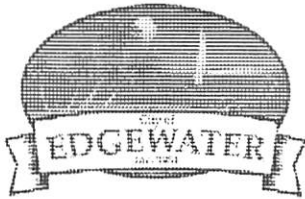
CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0811**

A handwritten signature in black ink, appearing to be "John" followed by a stylized surname.

25-122267



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122267

Address/Location of Violation 31 Pine Brook Dr
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: 05/30/2025

☐ 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: 05/30/2025

Jacob McGlothlin
Print Name / Signature / Date

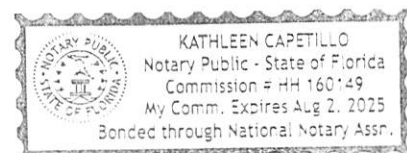
05/30/2025

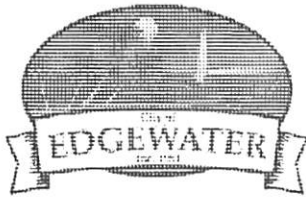
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: May 30, 2025

Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-122267

Address/Location of Violation 31 Pine Brook Dr
Edgewater, Florida

Pursuant to Florida Statute 162.12(1)(a)-(d), the Notice of Violation 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: 05/19/2025

☐ 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 notice 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: 05/19/2025

Jacob McGlothlin
Print Name / Signature / Date

[Signature] 05/20/2025

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, 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 20, 2025

[Signature]
Notary Public

SEAL

