

## **Case Summary**

**Case # 25-122362**

**Citation # 815**

**Hearing Date: 8/14/2025**

**Code Enforcement Officer: Jacob McGlothlin**

### **Description:**

PROPERTY ADDRESS IN VIOLATION: 3313 Umbrella Tree Dr, Edgewater FL 32141

PARCEL ID: 8402-01-13-8640

OWNER: Marr Development of Central Florida, Inc

MAILING ADDRESS: 3311 SW Savona Blvd, Port St Lucie FL 34953

### **Background:**

On 6/17/2025, Officer McGlothlin was on patrol and identified that the yard was unkept and overgrown with grass/weeds exceeding 12 inches in height. A door hanger was posted on the property. On 6/24/2025, upon reinspection, the door hanger was still hanging on the door and the grass/weeds were still overgrown. A Notice of Violation was posted and mailed on 6/24/2025 for 10-402 Alternative Method of Enforcement. On 7/7/2025, a reinspection was conducted and the violation was still not corrected. Citation #815 was posted and mailed on 7/7/2025. On 7/22/2025, Code Enforcement was contacted by the property owner who stated the grass had been cut. Officer McGlothlin reinspected and identified that the violations were corrected.

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

### **Staff Recommendation:**

Citation – \$75

Daily Fines per violation – \$0

Staff recommends a citation for \$75 for 10-402 Alternative Method of Enforcement. No daily fines are recommended as the violation is now in compliance.



**PAID**

**CITATION #815**

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

Date: 7/7/2025 Time: 2:45 PM Case# 25-122362

Name: MARR DEVELOPMENT OF CENTRAL FLORIDA, INC

Address: 3313 UMBRELLA TREE DR

Date/Time violation first observed: 6/17/2025

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

- |               |                                |
|---------------|--------------------------------|
| 1. Sec 10-402 | Description ALTERNATIVE METHOD |
| 2. Sec        | Description OF ENFORCEMENT     |
| 3. Sec        | Description                    |

Civil fine (violation 1) \$ 75

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

THE GRASS AND WEEDS ON THIS PROPERTY ARE OVERGROWN.

The violation(s) may be corrected in the following manner:  
CUT ALL GRASS AND WEEDS ON THE PROPERTY SO THAT THEY DO NOT EXCEED 12 INCHES IN HEIGHT.

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: 8/14/2025 Time: 2:00 PM

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

Code Enforcement Officer: Jacob McGlothlin

**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**

City of Edgewater  
REPRINT  
\*\*\* CUSTOMER RECEIPT \*\*\*  
Oper: EDGEBDB Type: HL Drawer: 1  
Date: 8/13/25 03 Receipt no: 107620

Description	Quantity	Amount
CF CODE ENFORCEMENT	1.00	\$75.00

CITATION 815  
3313 UMBRELLA TREE DR  
MARR DEVELOPMENT OF CENT FL

Tender detail  
CK CHECK 1062 \$75.00  
Total tendered \$75.00  
Total payment \$75.00

Trans date: 8/13/25 Time: 10:09:54

\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*

[WWW.CITYOFEDGEWATER.ORG](http://WWW.CITYOFEDGEWATER.ORG)

City of Edgewater  
Po Box 100 Edgewater, FL 32132



# Nuisance Abatement NOTICE OF VIOLATION

## Code Enforcement Division

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

[codeenforcement@cityofedgewater.org](mailto:codeenforcement@cityofedgewater.org)



**Date:** August 6, 2025

**Case Number:** 25-00122362

MARR DEVELOPMENT OF CENTRAL FLORIDA  
INC  
3311 SW SAVONA BLVD  
PORT ST LUCIE, FL 34953

**Violation Location:** 3313 UMBRELLA TREE DR  
**Parcel ID:** 8402-01-13-8640  
**Property Owner:** MARR DEVELOPMENT OF CENTRAL FLORIDA, INC  
**Date of Violation:** June 17, 2025  
**Violation(s) of City of Edgewater Code of Ordinances:**

### Violation Detail

#### 00010 10-400, 10-401, 10-402 ABATEMENT

Date Est: June 17, 2025 Location: Qty: 001

Sec. 10-400. - Property maintenance nuisance conditions; abatement; notice and hearing; lien for expenses.

(a) It is declared by the city council that the following shall each individually or in combination be a property maintenance nuisance when they exist upon any right-of-way, parcel, lot, lots, adjacent lots, or property: (1) Any dead, damaged or diseased tree, located within 35 feet of any public roadway, public or private sidewalk that is adjacent to a public roadway, or any developed property when the tree has been declared a hazard by a code enforcement officer or an arborist. (2) Grass, weeds, brush and undergrowth (specifically excluding trees, planted ornamental shrubs and saw palmettos) that are allowed to reach a height in excess of 12 inches on an improved or developed lot, which impair or may impair the economic welfare of the adjacent property, contribute to a fire hazard and/or create a health hazard when any part of those growths are located on any lot adjacent to the boundary of any developed lot. (3) Accumulation of waste, yard trash, or rubble and debris that may harbor rodents or snakes or that may contain

It is your responsibility to contact the Code Enforcement Officer once the violation has been corrected.

**Failure to comply with this notice and take corrective action or request a hearing before the date set forth above will result in the City of Edgewater correcting the property maintenance nuisance and place a lien against the property for any and all cost incurred.**

Sec. 10-402 Alternate method of enforcement – It shall be unlawful for any person owning property in the city to allow a lot to exist in a property maintenance nuisance condition as described in article XXVIII. As an alternative to the procedures of article XXVIII at the option of the code enforcement officer, violations of article XXVIII may be enforced by article XXVII (Issuance of a civil fine and may result in a hearing, and subsequent assessment of a fine not to exceed \$500.00 per day or any other means available as provided by the city ordinance or by law.)



# Nuisance Abatement NOTICE OF VIOLATION

## Code Enforcement Division

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pools of water that may serve as breeding grounds for insects or other disease transmitters.(b)If the code enforcement officer determines that a property maintenance nuisance exists on any lot, tract, or parcel of land within the city, the code enforcement officer shall provide notice to the violator. The notice shall have the following information:(1)The name and address of the property owner.(2)The location of the property maintenance nuisance.(3)The date and time the property maintenance nuisance notice was issued.(4)The date and time the property maintenance nuisance was first observed.(5)The section of the code that has been violated and a description of the nature of the property maintenance nuisance.(6)Necessary corrective action.(7)The name and contact information of the code enforcement officer issuing the notice.(8)The date in which the violation must be corrected. The violator has ten days to correct the property maintenance nuisance from the date the notice was issued as outlined in section 10-400(c).(9)A conspicuous statement that the city will correct the property maintenance nuisance and shall place a lien against the property for all cost incurred if the violation isn't corrected or a request for a hearing isn't received by the indicated date on the notice.(c)All property maintenance nuisances notices required by this article shall be provided to the alleged violator by:(1)Certified mail, 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 city may also provide additional notice to any address it may find for the property owner. For property owned by a corporation, notices may be provided by certified mail to the registered agent of the corporation. The code enforcement officer shall post a copy of the notice of property maintenance nuisance at the property upon which the violation is alleged to exist and at city hall. Proof of posting shall be by affidavit of the person posting the notice; or(2)By hand delivery by the code enforcement officer; or(3)In the case of commercial property, leaving the notice with the manager or other person in charge.(d)Evidence that an attempt has been made to hand deliver or mailing notice and posting shall be sufficient to show that the notice requirements have been

It is your responsibility to contact the Code Enforcement Officer once the violation has been corrected.

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Sec. 10-402 Alternate method of enforcement – It shall be unlawful for any person owning property in the city to allow a lot to exist in a property maintenance nuisance condition as described in article XXVIII. As an alternative to the procedures of article XXVIII at the option of the code enforcement officer, violations of article XXVIII may be enforced by article XXVII (Issuance of a civil fine and may result in a hearing, and subsequent assessment of a fine not to exceed \$500.00 per day or any other means available as provided by the city ordinance or by law.)



# Nuisance Abatement NOTICE OF VIOLATION

## Code Enforcement Division

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

[codeenforcement@cityofedgewater.org](mailto:codeenforcement@cityofedgewater.org)



met, without regard to whether or not the alleged violator actually received such notice.(e)If the owner does not correct the condition and does not request a hearing within the ten-day period, the city shall have the condition abated and shall have a lien against the property for cost incurred.(f)If a hearing is requested, it shall be held before the special magistrate. The issues to be determined shall be whether the condition that exists constitutes a property maintenance nuisance as outlined in section 10-400(a). Upon appropriate findings, the special magistrate shall direct the owner of the property to correct the nuisance conditions within ten days, after which the city shall correct the nuisance conditions and shall have a lien against the property for all cost incurred.(g)Costs shall include the cost of correcting the violation, together with any other expenses, which the city has incurred.  
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-61, Pt. A(Exh. A), 1-8-18)

Sec. 10-401. - Imminent health hazards on private property. When an imminent health hazard exists on private property, the city is authorized to enter the private property and remove the imminent health hazard after all reasonable efforts have been made to contact the owner. The owner shall be responsible for any costs incurred by the city for abatement of the hazard, and a lien shall be imposed on the property in accordance with section 10-347.

(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-23, Pt. A(Exh. A), 7-17-17)

Sec. 10-402. - Alternate method of enforcement. It shall be unlawful for any person owning property in the city to allow a lot to exist in a property maintenance nuisance condition as described in the article. As an alternative to the procedures of this article at the option of the code enforcement officer, violations of this article may be enforced by article XXVII or any other means available as provided by city ordinance or by law.

(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

It is your responsibility to contact the Code Enforcement Officer once the violation has been corrected.

**Failure to comply with this notice and take corrective action or request a hearing before the date set forth above will result in the City of Edgewater correcting the property maintenance nuisance and place a lien against the property for any and all cost incurred.**

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# Nuisance Abatement NOTICE OF VIOLATION

## Code Enforcement Division

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

[codeenforcement@cityofedgewater.org](mailto:codeenforcement@cityofedgewater.org)



**CORRECTIVE ACTION: THE GRASS/WEEDS IN THE YARD EXCEED 12 INCHES IN HEIGHT. CUT THE GRASS/WEEDS SO THAT THEY DO NOT EXCEED 12 INCHES IN HEIGHT. FAILURE TO DO SO WILL RESULT IN THE PROPERTY BEING ABATED.**

Violation(s) must be corrected or a request for a hearing must be received by: **July 01, 2025**

Code Enforcement Officer: Jacob McGlothlin | [jmcglothlin@cityofedgewater.org](mailto:jmcglothlin@cityofedgewater.org) | 386-424-2400 x2212

It is your responsibility to contact the Code Enforcement Officer once the violation has been corrected.

**Failure to comply with this notice and take corrective action or request a hearing before the date set forth above will result in the City of Edgewater correcting the property maintenance nuisance and place a lien against the property for any and all cost incurred.**

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**CODE ENFORCEMENT DIVISION REQUESTING  
APPROVAL FROM THE CITY MANAGER  
TO ABATE PROPERTY MAINTENANCE  
NUISANCE VIOLATION**



**MARR DEVELOPMENT OF CENTRAL FL**  
Case No. **25-00122362**

Pursuant to provisions of Chapter 10, Article XXVIII, of the Code of Ordinances; the Code Enforcement Division is requesting the City Manager approve the funds to abate the existing property maintenance nuisance violation as declared pursuant to Ordinance Section 10-400.

1. The owner of the property described as follows:

Address: 3313 UMBRELLA TREE DR,

Short Parcel ID: 8402-01-13-8640

Legal Description: LOTS 13864 & 13865 BLK 444 EXC E 25 FT FLA SHORES UNIT 23 MB 19  
PG 243 PER OR 4700 PG 1213 PER OR 5933 PG 4114 undefined undefined undefined  
undefined undefined

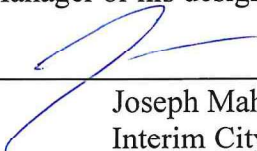
2. There currently exists the following violation(s) of the Code of Ordinances of the City of Edgewater.

- ☐ Any dead, damaged or diseased tree, located within 35 feet of any public roadway, public or private sidewalk that is adjacent to a public roadway, or any developed property when the tree has been declared a hazard by a code enforcement officer or an arborist.
- ☒ Grass, weeds, brush and undergrowth (specifically excluding trees, planted ornamental shrubs and saw palmettos) that are allowed to reach a height in excess of 12 inches on an improved or developed lot, which impair or may impair the economic welfare of the adjacent property, contribute to a fire hazard and/or create a health hazard when any part of those growths are located on any lot adjacent to the boundary of any developed lot.
- ☐ Accumulation of waste, yard trash, or rubble and debris that may harbor rodents or snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease transmitters.

Based upon the foregoing, it is requested that the City Manager:

Approve the abatement of the existing property maintenance nuisance on the above stated property and approve a lien be placed on the property for all costs incurred by the City of Edgewater.

**Approved** on this 7th day of July, 2025 by the City Manager or his designee.

  
\_\_\_\_\_  
Joseph Mahoney  
Interim City Manager



Volusia County Property Appraiser  
123 W. Indiana Ave., Rm. 102  
DeLand, FL. 32720  
Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 4766448

Parcel ID: 840201138640

MARR DEVELOPMENT OF CENTRAL FLORIDA 3313 UMBRELLA TREE DR, EDGEWATER, FL

### Parcel Summary

Alternate Key:	4766448
Parcel ID:	840201138640
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 13 - 8640
Owner(s):	MARR DEVELOPMENT OF CENTRAL FLORIDA - FS - Fee Simple - INC - FS - Fee Simple - 100%
Mailing Address On File:	3311 SW SAVONA BLVD PORT ST LUCIE FL 34953
Physical Address:	3313 UMBRELLA TREE DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4744
Subdivision Name:	
Homestead Property:	No





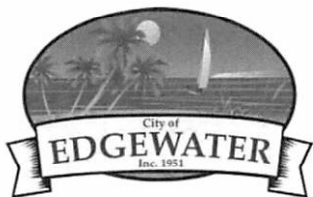
**CITY OF EDGEWATER**

**CODE ENFORCEMENT**

CITATION # **0815**

25-12 2362

A handwritten signature in black ink, appearing to be "J. Smith" or similar, written in a cursive style.



City of Edgewater  
Affidavit of Service  
Citation / Notice of Hearing



Case No. 25-122362

Address/Location of Violation 3313 UMBRELLA TREE 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: \_\_\_\_\_

☒ 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: 7/7/2025

Jacob McGlothlin

Print Name / Signature / Date

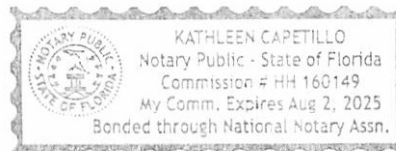
*[Signature]* / 7/7/2025

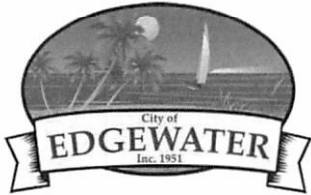
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: July 7 2025

*[Signature]*  
Notary Public

SEAL





City of Edgewater  
Affidavit of Service  
NOTICE OF VIOLATION



Case No. 25-122362

Address/Location of Violation 3313 UMBRELLA TREE 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: \_\_\_\_\_

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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: 6/24/2025

Jacob McGlothlin

Print Name / Signature / Date

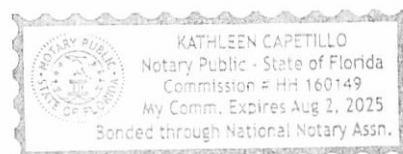
*[Signature]* 6/24/2025

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: June 25, 2025

*[Signature]*  
\_\_\_\_\_  
Notary Public

SEAL



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

**CERTIFIED MAIL®**



9589 0710 5270 1582 4777 75

PITNEY BOWES  
**\$5.54<sup>0</sup>**  
US POSTAGE<sup>®</sup>  
FIRST-CLASS  
028W0002311069  
2000250499  
ZIP 32132  
JUL 08 2025



Marr Development of Central Florida Inc  
(25-122362 JM) Code Enf.  
3311 SW Savona Blvd  
Port St Lucie, FL 34953

4A

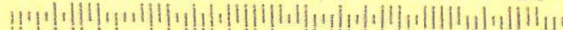
NIXIE 331 DE 1 0007/25/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

SC: 32152361105 +0274-00009-09-33

32132-0100  
34953-492011



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





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

**CERTIFIED MAIL®**



9589 0710 5270 1582 4777 75

Marr Development of Central Florida Inc  
(25-122362 JM) Code Enf.  
3311 SW Savona Blvd  
Port St Lucie, FL 34953

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

CERTIFIED MAIL®



9589 0710 5270 1582 4779 35

PITNEY BOWES  
\$5.54<sup>0</sup>  
US POSTAGE<sup>®</sup>  
FIRST-CLASS<sup>®</sup>  
028W0002311069  
2000256499  
ZIP 32132  
JUN 25 2025



Marr Development of Central Florida Inc.  
(25-122362 JM) Code Enf.  
331 SW Savona Blvd  
Port St Lucie, FL 34953

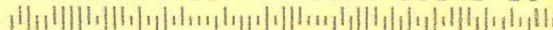
NIXIE 331 FE 1 0007/01/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 32132361105 \*0374-03842-26-42

040010000001



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 1582 4779 35

Marr Development of Central Florida Inc.  
(25-122362 JM) Code Enf.  
331 SW Savona Blvd  
Port St Lucie, FL 34953

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS FOLD AND OPEN LINE