

**CASE SUMMARY**  
**2025-CE-0012929**  
**Citation# 0552**  
**Hearing Date: February 12, 2026**  
**Code Officer: R. Hazelwood**

**DESCRIPTION:**

Bruce and Dianne Crew are the owners of the property located at 1303 Victory Palm Dr, in Edgewater, Florida. It has been found in violation of Section 10-5(1)(4) (Outdoor Storage and Debris) and Section 10-121 (Trailer Storage) of the City of Edgewater's Code of Ordinances.

**BACKGROUND:**

On October 07, 2025 I was directed to the listed location ref to an extreme amount of outdoor storage and parking violations.

I arrived and observed two trailers stored in the city right of way. On the rear of the property, I observed homemade type racks with items stored above the fence line height which could be observed from neighboring properties.

The driveway contained an extreme amount of different type items, tools and such. The front yard had a tarp with a vehicle parked under it, a broken, dilapidated fence showing the storage items and a make shift shed. A Notice of Violation was prepared and handed to a female who identified herself as Missy. The violations were explained to her and how to correct them. Missy understood and stated she has been waiting for a long time to get this cleaned up. The Notice of Violation had a correction date of October 21, 2025 with the following violations observed. Outdoor Storage and Debris, Trailer Storage, Nuisance Generally, Accessory Structures and Canopies/Temporary Car Ports.

Due to the amount of violations observed on the property, four extensions were asked for and given to the property owner Dianne Crewe as long as work continued to progress.

On January 5, 2026 an inspection was conducted after nearly three months of extensions. The items stored in the driveway were still present. One Trailer was still stored in the city right of way and the storage racks were still observed from the neighboring properties. Citation# 0552. Notice of Hearing was subsequently

**SCANNED**

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issued and handed to a male on scene. It was posted sent certified mail to the owner and posted at City Hall.

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

**STAFF RECOMMENDATION:**

Staff recommends the Special Magistrate find Bruce and Dianne Crew, in violation of Section 10-5(1)(4) (Outdoor Storage and Debris) and Section 10-121 (Trailer Storage) of the Code of Ordinances and assess the citation fine of \$75.00 per violation totaling \$150.00. The trailer storage violation has been corrected and the only daily fines being requested is for the Outdoor Storage and Debris in the amount of \$100.00 daily if not corrected by February 22, 2025



CITATION #

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: 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:

# NOTICE OF VIOLATION



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

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



**Date:** October 7, 2025

**Case Number:** 25-00122929

CREWE BRUCE & CREWE DIANNE  
KROEGER  
705 S TIMBERLANE DR  
NEW SMYRNA BEACH, FL 32168

**Violation Location:** 1303 VICTORY PALM  
DR  
**Parcel ID:** 8402-01-02-9130  
**Property Owner:** CREWE BRUCE  
**Date of Violation(s):** October 07, 2025

## **Violation(s) City of Edgewater Code of Ordinances:**

Violation Detail 00010 10-5 Nuisance Generally Date Est: October 07, 2025 Location: Qty: 001 No person shall keep or permit to remain upon his premises, or upon any premises owned, used or controlled by him or her in any dwelling house, warehouse or other building, or upon any vacant lot, or in any yard or other place within the corporate limits of the city, any nuisance to the annoyance of those residing or being in the vicinity thereof, or any unwholesome, decayed or decaying animal or vegetable matter, or any other matter or thing detrimental to the health or comfort of residents to include, but not be limited to, the following conditions: (1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials, or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare; (2) Abandoned property, meaning any personal property including, but not limited to, motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership therein; (3) Wrecked motor vehicle, meaning any motor vehicle the condition of which is wrecked, dismantled, partially dismantled, incapable of operation by its own power on any public street, or from which the wheels, engine, transmission or other substantial part thereof is inoperable and/or removed; (4) Any garbage; rubbish; trash; refuse; cans; bottles; boxes; container; paper; tobacco products; tires; abandoned or inoperative appliances; mechanical equipment or parts; building or construction materials; tools; machinery; wood; vessels; aircraft; farm machinery or equipment; sludge from a waste treatment facility, water supply treatment plant, or air pollution control facilities; or a substance in any form resulting from domestic, industrial, commercial, mining or agricultural operations; or dead or decaying plants (except for compost piles) or exotic animals of any kind; (5) Any building or structure, or part thereof, which is in a dilapidated, unsanitary or unsafe condition, or which constitutes a fire hazard; (6) Any building, structure, lot, place or location where any activity in violation of law is conducted, performed maintained or allowed; (7) Stagnant or insufficiently treated water, in a pool, pond or container of any kind, including water in which algae is allowed to grow or in which mosquitoes or other insects are able to breed; (8) Animal excrement; (9) Inoperable or unlicensed motor vehicle; (10) Furniture kept or stored outdoors where such furniture is of the

## **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.**

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kind and sort normally and customarily kept inside such as, for example, upholstered sofas, and where such furniture is not in actual use; (11) Any appliance kept or maintained outside in the open air and not under roof such as a garage or carport; (12) Certain state of being or situation located on property which: a. Injures or endangers the comfort, repose, health or safety of any person; or b. Offends decency; or c. Is offensive to the senses; or d. Interferes with, obstructs or renders dangerous for passage on any public or private street, alley, highway, right-of-way, easement, sidewalk, stream, ditch, channel or drainage of any property; or e. Renders other persons insecure in life or the use of property; or f. Interferes with the comfortable and quiet enjoyment of life or property; or g. Tends to or could depreciate the value of property of any persons; or h. The accumulation of garbage and trash in violation of section 10-106; or i. Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind; or j. Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin; or k. Any noises or vibrations, including animal noises, which disturb the, peace of the surrounding area or are otherwise unlawful; or l. Any foul, offensive or unlawful emissions, odors or stenches and the causes thereof; or m. The pollution of any well, body of water or drainage system by sewage, dead animals, industrial wastes, debris or other substances; or n. Dense smoke, noxious or lethal fumes, lethal gas, soot or cinders; or o. Any condition constituting a fire hazard; or p. Blocking or damaging drainage inlets, pipes, ditches, swales, channels, culverts or streams; or q. 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; or r. Any public nuisance known as common law or in equity jurisprudence as set forth in Florida Statutes chapter 823, Public Nuisances. (Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

As per the red highlighted areas of this notice, your property needs to be cleaned up. Items in the back must be below fence level as neighbors do not need to see what is stored in the back yard. Trailers and metal items need removed from the city right of way and stored in a proper parking location on your property. ALL ITEMS stored in the driveway must be removed from VIEW of the public. Canopy must be removed and vehicle parked in the driveway. Accessory structure in yard storing mowers must be removed from view and fence repaired.

Violation Detail 00020 10-207 ACCESSORY STRUCTURES Date Est: October 07, 2025  
Location: Qty: 001 All accessory structures, including but not limited to fences and walls, greenhouses, gazebos, storage buildings, storage shed, garages, carports and the like shall be maintained structurally sound and in good repair. (Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14) Wood panel fence needs repaired, structurally sound and in good repair.

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Violation Detail 00030 21-36.08 CANOPIES/TEMP CARPORTS & TENTS Date Est: October 07, 2025 Location: Qty: 001 a. Owners of canopies/temporary carports and tents shall be required to secure all components so as to prevent them from becoming airborne or from leaving the property where installed, as well as keep them in a good state of repair. Temporary canopies/carports and tents shall CITY OF EDGEWATER LAND DEVELOPMENT CODE 2018-O-28 III-23 not require a permit if installed and maintained as per the manufacturer's installation instructions. No substantial modifications that would alter the design or integrity of the canopy/temporary carport or tent shall be permitted. b. The below specifications are intended to be minimum only and are no indication or guarantee of fitness for securing the temporary items covered under this Section. Quantities and sizing will vary by the size of the item being secured. 1. All tie downs must be secured to solid, immovable objects such as: mobile home anchors, concrete driveways, buildings, etc., or as per manufacturer's installation instructions or engineer's specifications. 2. All tie down leads must be a minimum of 3/16" galvanized or stainless steel cable or a minimum of 3/8" true nylon rope, (not polyethylene, polypropylene or polyester) or sized as per manufacturer's installation instructions or engineer's specifications. 3. It is forbidden to use concrete blocks or weights of any kind as a method of tie down, because attaching weight or other moveable objects to canopies/temporary carports and tents can cause those weights to be catapulted by wind lift. c. There shall be a limit of two (2) canopies/temporary carports and tents per parcel. Canopies/temporary carports and tents shall be located behind the front building setback line in the rear and side yard setback areas. Canopies/temporary carports and tents located in side yard setback areas shall be screened from view with a six foot (6') high opaque wall or fence. d. Tarps/tops of temporary structures shall be removed during hurricane warning conditions. e. Canopies/temporary carports and tents not related to a special activity event pursuant to Section 21-37 and not located in the rear and/or side setback areas shall not be erected for more than a two (2) day period and for no more than ten (10) days total in a six (6) month period.

Canopies are not allowed in the front yard and must be removed or stored behind front dwelling line enclosed with 6' fence.

Violation Detail 00040 10-5 (1) (4) Outdoor Storage and Debris Date Est: October 07, 2025 Location: Qty: 001 No person shall keep or permit to remain upon his premises, or upon any premises owned, used or controlled by him or her in any dwelling house, warehouse or other building, or upon any vacant lot, or in any yard or other place within the corporate limits of the city, any nuisance to the annoyance of those residing or being in the vicinity thereof, or any unwholesome, decayed or decaying animal or vegetable matter, or any other matter or thing detrimental to the health or comfort of residents to include, but not be limited to, the following conditions: (1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building

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materials, or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare; (4) Any garbage; rubbish; trash; refuse; cans; bottles; boxes; container; paper; tobacco products; tires; abandoned or inoperative appliances; mechanical equipment or parts; building or construction materials; tools; machinery; wood; vessels; aircraft; farm machinery or equipment; sludge from a waste treatment facility, water supply treatment plant, or air pollution control facilities; or a substance in any form resulting from domestic, industrial, commercial, mining or agricultural operations; or dead or decaying plants (except for compost piles) or exotic animals of any kind;

**Remove all items from the property or store inside an enclosed garage. No items should be viewable from a public right of way. Items are prohibited to be stored outside on the property.**

Violation Detail 00050 10-121 RECREATIONAL VEHICLE/CAMPER Date Est: October 07, 2025 Location: Qty: 001 (a)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall have a current and valid assigned license tag and registration that is appropriately displayed, except any boat or trailer out of view of the general public or neighboring properties shall not be required to have a valid license tag.(b)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall be maintained in an operable condition.(c)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers may be parked or stored on an approved driveway, immediately parallel towards the side lot line away from the front yard of an approved driveway, alongside the house behind the front dwelling line or in the backyard subject to the following conditions:(1)No watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers or any part thereof may rest on or occupy airspace past the property line or right-of-way.(2)Watercraft must be stored on operable trailers.(d)Boat motors of watercraft parked or stored on property designated for residential use shall not be operated before 7:00 a.m. or after 10:00 p.m.(e)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall not be used as a dwelling nor shall waste materials be permitted to discharge.(f)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall meet reasonable standards of appearance and maintenance as follows:(1)The ground beneath the watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers shall be maintained to promote an aesthetically pleasing appearance and not create a nuisance.(2)Watercraft trailers, motor homes, trailers, recreational vehicle trailers and camper tires shall be inflated to tire specifications.(3)The watercraft, watercraft trailer, motor home, trailer, recreational vehicle trailer and camper shall be kept clean and not be allowed to

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become a nuisance that can be detected beyond the owner's property line.(4)Only routine repairs and maintenance may be performed on watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers parked in front yards.(g)The owner of the watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers must reside on the premises where the item is parked or stored. Additional property owned by the resident adjacent to the residence is considered to be a part of the premises for this purpose. The vehicles shall not be used for residential purposes, except during an emergency or natural disaster. The vehicles may be used for residential purposes only after application for building permit(s) for repair after a natural disaster and until the restoration of water, sewer and electrical services. If the building is uninhabitable, as determined by the building official, an additional six months from utility restoration may be permitted at the discretion of the city manager.(h)Visitors may reside in their motor homes on property designated for residential use for a maximum of a two-week period with a permit. Waste materials shall not be permitted to discharge. A visitor residing in a motor home shall be permitted no more than twice in a six-month period. These permits shall be issued by the city clerk's office and prominently displayed so as to be visible from the street.(i)A limit of one vehicle (watercraft, watercraft trailer, motor home, trailer, recreational vehicle trailer or camper) per 4,000 square feet of lot area may be stored on residentially zoned property. (Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-23, Pt. A(Exh. A), 7-17-17)

**Remove trailers from city right of way and store on your property in a proper parking space per diagram provided.**

**Violation(s) must be corrected BEFORE: October 21, 2025**

Signature of owner/tenant \_\_\_\_\_ Date \_\_\_\_\_

Code Enforcement Officer: Robert Hazelwood

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

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## **Kathleen Capetillo**

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**From:** Kathleen Capetillo  
**Sent:** Monday, October 20, 2025 3:05 PM  
**To:** Robert Hazelwood  
**Subject:** 1303 Victory Palm Dr.

I spoke with Diane Crewe and she is requesting a 1 week extension. They have been cleaning up the property and need more time due to the severity of all of the issues. I gave her until 10/27/25 to come into compliance. If you have any questions please call her at 386-451-1482.

Thank you,

**Kat Capetillo**

Administrative Assistant

City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2215

Fax: 386.424.2450

1605 S. Ridgewood Ave.

Edgewater, FL 32132

Research A Case: [Click2Gov Code Enforcement - Case Search](#)

[www.cityofedgewater.org](http://www.cityofedgewater.org)

We are excited to announce the launch of a new online service that will streamline your requests for public records. You can submit requests by creating an account or anonymously, track the status, and receive records all in one central location! Please visit the link below to submit future requests.

<https://edgewaterfl.justfoia.com/publicportal/home/newrequest>

## **Kathleen Capetillo**

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**From:** Miron San Miguel  
**Sent:** Monday, October 6, 2025 10:19 AM  
**To:** Robert Hazelwood  
**Subject:** 1303 Victory Palm

Can you look into the above address. I drove by there last week and the property has a lot going on.

May be a good case to include Jacob in for training.

Miron San Miguel  
City of Edgewater – Supervisor Code Enforcement & Animal Control Division  
Volusia Flagler County Association of Code Enforcement Secretary  
Office: 386-410-3771 / Mobile 386-895-1408 [msanmiguel@cityofedgewater.org](mailto:msanmiguel@cityofedgewater.org)



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: 3916271

Parcel ID: 840201029130

CREWE BRUCE

1303 VICTORY PALM DR, EDGEWATER, FL

### Parcel Summary

<b>Alternate Key:</b>	3916271
<b>Parcel ID:</b>	840201029130
<b>Township-Range-Section:</b>	18 - 34 - 02
<b>Subdivision-Block-Lot:</b>	01 - 02 - 9130
<b>Owner(s):</b>	CREWE BRUCE - TE - Tenancy in the Entirety - 100% CREWE DIANNE KROEGER - TE - Tenancy in the Entirety - 100%
<b>Mailing Address On File:</b>	705 S TIMBERLANE DR NEW SMYRNA BEACH FL 32168
<b>Physical Address:</b>	1303 VICTORY PALM DR, EDGEWATER 32132
<b>Property Use:</b>	0100 - SINGLE FAMILY
<b>Tax District:</b>	604-EDGEWATER
<b>2024 Final Millage Rate:</b>	18.5435
<b>Neighborhood:</b>	4741
<b>Subdivision Name:</b>	
<b>Homestead Property:</b>	No



**CITY OF EDGEWATER**

CODE ENFORCEMENT

CITATION # **0552**

25-122029



City of Edgewater  
Affidavit of Service  
Citation / Notice of Hearing



Case No. 25-122929

Address/Location of Violation 1303 Victory Palm 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.

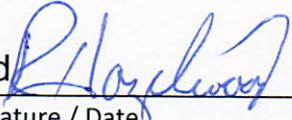
Date: \_\_\_\_\_

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:

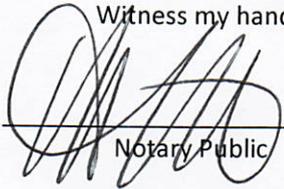
- Pursuant to Florida Statute 162.12(2)(b)(1), a copy of the citation / notice of hearing was properly posted at least ten days prior to the expiration of any deadline or hearing;
- On the real property listed above upon which the alleged violation exists;
- City Hall, 104 North Riverside Drive, Edgewater,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

Date: 1-5-26

R. Hazelwood   
Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that R. Hazelwood, 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: January 5 2026

  
Notary Public

SEAL





City of Edgewater  
Affidavit of Service  
NOTICE OF VIOLATION



Case No. 25-00122929

Address/Location of Violation 1303 Victory Palm 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: \_\_\_\_\_

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.

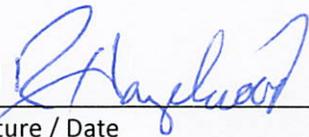
In addition to the aforementioned the notice has been posted at:

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;

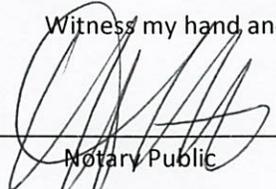
City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 10-7-25

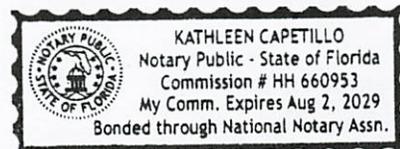
R. Hazelwood   
\_\_\_\_\_  
Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that R. Hazelwood, 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: October 7, 2025

  
\_\_\_\_\_  
Notary Public

SEAL



**CERTIFIED MAIL®**

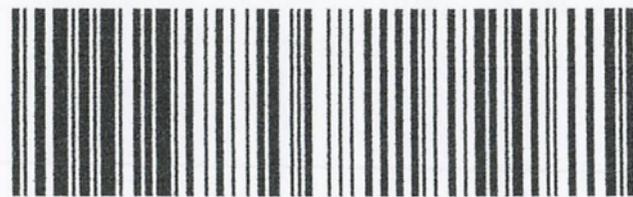
**City of Edgewater**  
**Code Enforcement Division**  
PO Box 100  
Edgewater, FL 32132-0100



9589 0710 5270 0402 0445 93

Bruce & Dianne Kroeger  
(25-122929 RH) Code Enf.  
705 S Timberlane Dr.  
New Smyrna Beach, FL 32168

**CERTIFIED MAIL®**



9589 0710 5270 0402 0416 15

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

Bruce & Dianne Kroeger  
(25-122929 RH) Code Enf.  
705 S Timberlane Dr.  
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