

Case Summary

Case # 25-122279

Citation # 810

Hearing Date: 6/12/2025

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 1307 Victory Palm Dr, Edgewater 32132

PARCEL ID: 840201029110

OWNER: Anderson Carol L

MAILING ADDRESS: 808 S Benton Lake Dr, Deland FL 32724

Background:

On 5/23/2025, Code Enforcement received a complaint from Marilyn Mahoney regarding the grass and weeds at 1307 Victory Palm Dr. being overgrown. Officer McGlothlin inspected the property on 5/23/2025 and confirmed that the grass and weeds exceeded 12 inches in height. It was noted that the property looked abandoned, and there was no answer at the door. The property had a citation issued for the same violation in 10/25/2024, and is considered a repeat offender. For this reason, a Notice of Violation was issued to start the abatement process, as well as a Citation for alternative method of enforcement. There was a sticker on the door that stated that Safeguard Properties handled all issues for the property. The sticker contained a phone number for the Safeguard Properties Code Enforcement Department. Officer McGlothlin contacted this number and informed them of the Citation and the Notice of Violation.

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

Staff Recommendation:

Staff recommends that the violation receives a \$150 citation for repeat offense in accordance with Section 1-8 (General Penalty; Continuing Violations).

Citation – 810

10-402 Alternative Method of Enforcement: \$150

Daily Fines per violation – Staff recommends no daily fines as the property will be abated.



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**

Code Enforcement Officer:

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



Sign up for paperless delivery
at www.spservicing.com



May 28, 2025



Code Enforcement
1605 W Ridgewood Ave
Edgewater, FL 32132

Property Address: 1307 VICTORY PALM DR
EDGEWATER, FL 32132

Dear Sir or Madam:

SPS has received a code violation notice for the above referenced property. Following our review of this notice, SPS has determined that the property is neither owned by SPS nor is it a Real Estate Owned (REO) property that SPS is marketing on behalf of one of its clients.

If the property is the collateral for a loan that is serviced by SPS, we have forwarded your notice to the homeowner so that it can be addressed by the homeowner. If the property is the collateral for a loan that was previously serviced by SPS and was transferred to another servicer, we have forwarded your notice to the successor servicer so that it can be addressed.

SPS is committed to partnering with you to preserve the integrity of your community. In this case, because we do not have an ownership interest in the property, SPS is not able to take independent action to correct the violations set forth in your notice.

If you have any questions or concerns, please contact our Code Violations Department. Our toll-free number is 888-349-8964, and representatives are available Monday through Friday between the hours of 8 a.m. and 5 p.m. Mountain Time.

Sincerely,

Select Portfolio Servicing, Inc.

Encl: Notice of Code Violation





Code Violation Intake Form

Property Address

Street Name	1307 VICTORY PALM DR		
City	EDGEWATER	Stat	FL
Zip	32132		

Violation

Violation	Code Violation	Named	N/A
Notice	Vendor	Delivery	Email
Deficiency ID	314685	Initial/Dup NOV	Initial Receipt
Notice Date	5/23/2025	CV Received	5/23/2025

Violation

Received a call from code officer Jacob 386-424-2400 ext 2212 jmcglothlin@cityofedgewater.org advising the property is in violation due to high grass.





Nuisance Abatement NOTICE OF VIOLATION

Code Enforcement Division

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

codeenforcement@cityofedgewater.org



Date: May 28, 2025

Case Number: 25-00122279

ANDERSON CAROL L
808 S BENTON LAKE DR
DELAND, FL 32724

Violation Location: 1307 VICTORY PALM DR

Parcel ID: 8402-01-02-9110

Property Owner: ANDERSON CAROL L

Date of Violation: May 23, 2025

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

Violation Detail

00020 10-400, 10-401, 10-402 ABATEMENT

Date Est: May 23, 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.

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.)



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(3) 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.

(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

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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codeenforcement@cityofedgewater.org



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 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.

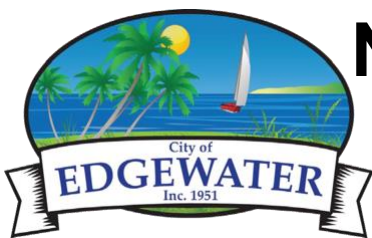
(g) Costs shall include the cost of correcting the violation, together with any other expenses, which the city has incurred.

(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-61, Pt. A(Exh. A), 1-8-18)

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

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

codeenforcement@cityofedgewater.org



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)

CORRECTIVE ACTION: THE GRASS AND WEEDS ON THIS PROPERTY ARE OVERGROWN. CUT ALL GRASS AND WEEDS ON THE PROPERTY SO THAT THEY DO NOT EXCEED 12 INCHES IN HEIGHT.

Violation(s) must be corrected or a request for a hearing must be received by: **June 02, 2025**

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Jacob McGlothlin - 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.

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.)

Kathleen Capetillo

From: Kathleen Capetillo
Sent: Friday, May 23, 2025 2:28 PM
To: Code Officer Group
Subject: 1307 Victory Palm Dr.

Complainant: Marilyn Mahoney – 1415 Victory Palm Dr.

Phone Number of Complainant:

Method: Phone

Address of Issue: 1307 Victory Palm Dr.

Issue: Grass/weeds over 12"

Homestead: No

BTR for property:

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
www.cityofedgewater.org



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3916263

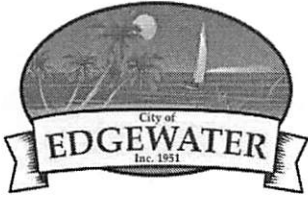
Parcel ID: 840201029110

ANDERSON CAROL L

1307 VICTORY PALM DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3916263
Parcel ID:	840201029110
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 02 - 9110
Owner(s):	ANDERSON CAROL L - FS - Fee Simple - 100%
Mailing Address On File:	808 S BENTON LAKE DR DELAND FL 32724
Physical Address:	1307 VICTORY PALM DR, EDGEWATER 32132
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4741
Subdivision Name:	
Homestead Property:	No



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122279

Address/Location of Violation 1307 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: 05/23/2025

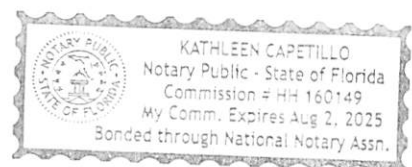
Jacob McGlothlin [Signature] 05/29/2025
Print Name / Signature / Date

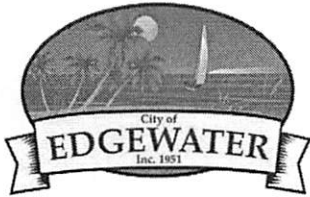
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: May 29, 2025

[Signature]
Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-122279

Address/Location of Violation 1307 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;
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Date: 05/23/2025

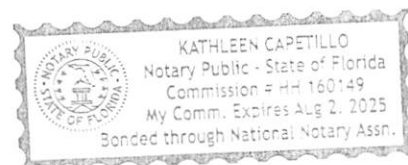
Jacob McGlothlin *[Signature]* 05/29/2025
Print Name / Signature / Date

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 29, 2025

[Signature]
Notary Public

SEAL





CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0810**

25 - 122279

[Handwritten signature]

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

CERTIFIED MAIL®



7020 1290 0001 3252 4192

Carol L Anderson
(25-122279 JM) Code Enf.
808 S Benton Lake Dr
Deland, FL 32724

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF RETURN ADDRESS. FOLD AT BOTTOM WITH