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United States
Jul 25, 2025, 8:52 AM

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CITATION # 0640

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

Date: 7-25-25 Time: 9:00am Case# 25-122507

Name: CF PARTNER IN CONSTRUCTION LL

Address: 1496 NEEDLE PALM DR EDGEWATER, FL 32132

Date/Time violation first observed: 7-15-25

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

1. Sec 10-207 Description ACCESSORY STRUCTURES
2. Sec 10-234 Description EXTERIOR DOORS
3. Sec 15-1 Description DEMOLITION OF BUILDINGS

Civil fine (violation 1) $ 75.00
Civil fine (violation 2) $ 75.00
Civil fine (violation 3) $ 75.00

Nature of the Violation(s)
WOOD FENCE IN DISREPAIR, NO ADDRESS ADD GARAGE DOOR MADE OF PLYWOOD.

The violation(s) may be corrected in the following manner:
REPAIR/REPLACE FENCE. REPAIR GARAGE DOOR ADD NUMBERS FOR ADDRESS.

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: AUGUST 14, 2025 Time: 2:00 PM

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

Code Enforcement Officer: R. HAZELWOOD

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

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NOTICE OF VIOLATION

Code Enforcement Division
1606 South Ridgewood Ave
Edgewater, Florida 32132
(386) 424-2400 Ext. 3210
codeenforcement@cityofedgewater.org

Date: July 15, 2025

Case Number: 25-00122507

C F PARTNER IN CONSTRUCTION LL
550 LAKE DR
CHULUOTA, FL 327868572

Parcel ID: 8402-01-01-8040
Property Owner: C F PARTNER IN CONSTRUCTION LL
Date of Violation(s): July 15, 2025

Violation Location: 1626 NEEDLE PALM DR
Violation(s) City of Edgewater Code of Ordinances:
Violation Detail: (30010 10-**86 Property Maint. Duty of Owner** Date Est: July 15, 2025 Location: City: 001 (a)Maintenance of commercial and industrial zoned lots. The owner of every improved lot, piece and parcel of land located within a commercial or industrial zone within the city shall keep each such lot, piece or parcel of land free and clear of all fallen trees and limbs and all weeds, grass and brush exceeding 12 inches in height. However, nothing in this section shall be construed to require natural areas located within larger improved lots to be cut to a height less than 12 inches within such natural areas. Unimproved vacant parcels adjacent to improved parcels will be inspected by the city to determine severity of hazard to the improved property. If it is determined by the city that the property does pose a hazard, the owner of the unimproved vacant parcels will be required to keep 20 feet of their parcel that is adjoining an improved parcel of land free and clear of all fallen trees, limbs and brush exceeding 36 inches in height.(b)Maintenance of improved residential lots. The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and brush shall be cut to a height not exceeding 12 inches. However, nothing in this section shall be construed to require natural areas located within larger improved lots to be cut to a height less than 12 inches within such natural areas.(c)Maintenance of unimproved residential lots. Unimproved vacant parcels adjacent to improved parcels will be inspected by the city fire department and/or code enforcement to determine severity of hazard to the improved property. If it is determined by the city that the property does pose a hazard, the owner of the unimproved vacant lot in a residential zone will be required to keep 20 feet of their parcelthat is adjoining an improved lot free and clear of all fallen trees and limbs, and all weeds, grass and brush therein shall be cut to a height not exceeding 36 inches within such areas.(d)Maintenance of rights-of-way and abutting property owners. It shall be the duty of every owner of real property within the city to at all times cause to be cut and mowed, the grass and weeds and to cause to be cut and trimmed, the flowers, vines and shrubbery. Performance shall be in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the right of way abutting their properties. It shall also be the duty of every owner of real property to properly dispose of said trimmings. Rights-of-way abutting improved residential or commercial lots shall be maintained as provided in subsections (a) and (b). Rights-of-way abutting unimproved residential lots shall be maintained as provided in subsection (c) for the

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

Failure to comply with this notice at minimum, will take corrective action including but not limited to the issuance of a notice of hearing and a civil fine not to exceed $500. Daily fines can be issued for the duration of a notice of hearing and a civil fine can be issued for each violation of the same nature that occurs in the future.

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