Case Summary

Case # 25-122167

Citation # 807,808

Hearing Date: 6/12/2025

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 1604 Royal Palm Dr, Edgewater 32132

PARCEL ID: 840201018870

OWNER: CARRINGTON MORTGAGE SERVICES LLC, MCCALLA RAYMER LEIBERT PIERCE LLC

MAILING ADDRESS: 225 E ROBINSON ST STE 155, ORLANDO FL 32801 4326

Background:

On 04/15/2025, Supervisor San Miguel was on patrol and took pictures of various violations he identified at 1604 Royal Palm. An email was sent to Officer McGlothlin on 04/16/2025 directing him to begin a code case. Upon inspection of the property on 04/16/2025, Officer McGlothlin identified various violations. The fence closest to 16th street was broken with a panel laying on the ground. The right-of-way ground cover adjacent to Royal Palm was unconforming and damaged. There were metal panels barricading the windows on the property. One of the windows facing the backyard had storm shutters installed. Finally, the fence in the backyard was covered in overgrown vines.

Officer McGlothlin attempted to make contact, but no one answered the door and the contact information in our system was outdated. A Notice of Violation was posted/mailed on 04/16/2025 with a due date of 04/30/2025. On 04/30/2025, Officer McGlothlin reinspected the property and saw that no attempt had been made to correct the violations. Also, the Notice of Violation was still posted on the door. Two citations containing five violations were posted/mailed on 04/30/2025.

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

Case Summary

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Citation # 807,808

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Code Enforcement Officer: Jacob McGlothlin

Staff Recommendation:

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

Citation – 807

10-207 Accessory Structures: $75

10-98 Property Maintenance: $75

10-238 Windows: $75

Citation – 808

10-239 Temporary Storm Protection: $75

10-83 Neglected Premise: $75

Daily Fines per violation – If violations are not corrected by 06/22/2025, staff recommends daily fines of $100 per violation for everyday that the violation is not in compliance.

CITATION # 807

City of Edgewater Code Enforcement Division

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

Date: 04/30/2025 Time: 02:13 PM Case# 25-122167

Name: CARRINGTON MORTGAGE SERVICES LLC, MCCALLA RAYMER LEIBERT PIERCE LLC

Address: 1604 ROYAL PALM DR

Date/Time violation first observed: 04/16/2025 10:32 AM

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

1. Sec 10-207 Description ACCESSORY STRUCTURES
2. Sec 10-98 Description PROPERTY MAINTENANCE
3. Sec 10-238 Description WINDOWS

Civil fine (violation 1) $ 75

Civil fine (violation 2) $ 75

Civil fine (violation 3) $ 75

Nature of the Violation(s)

1) THE FENCE CLOSEST TO 16TH STREET IS BROKEN AND A PANEL IS LAYING ON THE GROUND.
2) THE RIGHT-OF-WAY GROUND COVER ADJACENT TO ROYAL PALM IS UNCONFORMING AND DAMAGED.
3) THERE ARE METAL PANELS BARRICADING THE WINDOWS ON THE PROPERTY.

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

1) REPAIR/REPLACE THE DAMAGED FENCE PANEL.
2) RESEED/RESOD THE RIGHT-OF-WAY SO THAT IT IS UNDAMAGED AND CONFORMS WITH OTHER PREMISES IN THE VICINITY.
3) REMOVE THE METAL PANELS FROM ALL WINDOWS ON THE PROPERTY. WINDOWS ARE REQUIRED TO BE OPENABLE FOR SAFETY AND HEALTH, IN CASE OF AN EMERGENCY.

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: 06/12/2025 Time: 02:00 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 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

CITATION # 808

City of Edgewater Code Enforcement Division

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

Date: 04/30/2025 Time: 02:23 PM Case# 25-122167

Name: CARRINGTON MORTGAGE SERVICES LLC, MCCALLA RAYMER LEIBERT PIERCE LLC

Address: 1604 ROYAL PALM DR

Date/Time violation first observed: 04/16/2025 10:32 AM

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

1. Sec 10-239 Description TEMPORARY STORM PROTECTION
2. Sec 10-83 Description NEGLECTED PREMISE
3. Sec Description

Civil fine (violation 1) $ 75

Civil fine (violation 2) $ 75

Civil fine (violation 3) $

Nature of the Violation(s)

1) ONE OF THE WINDOWS ADJACENT TO THE BACKYARD HAS STORM SHUTTERS INSTALLED.
2) THE FENCE IN THE BACKYARD HAS OVERGROWN VINES ALONG IT.

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

1) REMOVE THE STORM SHUTTERS FROM THE WINDOW.
2) TRIM THE OVERGROWN SECTIONS OF VINES TO PRESENT A CLEAN AND ORDERLY APPEARANCE, OR REMOVE THE VINES ENTIRELY.

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: 06/12/2025 Time: 02:00 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 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.

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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

NOTICE OF VIOLATION

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

Date: April 30, 2025

Case Number: 25-00122167

CARRINGTON MORTGAGE SERVICES LLC
MCCALLA RAYMER LEIBERT PIERCE LLC
225 E ROBINSON ST STE 155
ORLANDO, FL 328014326

Parcel ID: 8402-01-01-8870
Property Owner: CARRINGTON MORTGAGE SERVICES LLC, MCCALLA RAYMER LEIBERT PIERCE LLC

Violation Location: 1604 ROYAL PALM DR

Date of Violation(s): April 16, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00020 10-207 ACCESSORY STRUCTURES
Date Est: April 16, 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)

CORRECTIVE ACTION: THE FENCE CLOSEST TO 16TH STREET IS BROKEN AND A PANEL IS LAYING ON THE GROUND. REPAIR/REPLACE THE DAMAGED FENCE PANEL.

Violation Detail 00030 10-98 Property Maint. Duty of Owner
Date Est: April 16, 2025 Location: Qty: 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.

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.

NOTICE OF VIOLATION

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

(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 parcel/lot that 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 maintained portion of residential lots. This maintenance area is that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. The ground cover in the rights-of-way and other areas subject to erosion shall be grass unless other ground cover has been approved by the city.
(e)Garbage, waste, trash, etc., prohibited. The owner of every lot, piece and parcel of land located within the city shall keep each such lot, piece and parcel of land free and clear of garbage, waste, trash, debris and junk.
(f)No property maintenance permit required; other restrictions and requirements applicable. No permit shall be required for the limited property maintenance required by this section; however, the requirements, restrictions and limitations imposed by other sections of this Code and applicable provisions of the land development code pertaining to environmental preservation, tree removal, change of grade, etc., shall be applicable. In the event of any conflict between this section and any other provision of this Code or applicable provision of the land development code, the other sections of this Code or applicable provisions of the land development code shall prevail and govern.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

CORRECTIVE ACTION: THE RIGHT-OF-WAY ADJACENT TO ROYAL PALM IS UNCONFORMING AND DAMAGED. RESEED/RESOD THE RIGHT-OF-WAY SO THAT IT IS UNDAMAGED AND CONFORMS WITH OTHER PREMISES IN THE VICINITY.

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.

NOTICE OF VIOLATION

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

Violation Detail 00040 10-238 Windows
Date Est: April 16, 2025 Location: Qty: 001
Windows manufactured to be operable must remain operable. Windows required for emergency egress shall be operable and located in whole or in part of the structure, dwelling unit, efficiency unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

CORRECTIVE ACTION: THERE ARE METAL PANELS BARRICADING THE WINDOWS ON THE PROPERTY. THESE WINDOWS ARE REQUIRED TO BE OPERABLE FOR EMERGENCY EGRESS. REMOVE THE METAL PANELS FROM ALL WINDOWS ON THE PROPERTY. WINDOWS ARE REQUIRED TO BE OPENABLE FOR SAFETY AND HEALTH, IN CASE OF AN EMERGENCY.

Violation Detail 00050 10-239 TEMPORARY STORM PROTECTION
Date Est: April 16, 2025 Location: Qty: 001
Openings such as doors, windows or other apertures may be temporarily protected up to 14 days prior to the projected landfall of any named storm or weather system. Temporary protection must be removed within 14 days after the storm threat has passed. Materials used to protect or cover the opening can be any material approved for use by the then current edition of the Florida Building Code. (Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

CORRECTIVE ACTION: ONE OF THE WINDOWS ADJACENT TO THE BACKYARD HAS STORM SHUTTERS INSTALLED. REMOVE THE STORM SHUTTERS FROM THE WINDOW.

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.

NOTICE OF VIOLATION

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

Violation Detail 00060 10-83 NEGLECTED PREMISE
Date Est: April 16, 2025 Location: Qty: 001
(a)It shall be the duty of any person owning or controlling a house or other building or premises to maintain such premises in a reasonably clean and orderly manner and to a standard conforming to other orderly premises in that vicinity. It shall be a violation of this section to abandon, neglect, or disregard the condition or appearance of any premises.
(b)Every exterior wall of every building shall be free of holes, breaks, loose or rotting boards, or timbers. All siding material shall be kept in repair. Roofs shall be structurally sound and maintained in a safe manner and have no defects.
(c)All portions of existing buildings, both interior and exterior, shall be maintained in such a manner that structural strength, stability, sanitation, adequate light and indoor air quality, and safety to life and property from fire and other hazards are provided for public safety, health, and general welfare.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

CORRECTIVE ACTION: THE FENCE IN THE BACKYARD HAS OVERGROWN VINES ALONG IT. TRIM THE OVERGROWN SECTIONS OF VINES TO PRESENT A CLEAN AND ORDERLY APPEARANCE, OR REMOVE THE VINES ENTIRELY.

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

Code Enforcement Officer: Jacob McGlothlin - jmcglothlin@cityofedgewater.org | 386-424-2400 x. 2212

Please contact Officer McGlothlin with any questions regarding the violations and corrective actions listed above. It is your responsibility to contact code enforcement once the violations have been corrected.

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.

Kathleen Capetillo

From: Miron San Miguel
Sent: Wednesday, April 16, 2025 8:58 AM
To: Jacob McGlothlin
Subject: 1604 Royal Palm
Attachments: iCloud Photos.zip

Open a code case for the above and take additional photos.

Get with me on the violations you find and we will discuss a plan to move forward with it. There's a lot of history on this house. See attached photos I took the other day for the boarded windows.

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

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

AltKey: 3912390 **Parcel ID: 840201018870**
CARRINGTON MORTGAGE SERVICES LLC **1604 ROYAL PALM DR, EDGEWATER, FL**

Parcel Summary

Alternate Key:	3912390
Parcel ID:	840201018870
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 01 - 8870
Owner(s):	CARRINGTON MORTGAGE SERVICES LLC - FS - Fee Simple - 10(
Mailing Address On File:	% MCCALLA RAYMER LEIBERT PIERCE LLC 225 E ROBINSON ST STE 155 ORLANDO FL 32801 4326
Physical Address:	1604 ROYAL 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

CODE ENFORCEMENT

CITATION # 0808

25-122167

CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0807

25-122167

City of Edgewater

Affidavit of Service
Citation / Notice of Hearing

Case No. 25-122167 Address/Location of Violation 1604 ROYAL 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: 04/30/2025

Jacob McGlothlin 04/30/2025
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.

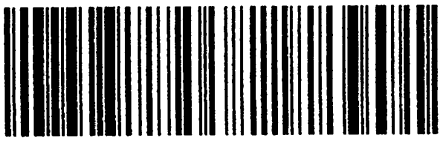
Witness my hand and official seal dated: April 30, 2025

Notary Public SEAL

KATHLEEN CAPETILLO
Notary Public - State of Florida
Commission # HH 160149
My Comm. Expires Aug 2, 2025
Bonded through National Notary Assn.

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

CERTIFIED MAIL



9589 0710 5270 0402 0472 97

Carrington Mortgage Services LLC
McCalla Raymer Leibert Pierce LLC
(25-122167 JM) Code Enf.
225 E Robinson St Ste 155
Orlando, FL 32801

City of Edgewater

AFFIDAVIT OF SERVICE
NOTICE OF VIOLATION

Case No. 25-122167 Address/Location of violation 1604 ROYAL PALM DR
Edgewater, Florida

HAND DELIVERED

☐ Pursuant to Florida Statute 162.12(1)(b)-(d), the notice of violation was hand delivered to:
- ☐ The owner(s) of the property on ___/___/_____ at _____,
- ☐ The owner(s) usual place of residence with a person who is above 15 years of age and informing such person of the contents of the notice on ___/___/_____ at _____, or
- ☐ The owners(s) of commercial property, leaving the notice with a manager or other person in charge on ___/___/_____ at _____.

POST

☑ Pursuant to Florida Statute 162.12(2)(b)(1), the notice of violation 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 violation exits.

MAIL

☑ Pursuant to Florida Statute 162.12(1)(a), the notice of violation was mailed certified to the owner(s) of the property found in violation of our municipal code at:
- ☑ The address listed in the tax collector's office.
- ☐ The address listed in the tax collector's office AND another address provided to the City of Edgewater.

Jacob McGlothlin 04/16/2025
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 this the 16TH day of APRIL, 2025.

Notary Public

SEAL

KATHLEEN CAPETILLO
Notary Public - State of Florida
Commission # HH 160147
My Comm. Expires Aug 2, 2025
Bonded through National Notary Assn.

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

CERTIFIED MAIL®

9589 0710 5270 0402 0471 50

Carrington Mortgage Services LLC
McCalla Raymer Leibert Pierce LLC
(25-122167 JM) Code Enf.
225 E Robinson St Ste 155
Orlando, FL 32801

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE