

CASE SUMMARY
2026-CE-348
Citation# 0664
Hearing Date: July 07, 2026
Code Officer: R. Hazelwood

DESCRIPTION:

Edgewater Auto Spa LLC is the owner of the property located at 1829 S. Ridgewood Ave in Edgewater, Florida. It has been found in violation of Section 10-500 (Commercial Maintenance Standards) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On June 15, 2026 Code Enforcement received a complaint of large Pine Trees dumped on the property of the listed location which was creating a snake problem. I arrived and observed the property to have a violation of grass/weeds in excess 12" along with the reported dumped tree debris and tree branches about the property. A Notice of Violation was issued with a correction date of June 14, 2026.

On June 14, 2026. I conducted an inspection and noted the grass was partially mowed. The tree debris was not removed and there has been no contact with the property owners during this process. Citation #0664 was subsequently issued, it was posted to the property, sent certified mail to the owner and posted at City Hall.

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

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find Edgewater Auto Spa LLC, in violation of Section 10-500 (Commercial Maintenance Standards) of the Code of Ordinances and assess the citation fine of \$150.00 and \$200.00 a day daily fines if the property is not brought into compliance by July, 17, 2026.



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

codeenforcement@cityofedgewater.org

CITATION # 0664

PAID

Date: 6-15-26 Time: 9:00am Case# 26-348

Name: EDGEWATER AUTO SPA LLC

Address: 1829 S. Ridgewood Ave Edgewater, FL 32141

Date/Time violation first observed: 5-14-26

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

1. Sec 10-500 Description Commercial Maintenance
2. Sec Description Standards
3. Sec Description

Civil fine (violation 1) \$ 150.00

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

Grass/weeds in excess 12". Tree debris scattered about the property along with trees dumped on property.

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

Remove tree debris, mow and maintain property.

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: July 07, 2026 Time: 2:00pm

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

City of Edgewater
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: EDGEAC Type: OC Drawer: 1
Date: 7/06/26 01 Receipt no: 90482
Description Quantity Amount
CF CODE ENFORCEMENT
1.00 \$150.00

CITATION 0664
EDGEWATER AUTO SPA
1829 S RIDGEWOOD AVE

Tender detail
CK CHECK 1550 \$150.00
Total tendered \$150.00
Total payment \$150.00

Trans date: 7/06/26 Time: 13:34:17

*** THANK YOU FOR YOUR PAYMENT ***

WWW.CITYOFEDGEWATER.ORG

City of Edgewater
Po Box 100 Edgewater, FL 32132

Code Enforcement Officer: R. Hazelwood



NOTICE OF VIOLATION

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

codeenforcement@cityofedgewater.org



Date: June 30, 2026

Case Number: 26-00000348

EDGEWATER AUTO SPA LLC
226 N NOVA RD STE 151
ORMOND BEACH FL 32174

Violation Location: 1829 S RIDGEWOOD AVE
Parcel ID: 8402-00-00-0040
Property Owner: EDGEWATER AUTO SPA LLC
Date of Violation(s): May 14, 2026

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 10-500 COMMERCIAL MAINT - STANDARDS Date Est: May 14, 2026 Location: Qty: 001 The minimum standards for the maintenance of commercial properties are as follows: (1)All buildings and walls shall present a neat and clean appearance and be free of all peeling paint, mildew, rust, graffiti, dirt, and deteriorated or mismatched roofing material.(2)Nonfunctional elements on any building, structure, or premises, such as unused sign poles, brackets, empty electrical conduit, etc., shall be removed and the remaining surface shall, if damaged, be repaired or rebuilt to match adjacent surfaces and to the original condition. All loose wires and/or conduits shall be secured.(3)Awnings shall be properly maintained and present a neat and clean appearance. Awnings shall be deemed as non-maintained if any part thereof is broken, tattered, torn, faded, or otherwise in disrepair.(4)All roofs, gutters, and downspouts shall be maintained to prevent damage to the structure and adjoining properties.(5)All parking areas shall be kept free of weeds, trash and debris. Potholes and broken pavement shall be repaired. Paving and striping shall be maintained to a neat and clean appearance.(6)Landscaping shall be maintained in a healthy condition, including but not limited to, sufficient watering and trimming. Landscaping shall be reasonably free of weeds and foreign matter.(7)All grass covered areas shall be maintained in a healthy condition, including but not limited to, sufficient watering and maintenance as outlined in section 10-98.(8)The premises shall be free of any condition that tends to or could hamper or interfere with the suppression of fire or the use of emergency vehicles upon the premises or adjacent premises.(9)All retaining walls, nonstructural walls, dumpster enclosures, fences, lighting devices and supports and outdoor seating areas shall be maintained to a neat, clean, and functioning condition with a clean appearance. (Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

Pine Tree debris in the rear of the property needs removed. Weeds need to be cut, trash and debris on property removed along with tree branches removed from property.

Violation(s) must be corrected BEFORE: June 14, 2026

Signature of owner/tenant _____ Date _____
Code Enforcement Officer: Robert Hazelwood

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.



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3904818

Parcel ID: 840200000040

EDGEWATER AUTO SPA LLC

1829 S RIDGEWOOD AVE, EDGEWATER, FL

Parcel Summary

Alternate Key:	3904818
Parcel ID:	840200000040
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	00 - 00 - 0040
Owner(s):	EDGEWATER AUTO SPA LLC - FS - Fee Simple - 100%
Mailing Address On File:	226 N NOVA RD STE 151 ORMOND BEACH FL 32174
Physical Address:	1829 S RIDGEWOOD AVE, EDGEWATER 32141
Property Use:	4900 - OPEN STORAGE
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.0414
Neighborhood:	7465
Subdivision Name:	
Homestead Property:	No



1829 S Ridgewood Ave

From Kathleen Capetillo <kcapetillo@CITYOFEDGEWATER.ORG>

Date Thu 5/14/2026 2:01 PM

To Code Officer Group <CodeOfficerGroup@CITYOFEDGEWATER.ORG>

Complainant: William Sidles - 110 Lincoln Rd

Phone Number of Complainant: 603-660-3201

Method: Walk In

Address of Issue: 1829 S Ridgewood Ave

Issue: Pile of debris in the back of the vacant lot. It is attracting rodents. ***Please make contact***

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

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

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>



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0664**

26-3418



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 26-348

Address/Location of Violation 1829 S. Ridgewood Ave
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: 6-15-26

R. Hazelwood

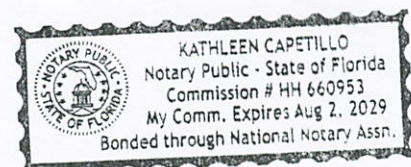
Print Name / Signature / Date

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: June 15, 2026

[Signature]
Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 26-000348 Address/Location of Violation 1829 S. Ridgewood Ave
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.

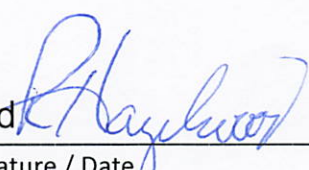
Date: _____

☐ 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.

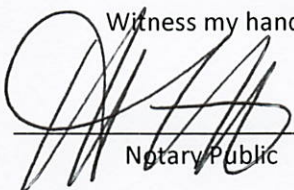
In addition to the aforementioned the notice has been posted at:

- ☒ 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.

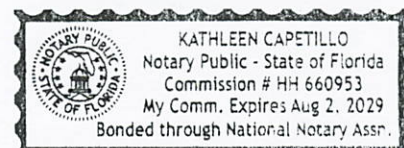
Date: 5-14-26

R. Hazelwood 
Print Name / Signature / Date

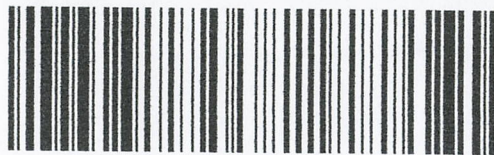
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that
R. Hazelwood, who is personally known to me, who, after being duly sworn, did thereupon say that the
information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: May 14, 2026

Notary Public

SEAL



CERTIFIED MAIL®



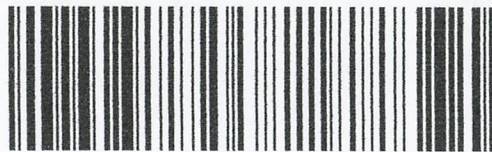
9589 0710 5270 0402 0404 65

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

Edgewater Auto Spa LLC
(26-348 RH) Code Enf.
226 N Nova Rd Ste 151
Ormond Beach, FL 32174

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

CERTIFIED MAIL®



9589 0710 5270 0402 0403 66

Edgewater Auto Spa LLC
(26-348 RH) Code Enf.
226 N Nova Rd Ste 151
Ormond Beach, FL 32174