

## **Case Summary**

**Case # 25-123117**

**Citation # 840**

**Hearing Date: 2/12/2026**

**Code Enforcement Officer: Jacob McGlothlin**

### **Description:**

PROPERTY ADDRESS IN VIOLATION: 311 S Ridgewood Ave

PARCEL ID: 745204000040

OWNER: EDGEWATER MEDICAL SERVICE LLC

MAILING ADDRESS: 1690 DUNLAWTON AVE #110 PORT ORANGE FL 32127

### **Background:**

On December 8<sup>th</sup>, 2025, we received a referral regarding 2 semi-trucks & trailers displaying expired tags being stored in the parking lot of the closed Badcock Furniture. I attempted contact via phone and email with the owner.

On December 15<sup>th</sup>, I spoke to the owner. He was aware of the trucks and trailers being stored there, and said that the tags were now valid. He clarified that the parking lot was being used as a terminal for the trucks and trailers between use. I explained that the property is not zoned to be a truck freight terminal, and that the vehicle will have to be removed.

On December 22<sup>nd</sup>, a Notice of Violation was posted due to the vehicles not being moved.

On December 30<sup>th</sup>, the trucks and trailers were still there, so citation #840 was posted for violation of Sec 21-33 .1 & .2 zoning uses and restrictions.

On January 20<sup>th</sup>, 2026, the property was brought into compliance.

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

### **Staff Recommendation:**

Citation – \$ 75 (PAID)

Daily Fines per violation – \$0

Staff recommends a citation of \$75, which was paid on 1/21/26. No daily fines are requested as the property is in compliance.



PAID

CITATION # 840

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

codeenforcement@cityofedgewater.org

Date: 12/30/2025 Time: 3:25 PM Case# 25-123117

Name: EDGEWATER MEDICAL SERVICE LLC

Address: 311 S RIDGEWOOD AVE

Date/Time violation first observed: 12/10/2025

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

- 1. Sec 21-33 .1 & .2 Description Zoning uses
2. Sec Description and restrictions
3. Sec Description

Civil fine (violation 1) \$ 75

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

PROPERTY IS ZONED B3 - HIGHWAY COMMERCIAL. PROPERTY IS NOT ZONED TO BE A TRUCK FREIGHT TERMINAL OR FOR WAREHOUSING & STORAGE.

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

REMOVE THE SEMI TRUCKS AND TRAILERS FROM THE PROPERTY. SEE ATTACHED ZONING TABLE FOR ADDITIONAL INFORMATION.

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: 2/12/2026 Time: 2:00 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

City of Edgewater
\*\*\* CUSTOMER RECEIPT \*\*\*
Oper: EDGEBDB Type: OC Drawer: 1
Date: 1/21/26 03 Receipt no: 37796
Description Quantity Amount
CF CODE ENFORCEMENT 1.00 \$75.00
CITATION#840
311 S RIDGEWOOD AVE
EDGEWATERMEDICAL SERVICE LLC
Tender detail
CK CHECK 1395 \$75.00
Total tendered \$75.00
Total payment \$75.00
Trans date: 1/21/26 Time: 13:40:10
\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*
WWW.CITYOFEDGEWATER.ORG

# NOTICE OF VIOLATION



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

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



**Date:** December 22, 2025

**Case Number:** 25-00123117

EDGEWATER MEDICAL SERVICE LLC  
1690 DUNLAWTON AVE #110  
PORT ORANGE, FL 32127

**Violation Location:** 311 S RIDGEWOOD AVE  
**Parcel ID:** 7452-04-00-0040  
**Property Owner:** EDGEWATER MEDICAL SERVICE LLC  
**Date of Violation(s):** December 10, 2025

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

**Violation Detail 00020 21-33 .1 & .2 Zoning uses and restrictions**

Date Est: December 22, 2025 Location: Qty: 001

**21-33.01 - Purpose** This portion of Article III depicts the permitted, conditional and accessory uses by zoning district using the matrix format. The footnotes in Table III-3 refer to any applicable special criteria for that use in the particular zoning district and are described in Section 21-34 of this Article. If a use is not present in a given square in the matrix, that use is not permitted in that zoning district. Changes to the list of uses, the zoning districts and/or the permitted, conditional or accessory use status of a given land use can only be changed by completing the Land Development Code amendment process described in Article IX.

**21-33.02 - Permitted Uses** The use depicted as "P" in the matrix (Table III-3) means that it is permissible in that zoning district as a matter of right, subject to satisfactory compliance with the project design standards found in the Land Development Code and any applicable site plan review requirements in the Land Development Code. The list of permitted uses cannot be all inclusive. The uses described in Table III-3 shall be interpreted by the Development Services Director/Planning Director to include other uses that have similar impacts to those listed. Any dispute or request regarding interpretations shall be resolved by the City Manager subject to an appeal to the City Council. All permitted uses or businesses requiring business tax receipts shall operate from within a permanent structure.

**CORRECTIVE ACTION:**

**PROPERTY IS ZONED B3 – HIGHWAY COMMERCIAL. PROPERTY IS NOT ZONED TO BE A TRUCK FREIGHT TERMINAL OR FOR WAREHOUSING & STORAGE. REMOVE THE SEMI TRUCKS AND TRAILERS FROM THE PROPERTY. SEE ATTACHED ZONING TABLE FOR ADDITIONAL INFORMATION.**

Violation(s) must be corrected BEFORE: **December 26, 2025**

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

Code Enforcement Officer: Jacob McGlothlin | [jmcglothlin@cityofedgewater.org](mailto:jmcglothlin@cityofedgewater.org) | 386-424-2400 x2212

**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.**

## Jacob McGlothlin

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**From:** Jacob McGlothlin  
**Sent:** Tuesday, December 09, 2025 3:51 PM  
**To:** tphillips@amcfl.org  
**Cc:** Miron San Miguel  
**Subject:** Code Enforcement - City of Edgewater

Good Morning,

I am trying to reach an owner or manager for Edgewater Medical Service LLC, listed at 1690 Dunlawton Ave #110, Port Orange FL.

We have been receiving complaints regarding the property at 311 S Ridgewood Ave, Edgewater FL 32132. There are two semi-trucks/trailers stored in the back of the lot with what appear to be expired tags. They have been there for a few weeks now, and don't appear to be related to the property. This property is not zoned to have semi-trucks stored there indefinitely, especially since the business is currently vacant. The semi-trucks will have to be removed.

Could someone reach out to our office, either by responding to this email or by contacting us via phone (386-424-2400 x2212)? We would like to discuss things and come up with a plan of action.

*Very respectfully,*

**Jacob McGlothlin**  
Code Enforcement Officer  
City of Edgewater Code Enforcement  
Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450  
1605 S. Ridgewood Ave, Edgewater, FL 32132  
[www.cityofedgewater.org](http://www.cityofedgewater.org)

## Jacob McGlothlin

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**From:** Jacob McGlothlin  
**Sent:** Monday, December 15, 2025 11:19 AM  
**To:** Theresa Phillips  
**Cc:** Miron San Miguel  
**Subject:** RE: Code Enforcement - City of Edgewater

Perfect, he just spoke with me.

We agreed to check back in a week to confirm that the vehicles have been removed.

If there are any questions, feel free to reach out.

*Very respectfully,*

**Jacob McGlothlin**

Code Enforcement Officer | City of Edgewater Code Enforcement  
Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

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**From:** Theresa Phillips <tphillips@amcfl.org>  
**Sent:** Monday, December 15, 2025 11:13 AM  
**To:** Jacob McGlothlin <jmclglothlin@cityofedgewater.org>  
**Cc:** Miron San Miguel <msanmiguel@CITYOFEDGEWATER.ORG>  
**Subject:** Re: Code Enforcement - City of Edgewater

Morning,

I have sent this via text to the owner.

Thanks

**Theresa Phillips**  
**Practice Manager**  
**Advanced Medical Center**  
Advanced Gastroenterology Center  
Town Center Medical Services  
Advanced Urgent Care  
1690 Dunlawton Ave  
Port Orange, FL 32127  
386-481-6678  
386-271-2274 (Fax)  
[tphillips@amcfl.org](mailto:tphillips@amcfl.org)  
[tphillips@amrcus.com](mailto:tphillips@amrcus.com)

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**From:** Jacob McGlothlin <[jmclglothlin@cityofedgewater.org](mailto:jmclglothlin@cityofedgewater.org)>  
**Sent:** Monday, December 15, 2025 11:08 AM  
**To:** Theresa Phillips <[tphillips@amcfl.org](mailto:tphillips@amcfl.org)>

**Cc:** Miron San Miguel <[msanmiguel@CITYOFEDGEWATER.ORG](mailto:msanmiguel@CITYOFEDGEWATER.ORG)>

**Subject:** RE: Code Enforcement - City of Edgewater

Good Morning,

Following up on my previous email. Could someone please contact our office either by phone or by responding to this email?

Phone #: 386-424-2400 x2212

*Very respectfully,*

**Jacob McGlothlin**

Code Enforcement Officer | City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

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**From:** Jacob McGlothlin

**Sent:** Tuesday, December 09, 2025 3:51 PM

**To:** [tphillips@amcfl.org](mailto:tphillips@amcfl.org)

**Cc:** Miron San Miguel <[msanmiguel@CITYOFEDGEWATER.ORG](mailto:msanmiguel@CITYOFEDGEWATER.ORG)>

**Subject:** Code Enforcement - City of Edgewater

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Could someone reach out to our office, either by responding to this email or by contacting us via phone (386-424-2400 x2212)? We would like to discuss things and come up with a plan of action.

*Very respectfully,*

**Jacob McGlothlin**

Code Enforcement Officer

City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

1605 S. Ridgewood Ave, Edgewater, FL 32132

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

SECTION 21-33.05

TABLE III – 3  
 PERMITTED (P), CONDITIONAL (C), AND ACCESSORY (A) USES  
 ZONING DISTRICTS

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD
Adult Entertainment (19)																	P							
Agriculture - General	P		P																	C				
Aircraft Manufacturing																	P	P	C		C		C	C
Airport Fixed Base Operations																	P	C	C	P	C		C	C
Aluminum Can Transfer Facility																	P	P	C		C		C	C
Animal Hospital									C	C			P	P		C	P		C				C	C
Antennas (1)(2)	C		C	C	C	C	P	P	P		C	C	C	C	C	C	C	C	C	C			C	C
Aquaculture	P	C																						
Auction/Flea Market – Indoor Only													P				P		C				C	C
Automobile Paint & Body (7)(17)													P				P	P	C				C	C
Automobile Repair – Indoor (7)													P	P			P	P	C				C	C
Automobile Service (7)													P	P		C	P	P	C				C	C
Automobile Sales/Leasing													P	P		C	A	A	C				C	C
Bed & Breakfast (3)				C					C					P	P	C							C	C
Boat Building & Repair													C	C	C	C	C	P	C		C		C	C
Boat Sales and Leasing													P	P		C	A	A	C		C		C	C
Bulk Processing																		P	C		C		C	C
Car Wash									C				P	P	C	C	C	C	C				C	C
Chauffeur/Vehicle for Hire														P		C	C	C	C				C	C
Cemeteries	P																			P				
Containment Facilities	P		C															C	P	C				
Day Care – Children or Adult (17)			P	P	P	P	P	P	P	P	P	P	C	P	A	C						C	C	C
Dispensing Facility									C				P	P	A	C	A	A	C	A			C	C
Distribution Facilities														C		C	P	P	C		C		C	C
Financial Institute									C	C				P		C			C		C	C	C	C
Garden & Yard Supplies	P													P		C	P	P	C				C	C
Government Facilities	P	C	P	P	P	P	P	P	C	C	P	P	P	P	P	C	P	P	C	P	C	C	C	C

SECTION 21-33.05

TABLE III – 3  
 PERMITTED (P), CONDITIONAL(C), AND ACCESSORY (A) USES (cont'd)  
 ZONING DISTRICTS

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD
Health/Fitness Facilities									C			C	P	P	A	C	C	C	C			C	C	C
Home Occupations	P		P	P	P	P	P	P	C	C	P	P	P	P		C					C	C	C	C
Hotel/Motel														P	P	C						C	C	C
Internet/Sweepstakes Café (20)																	P							
Kennels & Boarding (4)	C		C											P		C	C	P	C	P			C	C
Laboratories									C					P		C	C	P	C		C		C	C
Lodges – Fraternal/Sorority														P	C	C							C	C
Marina		C							A						P	C				P	C	C	C	C
Marina Related Industrial																		P	C		C		C	C
Machine Shop/Repair													P	P		C	P	P	C		C		C	C
Manufacturing – General																	P	P	C		C		C	C
Medical/Dental Offices									C	C				P	P	C						C	C	C
Mini-warehouse (5)														P	C	C	P	P	C		C		C	C
Mining/Excavation (18)																	P	P	P					
Mobile Home Sales														P		C						C		
Night Club / Lounge/Bar									C					P	A	C					C	C	C	C
Nursing Homes (6)														P		C	C			P		C	C	C
Outdoor Equipment Sales														P		C	P	P	C		C		C	C
Outdoor Storage (7)													A	C		C	C	P	C		C		C	C
Pain Clinic (21)														C										
Pawn Shop (20)																	P							
Personal Service Facilities									C	C				P	P	C	C	C	C				C	C
Pool Hall/Billiards									C			C	P	P	C	C	C	C	C		C	C	C	C
Places of Worship			C	C	C	C	C	C	C			C	P	P	C	C				P			C	C
Places of Worship – Schools (14)	C		C	C	C	C	C	C	C			C	P	P		C				P	C	C	C	C
Professional Office Facilities (12)					C				C	C		C	P	P	C	C	P	P	C		C	C	C	C
Railroad Facilities																	P	P	C	P	C			
Recording Facilities										C				P	P		C	C	C		C	C	C	C

**SECTION 21-33.05**

**TABLE III – 3  
PERMITTED (P), CONDITIONAL (C), AND ACCESSORY (A) USES (cont'd)  
ZONING DISTRICTS**

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD
Recreational Uses (R*) (13)	P	C	P	P	P	P	P	P	C	C	A	A	P	P	C	C	C	C	C	P	C	C	C	C
Research Facilities										C				P		C	P	P	C		C		C	C
Residential – ALF (9)	P		P	P	P	P	P	P	C					C		C						C	C	C
Residential - Community Home (8)	P		P	P	P	P	P	P	C		P	P				C					C	C	C	C
Residential – Duplex (15)							P	P	C							C						C	C	C
Residential – Multifamily (10) (15)							P	P	C							C							C	C
Residential –Manufactured/ Mobile Homes	P		P						C		P	P										C	C	C
Residential –Modular Home	P		P	P	P	P	P	P	C			P				C					C	C	C	C
Residential – Single Family (15)	P		P	P	P	P	P	P	C							C					C	C	C	C
Restaurants									C			A	P	P	A	C	C	C	C			C	C	C
Retail – General									C				P	P	A	C	A	A	C	A			C	C
RV & Boat Storage									C			A	C	C	A	C	P	P	C		C		C	C
Salvage Yards (11)																		C						
Satellite Dishes	A		A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A
Schools – Public	P		P	P	P	P	P	P	C		P	C	P	P	C	C	C		C	P		C	C	C
Schools – Private	C		C						C	C		A	C	P	C	C	C	C	C	P		C	C	C
Shopping Center									C				C	P	C	C					C	C	C	C
Silviculture	P		C																					
Tattoo Parlor/Body- Piercing Studio (20)																		P						
Telecommunication - Unmanned	P		P	P	P	P	P	P	C		P	P	P	P	P	C	P	P	C	C			C	C
Telecommunication Towers (2)	C		C				C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C
Theaters									C					P		C						C	C	C
Truck Freight Terminal																		P	C		C		C	C
Warehousing & Storage													P	C		C	P	P	C		C		C	C
Wholesale & Distribution													P	C		C	P	P	C		C		C	C
Wrecker/Tow Truck Service													P	P		C	P	P	C		C		C	C

\* R – Recreation Zoning District, Recreational Uses permitted only



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: 3895657

Parcel ID: 745204000040

EDGEWATER MEDICAL SERVICE LLC

311 S RIDGEWOOD AVE, EDGEWATER, FL

### Parcel Summary

<b>Alternate Key:</b>	3895657
<b>Parcel ID:</b>	745204000040
<b>Township-Range-Section:</b>	17 - 34 - 52
<b>Subdivision-Block-Lot:</b>	04 - 00 - 0040
<b>Owner(s):</b>	EDGEWATER MEDICAL SERVICE LLC - FS - Fee Simple - 100%
<b>Mailing Address On File:</b>	1690 DUNLAWTON AVE #110 PORT ORANGE FL 32127
<b>Physical Address:</b>	311 S RIDGEWOOD AVE, EDGEWATER 32132
<b>Property Use:</b>	1300 - DEPT STORE
<b>Tax District:</b>	604-EDGEWATER
<b>2024 Final Millage Rate:</b>	18.0414
<b>Neighborhood:</b>	7038
<b>Subdivision Name:</b>	INDIAN RIVER ESTATES REPLAT
<b>Homestead Property:</b>	No



City of Edgewater  
Affidavit of Service  
Citation / Notice of Hearing



Case No. 25-123117

Address/Location of Violation 311 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: 12/30/2025

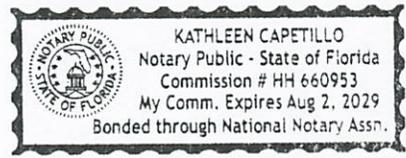
Jacob McGlothlin [Signature] 12/30/2025  
Print Name / Signature / Date

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: December 30, 2025

[Signature]  
Notary Public

SEAL





**CITY OF EDGEWATER**

CODE ENFORCEMENT

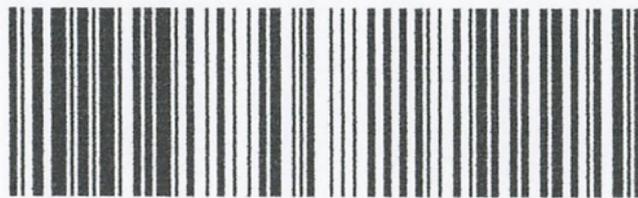
CITATION # **0840**

25-123117

*Handwritten signature*

**CERTIFIED MAIL®**

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



9589 0710 5270 0402 0445 31

**Edgewater Medical Services LLC**  
**(25-123117 JM) Code Enf.**  
**1690 Dunlawton Ave #110**  
**Port Orange, FL 32127**

**CERTIFIED MAIL**

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



9589 0710 5270 0402 0444 18

PITNEY BOWES  
**\$0.74**  
US POSTAGE<sup>SM</sup>  
FIRST-CLASS  
028W0002310300  
2000256499  
ZIP 32132  
DEC 22 2025



EDGEWATER MEDICAL SERVICE LLC  
(25-123117JM) Code Enf.  
1690 DUNLAWTON AVE #110  
PORT ORANGE, FL 32127