

CASE SUMMARY
2025-CE-00123092
Citation# 0660
Hearing Date: January 8, 2025
Code Officer: R. Hazelwood

DESCRIPTION:

Audrie M Utley is the owner of the property located at 3325 Queen Palm Dr Edgewater, Florida. It has been found in violation of Section 10-400 (Property Maintenance) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On November 19, 2025 while on patrol, I observed the listed location to have grass/weeds in excess 12" The residence appears to be vacant and as a result a Notice of Violation was issued with a correction date of November 29, 2025.

On December 01, 2025 an inspection was conducted and noted no change. Citation 0660/Notice of Hearing 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. No contact has been made with the owner/tenants of the property.

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find Audrie M Utley in violation of Section 10-400 (Property Maintenance) and assess the citation fine of \$75.00. The violation has been corrected and no daily fines are being requested.



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:

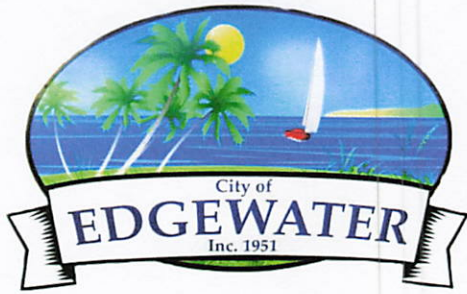
1. Correct the violation and pay the civil fine(s); or
2. Contest the violation(s) at the scheduled hearing reference on the date provided.

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



Lawn Mowing/Maintenance Fees
COST RECOVERY SHEET

ADDRESS OF CODE VIOLATION 3325 Queen Palm Dr.
CODE CASE NUMBER 25-123092
DATE WORK COMPLETED 12/4/25
WORK COMPLETED BY Gomez Lawn Service

Maintenance Resources	Invoice Number	Amount
Gomez Lawn Service	8602	\$ 200.00
City of Edgewater Admin Fee		\$ 30.00
		TOTAL \$ 230.00

Notes
LAWN MOWED BY GOMEZ LAWN SERVICE

Department Signature

Date

Code Enforcement Division

12/04/2025

Invoice No. 8602

To

City of Edgewater

Edgewater, FL 32132

Quantity	Description	Unit Price	Total
1	3325 Queen Palm Dr. - 25-123092		200.00
	Subtotal		\$200.00
	Sales Tax		N/A
	Shipping & Handling		0
	Total Due		\$200.00

THANK YOU FOR SUPPORTING OUR SMALL BUSINESS!

CODE/ACO
PO/BPO/FPO # 712291
Line # 0012230523410
Amount \$ 200.00
Signature 
Date 12/5/25

Gomez Lawn Service

386-747-1786
Javigomez67@aol.com

709 N. Garfield Ave
Deland FL 32724



Nuisance Abatement NOTICE OF VIOLATION

Code Enforcement Division

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

codeenforcement@cityofedgewater.org



Date: December 30, 2025

Case Number: 25-00123092

UTLEY AUDRIE M
3325 QUEEN PALM DR
EDGEWATER, FL 32141

Violation Location: 3325 QUEEN PALM DR

Parcel ID: 8402-01-13-5310

Property Owner: UTLEY AUDRIE M

Date of Violation: November 19, 2025

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

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.)



Nuisance Abatement NOTICE OF VIOLATION

Code Enforcement Division

1605 South Ridgewood Ave
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(386) 424-2400 Ext. 2210

codeenforcement@cityofedgewater.org



(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.

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.

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.

Please mow and maintain your ENTIRE property including any "weed-eating" needed. You cannot have any grass or weeds in excess of 12 inches in your yard.

Violation(s) must be corrected or a request for a hearing must be received by: **November 29, 2025**

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Robert Hazelwood

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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Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3956524

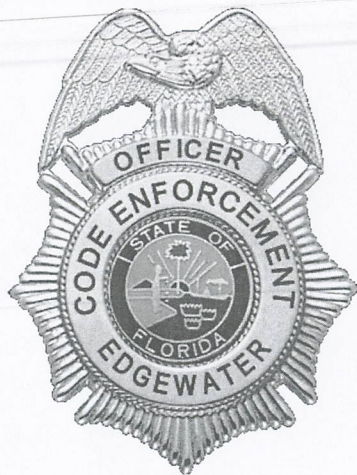
Parcel ID: 840201135310

UTLEY AUDRIE M

3325 QUEEN PALM DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3956524
Parcel ID:	840201135310
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 13 - 5310
Owner(s):	UTLEY AUDRIE M - FS - Fee Simple - 100%
Mailing Address On File:	3325 QUEEN PALM DR EDGEWATER FL 32141
Physical Address:	3325 QUEEN PALM DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.0414
Neighborhood:	4744
Subdivision Name:	
Homestead Property:	Yes



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0660**

25- 123092



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-123092

Address/Location of Violation 3325 Queen 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: 12-1-25

R. Hazelwood

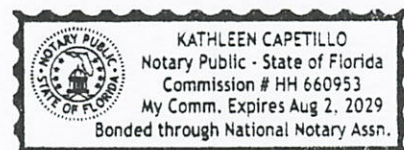
Print Name / Signature / Date

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: December 1, 2025

Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-00123092

Address/Location of Violation 3325 Queen 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;
- ☐ 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;
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☒ On the real property listed above upon which the alleged violation exists;

☒ City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 11-19-25

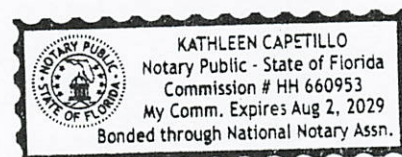
R. Hazelwood *R. Hazelwood*
Print Name / Signature / Date

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: November 19, 2025

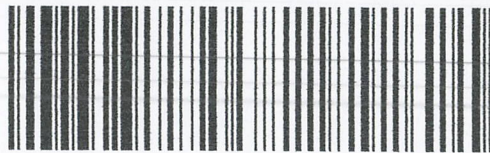
Kathleen Capetillo
Notary Public

SEAL



CERTIFIED MAIL®

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

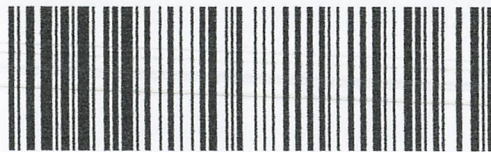


9589 0710 5270 0402 0424 76

Audrie M Utley
(25-123092 RH) Code Enf.
3325 Queen Palm Dr.
Edgewater, FL 32141

CERTIFIED MAIL®

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



9589 0710 5270 0402 0422 47

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Edgewater, FL 32141