

CASE SUMMARY
2026-CE-421
Citation# 0663
Hearing Date: July 7, 2026
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 10-402 (Alternate Method of Enforcement) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On June 09, 2026 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 (Abatement) was issued with a correction date of June 19, 2026. Due to repeated violation, Citation 0663/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 10-402 (Alternate Method of Enforcement) and assess the citation fine of \$150.00.



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



**CODE ENFORCEMENT DIVISION REQUESTING
APPROVAL FROM THE CITY MANAGER
TO ABATE PROPERTY NUISANCE VIOLATION**



UTLEY AUDRIE M
Case No. **26-00000421**

Pursuant to provisions of Chapter 10, Article XXVIII, of the Code of Ordinances; the Code Enforcement Division is requesting the City Manager approve the funds to abate the existing property maintenance nuisance violation as declared pursuant to Ordinance Section 10-400.

1. The owner of the property described as follows:

Address: 3325 QUEEN PALM DR, EDGEWATER, FL 32141

Short Parcel ID: 8402-01-13-5310

Legal Description: LOTS 13531 & 13532 BLK 434 FLA SHRS NO 22 MB 19 PG 242 PER O R 3530 PG 1523

2. There currently exists the following violation(s) of the Code of Ordinances of the City of Edgewater.

- ☐ 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.
- ☒ 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 is located on any lot adjacent to the boundary of any developed lot.
- ☐ 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.
- ☐ Emergency boarding of all windows, doors, and openings to safeguard the public and premise.

Based upon the foregoing, it is requested that the City Manager approve the abatement of the nuisance on the above stated property and approve a lien to be placed on the property for all costs incurred by the City of Edgewater.

Approved on this 6/23/2026 by the City Manager or his/her designee.

Signed by:

Joe Mahoney

BCB6B3467EDC427...
Joseph Mahoney
City Manager



Nuisance Abatement 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: 26-00000421

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: June 09, 2026

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
Edgewater, Florida 32132
(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: **June 19, 2026**

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.

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.)



**CODE ENFORCEMENT
SPECIAL MAGISTRATE
ORDER FINDING VIOLATION**

THE CITY OF EDGEWATER, FLORIDA,
a municipal corporation
Petitioner,

Case No. **25-123092**
Citation No. **0660**

vs.
Audrie M Utley
Respondent

THIS CAUSE came before the undersigned Special Magistrate on January 8, 2026 after due notice of noncompliance to the Respondent. The Special Magistrate, after having heard testimony under oath, received evidence and heard arguments of counsel (if any), the Respondent being X not being present, there upon issues this Findings of Fact, Conclusion of Law and Order as follows:

I. FINDINGS OF FACT

1. The Respondent is the owner of the property described as follows:
Address: 3325 Queen Palm Dr. Edgewater, FL
Short Parcel ID: 840201135310
Legal Description: LOTS 13531 & 13532 BLK 434 FLORIDA SHORES NO 22 MB 19 PG 242 PER OR 3530 PG 1523 PER OR 6661 PG 0770 PER OR 7710 PG 4768 PER OR 7836 PG 1991

On November 19, 2025, said Code Enforcement Officer became aware of the following violation(s) of the Land Development Code/Code of Ordinances of the City of Edgewater.

Violation Detail Sec.10-400 Property Maintenance

2. That on November 19, 2025, said Code Enforcement Officer notified the above-captioned individual of said violations and gave the above-captioned individual until January 8, 2026, to correct the violations.
3. That said violation(s) described in paragraph above continued beyond the time specified for correction by the Code Enforcement Officer requested a hearing.
4. That the Code Enforcement Officer, through its clerical staff, scheduled a hearing and written notice of such hearing was hand-delivered, mailed, or posted as provided by Section 162.12, Florida Statute.
5. That on January 8, 2026, a hearing was held pursuant to Section 162.07, Florida Statute.
6. That on basis of the testimony at the hearing on January 8, 2026, this Special Magistrate found the following conditions existed at the above-described property.

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Case No. 25-123092

- ☒ In-Compliance
☐ Citation Paid
☒ Daily Fines

II. CONCLUSION OF LAW

7. Between November 19, 2025, and January 8, 2026, the above-captioned individual and/or entity has violated the following Sections of the City Code: Section 10-400 Property Maintenance.

III. ORDER

8. It is the Order of the Special Magistrate that the above-captioned individual and/or entity shall be found in violation. No daily fines or liens are to be assessed, as the property is now in compliance.
9. The respondent is subject to a citation fine of \$75.00.

DONE AND ORDERED this January 8, 2026.



Ryan Knight
Special Magistrate



Code Enforcement Invoice Cover Sheet

7-7-26

Date: _____

Gomez Lawn Service

Vendor: _____

F12904

FPO/BPO/PO: _____

001-2230-522.34-10

Line Code: _____

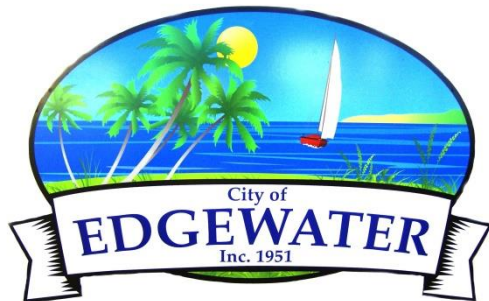
200.00

Amount \$ _____

Signed by:

Signature: Greg Lariscy
ZZ18382BE6E24D0...

Date: 7/7/2026



Lawn Mowing/Maintenance Fees

COST RECOVERY SHEET

3325 Queen Palm Dr.

ADDRESS OF CODE VIOLATION _____

26-421

CODE CASE NUMBER _____

7-5-26

DATE WORK COMPLETED _____

Gomez Lawn Service

WORK COMPLETED BY _____

Maintenance Resources	Invoice Number	Amount
Gomez Lawn Service	8805	200.00 \$
City of Edgewater Admin Fee		30.00 \$
		230.00 TOTAL \$

Notes

LAWN MOWED BY GOMEZ LAWN SERVICE

Signed by:

Greg Lariscy

7/7/2026

Code Enforcement Division

Department Signature

Date

07/05/2026

Invoice No. 8805

To

City of Edgewater

Edgewater, FL

Quantity	Description	Unit Price	Total
1	3325 Queen Palm Dr. - 26-421		\$200.00
Subtotal			\$200.00
Sales Tax			N/A
Shipping & Handling			0
Total Due			\$200.00

THANK YOU FOR SUPPORTING OUR SMALL BUSINESS!

Gomez Lawn Service

386-747-1786
Javigomez67@aol.com

709 N. Garfield Ave
Deland FL 32724



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 # 0663

26-421

CERTIFIED MAIL®



9589 0710 5270 0402 0401 06

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

Audrie M Utley
(26-421 RH) Code Enf
3325 Queen Palm Dr.
Edgewater, FL 32141