

CASE SUMMARY
2025-CE-00122521
Citation# 0541
Hearing Date: August 14, 2025
Code Officer: R. Hazelwood

DESCRIPTION:

Sue Reid Vaughan EST is the owner of the property located at 1843 Coco Palm Dr, in 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 July 16, 2025 While on patrol I observed the grass/weeds in excess of 12" at the listed location. A door hanger was left with a correction date of July 24, 2025.

On July 24 2025 I conducted an inspection and noted not change. I was informed that the property owner was deceased. A notice of violation was issued with a correction date of August 4, 2025.

On August 4, 2025 I conducted an inspection and noted no change. An abatement was issued for the property and citation# 0641 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 XXVIII have been complied with.

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find Sue Reid Vaughan EST, in violation of Section 10-400 (Property Maintenance) of the Code of Ordinances and assess the citation fine of \$75.00.



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**

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.

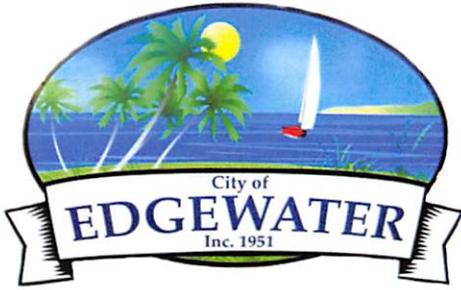
Failure to appear at the hearing will indicate that you have waived your right to contest the violation and an order may be entered against you for the maximum applicable penalties that include but are not limited to fines, administrative costs, daily fines and liens. Daily Fines may be liened up to \$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 Officer:



Lawn Mowing/Maintenance Fees
COST RECOVERY SHEET

ADDRESS OF CODE VIOLATION 1843 Coco Palm Dr.
 CODE CASE NUMBER 25-122521
 DATE WORK COMPLETED 8/7/2025
 WORK COMPLETED BY Gomez Lawn Service

Maintenance Resources	Invoice Number	Amount
Gomez Lawn Service	8275	\$ 200.00
City of Edgewater Admin Fee		\$ 30.00
		TOTAL \$ 230.00

Notes
 LAWN MOWED BY GOMEZ LAWN SERVICE


 Department Signature

8-7-25
 Date

Code Enforcement Division

NOTICE OF VIOLATION



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

codeenforcement@cityofedgewater.org



Date: August 4, 2025

Case Number: 25-00122521

VAUGHAN SUE REID EST
1843 COCO PALM DR
EDGEWATER, FL 32141

Violation Location: 1843 COCO PALM DR
Parcel ID: 8402-01-00-0780
Property Owner: VAUGHAN SUE REID EST
Date of Violation(s): July 16, 2025

Violation(s) 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.

(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.

(b) If the code enforcement officer determines that a property maintenance nuisance exists on any lot, tract, or parcel of land within the city, the code enforcement officer shall provide notice to the violator. The notice shall have the following information:

- (1) The name and address of the property owner.
- (2) The location of the property maintenance nuisance.
- (3) The date and time the property maintenance nuisance notice was issued.
- (4) The date and time the property maintenance nuisance was first observed.
- (5) The section of the code that has been violated and a description of the nature of the property maintenance nuisance.
- (6) Necessary corrective action.
- (7) The name and contact information of the code enforcement officer issuing the notice.

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



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Edgewater, Florida 32132
(386) 424-2400 Ext. 2210

codeenforcement@cityofedgewater.org



(8) The date in which the violation must be corrected. The violator has ten days to correct the property maintenance nuisance from the date the notice was issued as outlined in section 10-400(c).

(9) A conspicuous statement that the city will correct the property maintenance nuisance and shall place a lien against the property for all cost incurred if the violation isn't corrected or a request for a hearing isn't received by the indicated date on the notice.

(c) All property maintenance nuisances notices required by this article shall be provided to the alleged violator by:

(1) Certified mail, 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 city may

also provide additional notice to any address it may find for the property owner. For property owned by a corporation, notices may be provided by certified mail to the registered agent of the corporation. The code enforcement officer shall post a copy of the notice of property maintenance nuisance at the property upon which the violation is alleged to exist and at city hall. Proof of posting shall be by affidavit of the person posting the notice; or

(2) By hand delivery by the code enforcement officer; or

(3) In the case of commercial property, leaving the notice with the manager or other person in charge.

(d) Evidence that an attempt has been made to hand deliver or mailing notice and posting shall be sufficient to show that the notice requirements have been met, without regard to whether or not the alleged violator actually received such notice.

(e) If the owner does not correct the condition and does not request a hearing within the ten-day period, the city shall have the condition abated and shall have a lien against the property for cost incurred.

(f) If a hearing is requested, it shall be held before the special magistrate. The issues to be determined shall be whether the condition that exists constitutes a property maintenance nuisance as outlined in section 10-400(a). Upon appropriate findings, the special magistrate shall direct the owner of the property to correct the nuisance conditions within ten days, after which the city shall correct the nuisance conditions and shall have a lien against the property for all cost incurred.

(g) Costs shall include the cost of correcting the violation, together with any other expenses, which the city has incurred.

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



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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 BEFORE: July 03, 2025

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: 3905709

Parcel ID: 840201000780

VAUGHAN SUE REID EST

1843 COCO PALM DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3905709
Parcel ID:	840201000780
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 00 - 0780
Owner(s):	VAUGHAN SUE REID EST - EST - Estate - 100%
Mailing Address On File:	1843 COCO PALM DR EDGEWATER FL 32141
Physical Address:	1843 COCO PALM DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4742
Subdivision Name:	FLORIDA SHORES NO 1
Homestead Property:	No



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0541**

25-122521



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122521

Address/Location of Violation 1843 COCO 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;

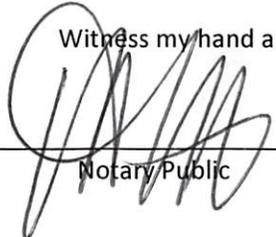
City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 8-4-25

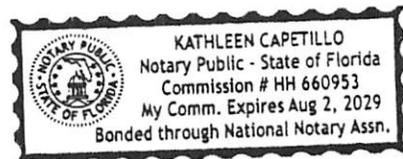
R. Hazelwood 
Print Name / Signature / Date

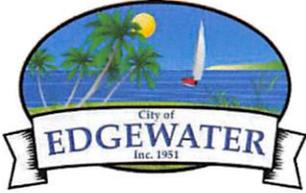
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that R. Hazelwood, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: August 4, 2025


Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-00122521

Address/Location of Violation 1843 Coco 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;
- 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: 7-24-25

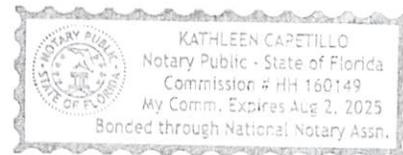
R. Hazelwood 
Print Name / Signature / Date

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: July 24, 2025


Notary Public

SEAL



CERTIFIED MAIL®

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



9589 0710 5270 0402 0429 19

PITNEY BOWES
\$6.04⁰
US POSTAGE™
FIRST-CLASS
026W0002311248
2000256499
ZIP 32132
JUL 24 2025



*Valora
VTR*

Sue Reid Vaughan
(25-122521 RH) Code Enf.
1843 Coco Palm Dr.
Edgewater, FL 32141

-R-T-S- 32141-RFS-1N *95 07/28/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD
RETURN TO SENDER

*
R
F
S
*



ORLANDO FL 328

25 JUL 2025 PM 2 L

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

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

CERTIFIED MAIL[®]



9589 0710 5270 0402 0430 84

Sue Reid Vaughan Est
(25-122521 RH) Code Enf.
1843 Coco Palm Dr.
Edgewater, FL 32141

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

CERTIFIED MAIL®



9589 0710 5270 0402 0429 19

Sue Reid Vaughan Est
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1843 Coco Palm Dr.
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