

Case Summary

Case # 25-123098

Citation # 837

Hearing Date: 12/11/2025

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 2220 Kumquat Dr

PARCEL ID: 840201047000

OWNER: Steven E Hendricks, Mary A Masters

MAILING ADDRESS: 542219 Lem Turner Rd, Callahan FL 32011

Background:

2220 Kumquat Dr has had six cases with code enforcement since 2022 involving trailer storage, parking, and inoperable vehicles.

On April 11th, 2024, an order was imposed on the property for violation of Section 10-113 Inoperable Vehicles, resulting in a \$75 citation fine.

On November 19th, 2025, we received a complaint regarding a truck parked in the side yard of the property with expired tags. I confirmed that the tag expired February 2023, and that the truck was parked in the side yard. I attempted contact, but no one answered the door.

On November 20th, I posted a citation for CH10 S113 Inoperable Vehicles, due to this being a repeat violation. I also posted a Notice of Violation for CH10 S115 Parking in residential areas, with a parking diagram attached. As this is a repeat violation for S113, I instated daily fines of \$500 per day until the violation is corrected.

Between November 20th and December 1st, I received no contact from the property.

On December 1st, I reinspected and met with the resident. He showed me the registration papers showing they registered the truck earlier that day. They also moved the truck to an appropriate parking space.

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

Staff Recommendation:

Staff recommends a citation of \$150 for the repeated violation of CH10 S113 – Inoperable Vehicles. As the violation was corrected on December 1st, daily fines of \$500 per day from November 20th to December 1st are requested, totaling \$6,000.



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:



NOTICE OF VIOLATION

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

codeenforcement@cityofedgewater.org



Date: November 20, 2025

Case Number: 25-00123098

HENDRICKS STEVEN E TR
STEVEN HENDRICKS LIVING TRUST
STEVEN HENDRICKS LIVING TRUST
MASTERS MARY A TR
542219 LEM TURNER RD
CALLAHAN, FL 32011

Violation Location: 2220 KUMQUAT DR
Parcel ID: 8402-01-04-7000
Property Owner: HENDRICKS STEVEN E TR, STEVEN HENDRICKS LIVING TRUST, STEVEN HENDRICKS LIVING TRUST, MASTERS MARY A TR

Date of Violation(s): November 19, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 10-113 INOP, ABANDONED, WRECKED VEH

Date Est: November 19, 2025 Location: Qty: 001

(a) A vehicle shall be determined or defined as inoperable, abandoned, and/or wrecked by the code enforcement officer should any of the following be applicable:

(1) The vehicle creates a threat to public health, safety or welfare due to its condition or the conditions in, under or around subject vehicle

(2) The vehicle causes violations of federal, state or local environmental regulations by leaking noncontained hazardous fluids, such as oil, fuel, gear grease, hydraulic fluid, ethylene-glycol or antifreeze coolant additives and any other regulated chemicals which pose a threat to public health, safety or welfare by entering the groundwater supply or significantly running off the vehicle onto the surrounding area, creating dangerous/hazardous conditions for passing motorists or persons

(3) The vehicle is associated with discarded items accumulating in, on or around its immediate area, causing vehicle to meet criteria for "nuisance"

(4) A vehicle that is stored with open hood, doors, hatches and compartments exposed to the general public or neighboring properties for any period exceeding 24 hours

(5) A vehicle visible to the general public or neighboring properties, which a code enforcement officer cannot establish ownership or the responsible party declines to resolve valid issues contained within this article, shall be determined to be abandoned

(6) The vehicle is without a current valid assigned license tag and registration that is appropriately displayed or a current vehicle restoration permit

(7) The vehicle is wrecked, meaning any motor vehicle the condition of which is wrecked, dismantled, partially dismantled, incapable of operation by its own power on any public street, or from which the wheels, engine, transmission or other substantial part thereof is inoperable and/or removed

(b) Vehicles deemed to be inoperable, abandoned and/or wrecked shall not be stored in any zoning district except as provided for in section 10-114.

(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-23, Pt. A(Exh. A), 7-17-17)

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

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

codeenforcement@cityofedgewater.org



Violation Detail 00020 10-115 PARKING - RESIDENTIAL

Date Est: November 19, 2025 Location: Qty: 001

All motor vehicles shall be kept on an approved driveway.

Overflow parking is allowed only after the approved driveway has reached its parking capacity. Overflow parking is limited to no more than two operable motor vehicles parked in the area immediately parallel towards the side lot line away from the front yard of an approved driveway. The ground beneath the vehicle parked off the approved driveway must be maintained to promote an aesthetically pleasing appearance.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

CORRECTIVE ACTION: THERE IS A FORD TRUCK PARKED IN THE SIDE YARD OF THE PROPERTY WITH AN EXPIRED TAG. EITHER REMOVE THE TRUCK FROM THE PROPERTY, OR REGISTER THE VEHICLE AND MOVE IT TO AN APPROVED PARKING LOCATION. SEE ATTACHED PARKING DIAGRAM.

*****10-113 INOP, ABANDONED, WRECKED VEH IS A REPEAT VIOLATION - \$500.00 PER DAY BEGINNING 11/20/2025.*****

Violation(s) must be corrected BEFORE: **December 01, 2025**

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Jacob McGlothlin | 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

From: Miron San Miguel
Sent: Wednesday, November 19, 2025 3:39 PM
To: Samantha Laible; codeenforcement
Subject: Re: 2220 kumquat drive

Thank you for your email. We will look into this and address it.



Miron San Miguel

Code Enforcement Supervisor

Secretary – Volusia Flagler County Association of Code Enforcement

☎ Office: (386) 410-3771 | Mobile: (386) 895-1408

✉ Email: msanmiguel@cityofedgewater.org

Under Florida law, email addresses and written communications with public employees are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. All emails sent to and from the City of Edgewater are subject to public record disclosure unless exempted by law.

From: Samantha Laible <samantha_laible@yahoo.com>
Date: Wednesday, November 19, 2025 at 15:34
To: codeenforcement <codeenforcement@CITYOFEDGEWATER.ORG>
Subject: 2220 kumquat drive

My neighbor has a ford truck on the side of the house that has extremely expired tags. It's being used for storage and stays parked there.

Tags expired Feb 2023

This particular home has had ongoing issues with code violations and continues to do so.

Thanks for your help.

Sent from my iPhone



**CODE ENFORCEMENT
SPECIAL MAGISTRATE
ORDER FINDING VIOLATION**

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

Case No. **24-120546 B**
Citation No. **0008**

vs.

Steven E Hendricks & Mary A Masters
Respondent

THIS CAUSE came before the undersigned Special Magistrate on April 11, 2024 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 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: 2220 Kumquat Dr. Edgewater, FL
Short Parcel ID: 840201047000
Legal Description: LOTS 4700 & 4701 BLK 162 FLORIDA SHORES NO 6 MB 23 PG 109
PER OR 4784 PG 1350 PER OR 5616 PGS 0315-0316 PER PR 7037 PG 3459 PER OR
7760 PG 0432

On March 19, 2024, 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.10-113 Inoperable Vehicle

2. That on March 19, 2024, said Code Enforcement Officer notified the above-captioned individual of said violations and gave the above-captioned individual until April 11, 2024, 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 April 11, 2024, a hearing was held pursuant to Section 162.07, Florida Statute.
6. That on basis of the testimony at the hearing on April 11, 2024, this Special Magistrate found the following conditions existed at the above-described property.

II. CONCLUSION OF LAW

7. Between March 19, 2024, and April 11, 2024, the above-captioned individual and/or entity has violated the following Sections of the City Code: Section 10-113 Inoperable Vehicle.

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 April 11, 2024.



Jacob Schumer
Special Magistrate



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3922867

Parcel ID: 840201047000

HENDRICKS STEVEN E TR

2220 KUMQUAT DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3922867
Parcel ID:	840201047000
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 04 - 7000
Owner(s):	HENDRICKS STEVEN E TR - TR - Trust - 100% STEVEN HENDRICKS LIVING TRUST - TR - Trust - 100% STEVEN HENDRICKS LIVING TRUST - TR - Trust - 100% MASTERS MARY A TR - TR - Trust - 100%
Mailing Address On File:	542219 LEM TURNER RD CALLAHAN FL 32011
Physical Address:	2220 KUMQUAT DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.0414
Neighborhood:	4743
Subdivision Name:	
Homestead Property:	Yes



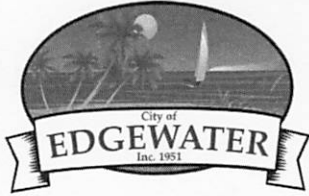
CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0837**

25-123 098

[Handwritten signature]



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-123098

Address/Location of Violation 2220 Kumquat 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: 11/20/2025

Jacob McGlothlin

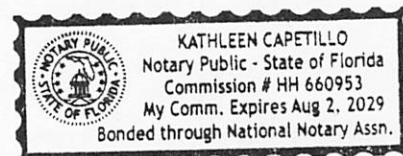
Print Name / Signature / Date

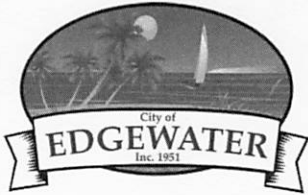
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: November 20, 2025

Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-123098

Address/Location of Violation 2220 Kumquat Dr
Edgewater, Florida

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

Date: 11/20/2025

Jacob McGlothlin

Print Name / Signature / Date

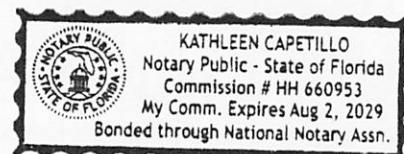
11/26/2025

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: November 20, 2025

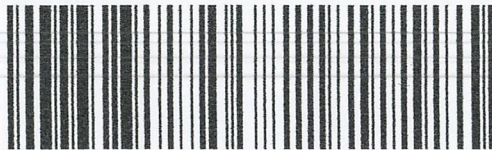
Notary Public

SEAL



CERTIFIED MAIL®

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



9589 0710 5270 0402 0424 14

Steven Hendricks & Mary Masters
(25-123098 JM) Code Enf.
542219 Lem Turner Rd.
Callahan, FL 32011