

Case Summary

Case # 25-122441

Citation # 816

Hearing Date: 8/14/2025

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 2509 Willow Oak Dr, Edgewater FL 32141

PARCEL ID: 8402-01-09-6660

OWNER: Wilkins Lynn A

MAILING ADDRESS: 464 Judy St, New Smyrna Beach FL 32168

Background:

On 6/29/2025, Code Enforcement received a complaint regarding transients staying at the property, stealing electricity and water, and being loud from 9 pm to 5 am. On 7/1/2025, Supervisor San Miguel and Officer McGlothlin inspected the property. Attempted contact, but no one answered the door. There seemed to be people inside, however the power appeared to be off and it was verified by Supervisor San Miguel that the water was turned off and there has been zero usage. The only violations that were identified at the time were tall grass and a broken garage door. Later that day, Officer McGlothlin returned to the property to post a Notice of Violation for the grass exceeding 12 inches in height and the inoperable garage door. On 7/15/2025, Officer McGlothlin reinspected and saw that the grass was cut, but the garage door was still broken. The neighbor who lived at 2514 Willow Oak approached him and stated she cut the grass. Asked the neighbor if she had been in contact with property owner and if they planned on fixing the garage door. She stated she thought so but wasn't sure. There was a real estate sign in the yard with a phone number, but no one answered when called. The neighbor did not provide additional contact information. On 7/23/2025, Officer McGlothlin reinspected to see if there was any change. The garage door was still broken. Tried calling the number on the real estate sign again, but no answer. As reasonable time was given and no contact was made by the property owner, a citation for 10-234 Exterior Doors was posted/mailed.

On 8/14/2025, Officer McGlothlin reinspected the property and saw that the garage door has been repaired.

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

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Citation # 816

Hearing Date: 8/14/2025

Code Enforcement Officer: Jacob McGlothlin

Staff Recommendation:

Citation – \$75

Daily Fines per violation – \$0

Staff recommends a citation for \$75 for 10-234 Exterior Doors. As the violation has been corrected, no daily fines are recommended at this time.



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: August 6, 2025

Case Number: 25-00122441

WILKINS LYNN A
464 JUDY ST
NEW SMYRNA BEACH, FL 321688315

Violation Location: 2509 WILLOW OAK DR
Parcel ID: 8402-01-09-6660
Property Owner: WILKINS LYNN A
Date of Violation(s): July 01, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 10-98 Property Maint. Duty of Owner

Date Est: July 01, 2025 Location: Qty: 001

(a)Maintenance of commercial and industrial zoned lots. The owner of every improved lot, piece and parcel of land located within a commercial or industrial zone within the city shall keep each such lot, piece or parcel of land free and clear of all fallen trees and limbs and all weeds, grass and brush exceeding 12 inches in height. However, nothing in this section shall be construed to require natural areas located within larger improved lots to be cut to a height less than 12 inches within such natural areas. Unimproved vacant parcels adjacent to improved parcels will be inspected by the city to determine severity of hazard to the improved property. If it is determined by the city that the property does pose a hazard, the owner of the unimproved vacant parcels will be required to keep 20 feet of their parcel that is adjoining an improved parcel of land free and clear of all fallen trees, limbs and brush exceeding 36 inches in height.(b)Maintenance of improved residential lots. The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and brush shall be cut to a height not exceeding 12 inches. However, nothing in this section shall be construed to require natural areas located within larger improved lots to be cut to a height less than 12 inches within such natural areas.(c)Maintenance of unimproved residential lots. Unimproved vacant parcels adjacent to improved parcels will be inspected by the city fire department and/or code enforcement to determine severity of hazard to the improved property. If it is determined by the city that the property does pose a hazard, the owner of the unimproved vacant lot in a residential zone will be required to keep 20 feet of their parcel/lot that is adjoining an improved lot free and clear of all fallen trees and limbs, and all weeds, grass and brush therein shall be cut to a height not exceeding 36 inches within such areas.(d)Maintenance of rights-of-way and abutting property owners. It shall be the duty of every owner of real property within the city to at all times cause to be cut and mowed, the grass and weeds and to cause to be cut and trimmed, the flowers, vines and shrubbery. Performance shall be in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the right of way abutting their properties. It shall also be the duty of every owner of real property to properly dispose of said trimmings. Rights-of-way abutting improved residential or commercial lots shall be maintained as provided in subsections (a) and (b). Rights-of-way abutting unimproved residential lots shall be maintained as provided in subsection (c) for the maintained portion of

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



residential lots. This maintenance area is that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. The ground cover in the rights-of-way and other areas subject to erosion shall be grass unless other ground cover has been approved by the city. (e) Garbage, waste, trash, etc., prohibited. The owner of every lot, piece and parcel of land located within the city shall keep each such lot, piece and parcel of land free and clear of garbage, waste, trash, debris and junk. (f) No property maintenance permit required; other restrictions and requirements applicable. No permit shall be required for the limited property maintenance required by this section; however, the requirements, restrictions and limitations imposed by other sections of this Code and applicable provisions of the land development code pertaining to environmental preservation, tree removal, change of grade, etc., shall be applicable. In the event of any conflict between this section and any other provision of this Code or applicable provision of the land development code, the other sections of this Code or applicable provisions of the land development code shall prevail and govern. (Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

Violation Detail 00020 10-234 EXTERIOR DOORS

Date Est: July 01, 2025 Location: GARAGE DOOR Qty: 001

All exterior doors, door assemblies and hardware shall be maintained in good condition. Doors providing access to a dwelling unit, efficiency unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a lock designed to be readily openable from the side from which egress is to be made without the need for keys. Such locks shall be installed according to the manufacturer's specifications, maintained in good working order and shall tightly secure the door.

(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

CORRECTIVE ACTION: THE GRASS IN THE YARD IS OVERGROWN AND EXCEEDS 12 INCHES IN HEIGHT. ALSO, THE GARAGE DOOR IS BROKEN AND NEEDS TO BE REPAIRED AND MAINTAINED IN GOOD CONDITION. CUT THE GRASS SO THAT IT DOES NOT EXCEED 12 INCHES, AND REPAIR/REPLACE THE GARAGE DOOR.

Violation(s) must be corrected BEFORE: **July 11, 2025**

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Jacob McGlothlin

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.

Kathleen Capetillo

From: tracEZ@tracEZOnline.com
Sent: Sunday, June 29, 2025 3:49 PM
To: Code Officer Group
Subject: New Complaints ID 4662423

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Incident ID: 4662423
Municipality: City of Edgewater - Code Enforcement
Contractor: City of Edgewater / Contractor Incident Type: Complaints
Date: 6/29/2025 3:42:36 PM
Name: Kristin Utter
Address: 2509 WILLOW OAK DR , EDGEWATER, FL 32141-4931
County: United States
Subdivision: Edgewater
Phone: 3864634265
Email:
Comments:

Categories:

- Home Occupation Violation: This house has no water or electricity. Any water or electricity that may be on is being stolen by the occupants. Additionally, there are approximately 20 people a day that come and go and stay up from 9 pm - 5 am. It is known by the other neighbors that there are many people living in this home as a drug home.
- Noise: From about 9 pm - 5 am every morning this house is very active, loud and many people coming and going. The neighbors have children and families and we are scared for our safety knowing what is going on there.
- Other Complaints: One neighbor entered this house and could not walk 5 feet in. The conditions are uninhabitable. With no water or electric, they are still using the bathroom in the house, there is squawler everywhere and with the smell, you cannot stay inside the house.



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3941438

Parcel ID: 840201096660

WILKINS LYNN A

2509 WILLOW OAK DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3941438
Parcel ID:	840201096660
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 09 - 6660
Owner(s):	WILKINS LYNN A - FS - Fee Simple - 100%
Mailing Address On File:	464 JUDY ST NEW SMYRNA BEACH FL 32168 8315
Physical Address:	2509 WILLOW OAK DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4743
Subdivision Name:	
Homestead Property:	No



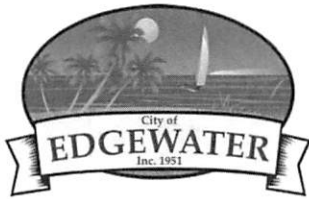
CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0816**

25-122441

Tucker



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122441

Address/Location of Violation 2509 WILLOW OAK 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: 7/23/2025

Jacob McGlothlin

Print Name / Signature / Date

Jacob McGlothlin / 7/23/2025

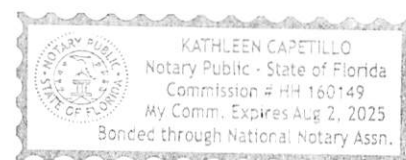
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

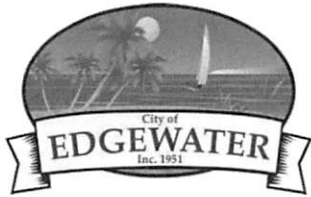
Witness my hand and official seal dated: July 23, 2025

Kathleen Capetillo

Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-122441

Address/Location of Violation 2509 Willow Oak 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;
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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: 7/2/2025

Jacob McGlothlin

7/2/2025

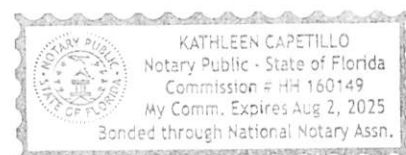
Print Name / Signature / Date

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: July 2, 2025

Notary Public

SEAL



CERTIFIED MAIL®

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



9589 0710 5270 1582 4778 43

PITNEY BOWES
\$5.54⁰
US POSTAGETM
FIRST-CLASS
028W0002311069
2000256499
ZIP 32132
JUL 02 2025



Lynn A Wilkins
(25-122441 JM) Code Enf.
464 Judy St.
New Smyrna Beach, FL 32168

UNCLAIMED

NOTICE
NOTICE
RETURNED

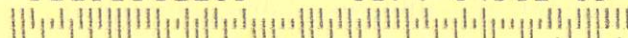
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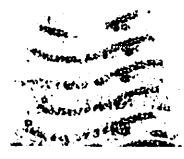
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32168-0315

BC: 32132361105 *0274-04561-03-32

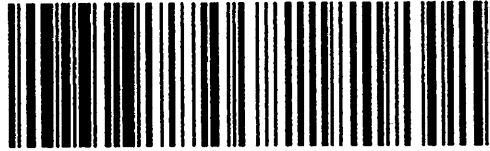


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE



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

CERTIFIED MAIL



9589 0710 5270 0402 0428 72

Lynn A Wilkins
(25-122441 JM) Code Enf.
464 Judy St
New Smyrna Beach, FL 32168

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

CITY OF EDGEWATER
CODE ENFORCEMENT DIVISION
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Edgewater, FL 32132-0100

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9589 0710 5270 1582 4778 43

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464 Judy St.
New Smyrna Beach, FL 32168