

Case Summary

Case # 25-122244

Citation # 809

Hearing Date: 6/12/2025

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 2798 S Ridgewood Ave, Edgewater 32141

PARCEL ID: 840264000010

OWNER: Realty Income, Properties 13 LLC

MAILING ADDRESS: 11995 El Camino Real PM 4463, San Diego CA 92130

Background:

2798 S Ridgewood Ave is a Dollar General store. On 5/13/2025, Dominick, the Manager of the Dollar General, spoke with Code Enforcement about their dumpster being damaged. Officer McGlothlin met with Dominick, who showed him the dumpster. The dumpster enclosure gates were broken at the hinges and did not close properly. The gates either needed to be replaced or properly repaired so that the employees at Dollar General can effectively close the dumpster enclosure. Dominick also pointed out that there was overgrown vegetation extending into the parking lot, which Officer McGlothlin confirmed. Both the dumpster enclosure and the overgrown vegetation fall under Sec. 10-500 Minimum standards. The property had a Notice of Violation issued on 1/15/2025 for the same violation. As the violation is reoccurring, a citation was issued on 5/13/2025.

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

Staff Recommendation:

Staff recommends that the violation receives a \$75 citation in accordance with Section 1-8 (General Penalty; Continuing Violations).

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10-500 Minimum standards.: \$75

Daily Fines per violation – If the violation is not corrected by 6/22/2025, staff recommends daily fines of \$100 for everyday that the violation is not in compliance.



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:



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 7135451

Parcel ID: 840264000010

REALTY INCOME

2798 S RIDGEWOOD AVE, EDGEWATER, FL

Parcel Summary

Alternate Key:	7135451
Parcel ID:	840264000010
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	64 - 00 - 0010
Owner(s):	REALTY INCOME - FS - Fee Simple - 100% PROPERTIES 13 LLC - FS - Fee Simple - 100%
Mailing Address On File:	11995 EL CAMINO REAL PM 4463 SAN DIEGO CA 92130
Physical Address:	2798 S RIDGEWOOD AVE, EDGEWATER 32141
Property Use:	1100 - STORES 1 STORY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	7035
Subdivision Name:	DOLLAR GENERAL EDGEWATER
Homestead Property:	No



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122244

Address/Location of Violation 2798 S Ridgewood Ave
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: 05/13/2025

☐ 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: 05/13/2025

Jacob McGlothlin

Print Name / Signature / Date

[Signature] 05/21/2025

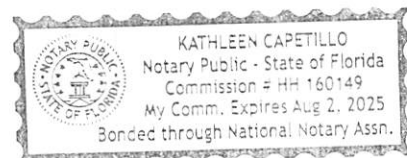
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated:

May 21, 2025

[Signature]
Notary Public

SEAL





CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0809**

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Timmy