

CASE SUMMARY
2025-CE-00123108
Citation# 0551
Hearing Date: February 12, 2026
Code Officer: R. Hazelwood

DESCRIPTION:

James Ogden is the owner of the property located at 118 E. Ocean Ave, in Edgewater, Florida. It has been found in violation of Section 10-113 (Inoperable Vehicle) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On November 25, 2025 I received a complaint ref to the listed location having unsafe inoperable vehicles on the property.

I arrived and observed two vehicles with either expired and or no registration decals on the tags. A door hanger was left with instructions on correcting the violations.

On December 17, 2025 I conducted an inspection and observed one of the vehicles had a current registration decal and the other did not have a decal on it. A Notice of Violation was issued with a correction date of December 21, 2025.

On January 5, 2026 an inspection noted no change. Citation# 0551. Notice of Hearing was subsequently issued. It was posted to the property, sent certified mail to the owner and posted at City Hall.

During this process the owner did not attempt to contact Code Enforcement nor was there any contact made.

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

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find James Ogden, in violation of Section 10-113 (Inoperable Vehicle) of the Code of Ordinances and assess the citation fine of \$75.00. The violation has been corrected and no daily fines are being requested.



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: December 17, 2025

Case Number: 25-00123108

OGDEN JAMES
118 E OCEAN AVE
EDGEWATER, FL 321321908

Violation Location: 118 E OCEAN AVE
Parcel ID: 7433-10-00-2280
Property Owner: OGDEN JAMES
Date of Violation(s): November 25, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 10-113 INOP,ABANDONED,WRECKED VEH Date Est: November 25, 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 "nuisance5)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 permit7).(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

Your white van needs a current registration sticker to correct the violation.

Violation(s) must be corrected BEFORE: December 31, 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: 3851021

Parcel ID: 743310002280

OGDEN JAMES

118 E OCEAN AVE, EDGEWATER, FL

Parcel Summary

Alternate Key:	3851021
Parcel ID:	743310002280
Township-Range-Section:	17 - 34 - 33
Subdivision-Block-Lot:	10 - 00 - 2280
Owner(s):	OGDEN JAMES - FS - Fee Simple - 100%
Mailing Address On File:	118 E OCEAN AVE EDGEWATER FL 32132
Physical Address:	118 E OCEAN AVE, EDGEWATER 32132
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.0414
Neighborhood:	4228
Subdivision Name:	HAWKS PARK
Homestead Property:	Yes



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0551

25-123108



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-123108

Address/Location of Violation 118. Ocean 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: _____

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;

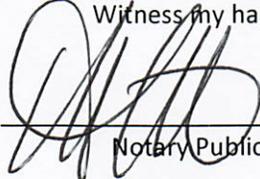
City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 1-5-26

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: January 5, 2026


Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-00123108

Address/Location of Violation 118 E. Ocean Ave
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;
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Date: _____

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In addition to the aforementioned the notice has been posted at:

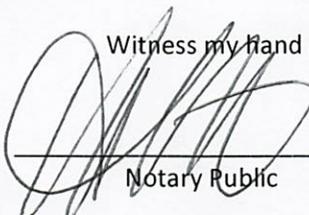
- Pursuant to Florida Statute 162.12(2)(b)(1), a copy of the citation / notice of hearing was properly posted at least ten days prior to the expiration of any deadline or hearing;
- On the real property listed above upon which the alleged violation exists;
- City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 12-17-25

R. Hazelwood 
Print Name / Signature / Date

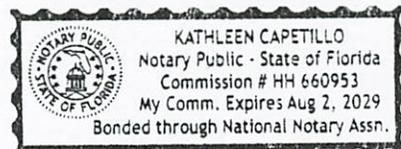
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that R. Hazelwood, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: December 17, 2025



Notary Public

SEAL



CERTIFIED MAIL®



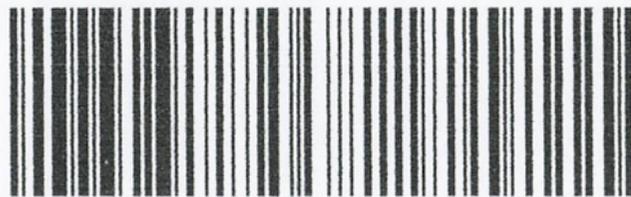
9589 0710 5270 0402 0445 86

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

James Ogden
(25-123108 RH) Code Enf.
118 E Ocean Ave
Edgewater, FL 32132

CERTIFIED MAIL®

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



9589 0710 5270 0402 0443 33

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(25-123108 RH) Code Enf.
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