



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes - Final Code Enforcement/Special Magistrate

Thursday, December 11, 2025

2:00 PM

Council Chambers

1. CALL TO ORDER

Special Magistrate Ryan Knight called the meeting to order at 2:00 pm.

2. APPROVAL OF MINUTES

Special Magistrate Ryan Knight approved the minutes of the November 13, 2025 hearing

3. PURPOSE/PROCESS OPENING STATEMENT

None.

4. SWEARING IN OF WITNESS(ES)

Steven Hendricks of 2220 Kumquat Dr.; Clayton Beazley Sr. for 1103 S Ridgewood Ave; Clay Beazley Jr. for 1103 S Ridgewood Ave; Bettiemae Walz of 3120 Silver Palm Dr.; Cheryl Morris of 3116 Silver Palm via Teams; Code Officer Jacob McGlothlin.; and Code Supervisor Miron San Miguel.

5. DISCLOSURE OF EX PARTE

None.

6. OLD BUSINESS

Special Magistrate Ryan Knight reviewed the below cases. No one was present for these cases and the Code Officers presented their cases for the record. Pursuant to Section 10-348 and 10-345 subparagraph C11 of the Code of Ordinance and the statement that appears on the respective citation issued that failure to appear at the hearing means the alleged violator has waived any right to contest the violation(s) and that an order can be made for the maximum applicable penalties that include but are not limited to administrative costs, fines, daily fines and liens. Special Magistrate Ryan Knight finds the below properties in violation of the said Section(s) and orders the staff recommendations

- a. Case #: 25-122853
Citation #: 0032 (San Miguel)
Oak Leaf Preserve Master Homeowners Association LLC - 2009 Red Rock Rd.
Sec. 21-55.02 Tree Permit

Attachments: [25-122853](#)
[25-122853 Photos](#)

7. NEW BUSINESS

- a. Case #: 24-121696 A
Citation #: 0034 (San Miguel)
All-Florida Plumbing & Electrical Supply Corporation - 1103 S Ridgewood Ave.
Sec. 21-36.03 Commercial Outdoor Storage

Attachments: [24-121696](#)
[24-121696 Permits](#)
[24-121696 Photos](#)

Code Supervisor Miron San Miguel presented the case. Clay Beazley Sr. and his attorney Edward Thompson gave testimony. An Affidavit regarding use of 1103 S Ridgewood was labeled Exhibit 1. A Letter between the City Attorney Aaron Wolfe and Jim & Jennifer Fox was labeled Exhibit 2. A powerpoint presentation of "All Florida Plumbing Legal Nonconforming Use" was labeled as Exhibit 3. Plan Review Corrections Report was labeled Exhibit 4. Special Magistrate wants to review the exhibits and review the case fully and will send his orders within 1 week.

- b. Case #: 24-121696 B
Citation #: 0034 (San Miguel)
All-Florida Plumbing & Electrical Supply Corporation - 1103 S Ridgewood Ave.
Sec. 21-640.10 Building Color

Attachments: [24-121696](#)
[24-121696 Permits](#)
[24-121696 Photos](#)

- c. Case #: 24-121696 C
Citation #: 0034 (San Miguel)
All-Florida Plumbing & Electrical Supply Corporation - 1103 S Ridgewood Ave.
Sec. 7-1 FBC 105.1 Permit Required

Attachments: [24-121696](#)
[24-121696 Permits](#)
[24-121696 Photos](#)

- d. Case #: 25-122970
Citation #: 0836 (McGlothlin)
Bettiemae Walz - 3120 Silver Palm Dr.
Sec. 10-23 (1) Specific Noises Prohibited (Horns/Signaling Devices)

Attachments: [25-122970](#)
[25-122970 Photos](#)
[Video 1](#)
[Video 2](#)
[Video 3](#)
[Video 4](#)

Officer Jacob McGlothlin presented the case. Bettiemae Walz gave testimony. Jacob requested that the complainant give testimony, Cheryl Morris gave testimony via Teams. Special Magistrate was recessed from 3:01 pm to 3:06 pm to allow Bettiemae Walz to have a witness on video chat to speak on her behalf. Special Magistrate Knight found the property in violation and upheld the Staff Recommendations.

- e. Case #: 25-123098
Citation #: 0837 (McGlothlin)
Steven E Hendricks & Mary A Masters - 2220 Kumquat Dr.
Sec. 10-113 Inoperable, Abandoned, or Wrecked Vehicle

Attachments: [25-123098](#)
[25-123098 Photos](#)

Officer Jacob MCGlothlin presented the case. Steven Hendricks gave testimony. Special Magistrate Knight found the property in violation and reduced the daily fines from \$6000.00 down to \$1200.00.

8. ADJOURN

*The meeting adjourned at 3:17 pm.
Minutes Respectfully submitted by Kathleen Capetillo*