

Case Summary (Repeat Violation)

Case # 25-122462

Citation # 814

Hearing Date: 8/14/2025

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 2798 S RIDGEWOOD AVE

PARCEL ID: 8402-64-00-0010

OWNER: REALTY INCOME, PROPERTIES 13 LLC

MAILING ADDRESS: 2798 S RIDGEWOOD AVE, EDGEWATER 32141

Background:

On 7/2/2025, Code Enforcement received a complaint stating there was trash all over the parking lot and in the bushes surrounding the Dollar General at 2798 S Ridgewood Ave. Officer Hazelwood and Officer McGlothlin met with the complainant at the Dollar General where it was confirmed that there was trash/debris spread across the parking lot, in the bushes, and along the side yards of the property. The trash originated from a large dumpster that was placed in the parking lot and was overflowing. Supervisor San Miguel called the management company for the Dollar General and informed them of the issue.

The property received a citation on 5/13/2025 for violation of the same ordinance; 10-500 Minimum standards. As they are a repeat offender, a citation was issued on 7/2/2025 for 10-500 Minimum standards. This citation referenced \$500 daily fines from the day that the violation was first observed until the day the violation was corrected.

Supervisor San Miguel reinspected the property on 7/16/2025 after receiving an email from the regional manager for the property stating they were in compliance. The reinspection found that the property was now in compliance and all trash/debris had been removed from the property.

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

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Staff Recommendation:

Citation – \$150

As this a repeat offense, staff recommends a citation for \$150 for 10-500 Minimum standards in accordance with Section 1-8 (General Penalty; Continuing Violations).

Daily Fines per violation – \$500 per day from 7/2/2025 – 7/15/2025

Staff also recommends that daily fines of \$500 per day are issued from the dates of 7/2/2025 to 7/15/2025, as the violation was corrected on 7/16/2025. This would be a total amount of \$7,000.



PAID

CITATION # 814

City of Edgewater Code Enforcement Division
PO BOX 100
1605 S. Ridgewood Ave., Edgewater, FL 32132
(386) 424-2400

codeenforcement@cityofedgewater.org

Date: 7/2/2025 Time: 3:15 PM Case# 25-122462

Name: REALTY INCOME, PROPERTIES 13 LLC

Address: 2798 S RIDGEWOOD AVE, EDGEWATER 32141

Date/Time violation first observed: 7/2/2025

Violation(s) of the Land Development Code/ Code of Ordinances;

1. Sec 10-500 Description Minimum standards.

2. Sec Description

3. Sec Description

Civil fine (violation 1) \$ 150

Civil fine (violation 2) \$ REPEAT VIOLATION

Civil fine (violation 3) \$

Nature of the Violation(s)

DUMPSTER IN PARKING LOT IS OVERFLOWING AND THERE IS TRASH LITTERED ALL ACROSS THE PARKING LOT, IN THE BUSHES, AND IN THE SIDE YARDS OF THE PROPERTY.

The violation(s) may be corrected in the following manner:

\$500 PER DAY DAILY FINES ARE IMMEDIATELY ASSESSED UNTIL THE PROPERTY IS CLEANED AND ALL LOOSE TRASH/DEBRIS IS REMOVED FROM THE PROPERTY.

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: 8/14/2025 Time: 2:00 PM

City of Edgewater City Hall Chambers
104 N Riverside Dr., Edgewater, FL 32132

Code Enforcement Officer: Jacob McGlothlin

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

W City of Edgewater
*** CUSTOMER RECEIPT ***
Oper: EDGELXH Type: OC Drawer: 1
Date: 7/21/25 01 Receipt no: 99992

Description	Quantity	Amount
CF CODE ENFORCEMENT	1.00	\$150.00

CITATION # 814
CASE # 25-122462
2798 S RIDGEWOOD AVE
REALTY INCOME, PROPERTIES
13 LLC

Tender detail		
CK CHECK	8276021	\$150.00
Total tendered		\$150.00
Total payment		\$150.00

Trans date: 7/21/25 Time: 13:49:19

*** THANK YOU FOR YOUR PAYMENT ***

WWW.CITYOFEDGEWATER.ORG

Kathleen Capetillo

From: Miron San Miguel
Sent: Wednesday, July 16, 2025 1:32 PM
To: Samuel Duran; Elsa Cervantes; Gerard Dossou
Cc: Jacob McGlothlin; Michelle Ugen
Subject: Re: 11781 2798 S Ridgewood Ave. Edgewater, FL ---Samuel--- NOV

Thank you for your email, I inspected the property and it is now in compliance. If you have any further questions please don't hesitate to let us know.

Miron San Miguel
City of Edgewater – Supervisor Code Enforcement & Animal Control Division
Volusia Flagler County Association of Code Enforcement Secretary
Office. 386-410-3771 / Mobile 386-895-1408 msanmiguel@cityofedgewater.org

From: Samuel Duran <samuel.duran@scopesfs.com>
Sent: Wednesday, July 16, 2025 12:25
To: Miron San Miguel <msanmiguel@CITYOFEDGEWATER.ORG>; Elsa Cervantes <elsa.cervantes@scopesfs.com>; Gerard Dossou <gerard.dossou@scopesfs.com>
Subject: 11781 2798 S Ridgewood Ave. Edgewater, FL ---Samuel--- NOV

Good afternoon inspector San Miguel,

I'm reaching out to let you know that the store is ready for your re-inspection.

The dumpster has been fixed, the trash from the parking lot and hedges has been picked up and cleaned up and the trimming is taken care of as well

Please let us know once you pass by if we're now in compliance or if there is anything else we can do.

I know that there was a case in relation to the dumpster that was collecting fee daily and that one was of more urgency.

Again, please let us know if there is anything else that you would need from us.

Thank you!



Samuel Duran

Regional Manager

Phone: 786-553-4396

Email: samuel.duran@scopesfs.com

www.scopesfs.com

Disclaimer:

This message is intended solely for the addressee(s). If you are not the intended recipient, you are hereby notified that any use, forwarding, dissemination, or reproduction of this message is strictly prohibited and may be unlawful. If you are not the intended recipient, please contact the sender by return e-mail and delete or destroy all copies of the original message. This message expresses views only of the sender, which may not be attributed to Scopes Facility Services Inc. This email may not be forwarded to any third parties without the express written consent of the sender.



**CODE ENFORCEMENT
SPECIAL MAGISTRATE
ORDER FINDING VIOLATION AND SETTING DATE FOR COMPLIANCE**

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

Case No. **25-122244 Re-Occurring**
Citation No. **0809**

vs.
Realty Income Properties 13 LLC
Respondent

THIS CAUSE came before the undersigned Special Magistrate on June 12, 2025 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 X 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: 2798 S Ridgewood Ave. Edgewater, FL
Short Parcel ID: 840264000010
Legal Description: LOT 1 DOLLAR GENERAL EDGEWATER MB 55 PGS 105-106 INC PER OR 6481 PG 2032 PER OR 6641 PG 2442 PER OR 6641 PG 2447 PER OR 6951 PG 4217

On May 13, 2025, 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.10-500 Minimum Standards

2. That on May 13, 2025, said Code Enforcement Officer notified the above-captioned individual of said violations.
3. 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.
4. That on June 12, 2025, a hearing was held pursuant to Section 162.07, Florida Statute.
5. That on basis of the testimony at the hearing on June 12, 2025, this Special Magistrate found the following conditions existed at the above-described property. Section 10-500 Minimum Standards.

II. CONCLUSION OF LAW

6. Between May 13, 2025, and June 12, 2025, the above-captioned individual and/or entity has violated the following Sections of the City Code: Section 10-500 Minimum Standards.

III. ORDER

7. It is the Order of the Special Magistrate that the above-captioned individual and/or entity shall take such action as is necessary to come into compliance with the City Code.
8. It is the further Order of the Special Magistrate that the above-captioned individual and/or entity shall be subject to a fine up to \$100.00 per day for each and every day the said violation(s) continues past June 22, 2025, or until further order of this Special Magistrate.
9. It is the further Order of the Special Magistrate that Realty Income Properties 13 LLC and/or entity, upon complying shall notify the Code Enforcement Officer, who shall make an inspection and notify the Special Magistrate whether the above-captioned individual has come into compliance with the City Code.
10. The respondent is subject to a citation fine of \$75.00.

DONE AND ORDERED this June 12, 2025.



Ryan Knight
Special Magistrate

*****IT IS YOUR RESPONSIBILITY TO NOTIFY CODE ENFORCEMENT
WHEN THE VIOLATION IS CORRECTED****



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 7135451

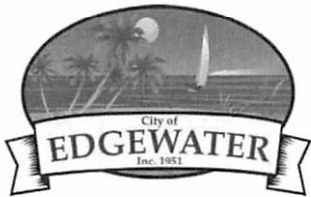
Parcel ID: 840264000010

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. 25-122462

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: _____

☒ 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: 7/2/2025

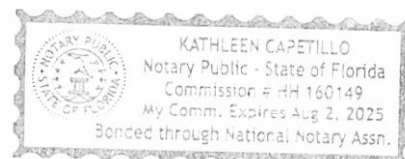
Jacob McGlothlin *Jacob McGlothlin* 7/2/2025
Print Name / Signature / Date

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

Kathleen Capetillo
Notary Public

SEAL



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

CERTIFIED MAIL®



9589 0710 5270 1582 4778 50

Realty Income Properties 13 LLC
(25-122462 JM) Code Enf.
11995 El Camino Real PM 4463
San Diego, CA 92130



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0814**

[Handwritten signature]
25- 122- 462

