

Case Summary

Case # 25-123124

Citation # 839

Hearing Date: 1/8/2026

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 2621 Royal Palm Dr

PARCEL ID: 840201059190

OWNER: SCHIMMEL CATHERINE A

MAILING ADDRESS: 2621 ROYAL PALM DR EDGEWATER FL 32141

Background:

On December 10th, 2025, we received a complaint regarding furniture being stored on the side of the house. Upon inspection, there was a couch, dresser, book case, table, and chairs on the side of the property. A child came out of the property and set a tarp up on the bookcase while I was there. The front porch also had various prohibited including tools, old metal pipes, wires, and other junk/debris. This was a repeat offense. An order was imposed on September 11th, 2025 for Outdoor Storage, which included furniture and other junk/debris. I also had two previous cases in May 2025 regarding the same violations. For these reasons, I issued citation #839 for violation of Section 10-5 (1) (4) – Outdoor Storage.

The citation was hand delivered to Catherine, the property owner. She had multiple people at the property with her. I went outside with Sheryl, Catherine's friend, and showed her the furniture and items on the front porch that needed to be removed. I gave her a business card so they could contact me when the violations were corrected. I informed both Catherine and Sheryl that due to this being a repeat offense, daily fines of \$500 per day would be emplaced until the violation was corrected.

On December 11th, 2025, I stopped by the residence with an additional copy of the citation. I corrected the date of hearing from 1/8/2025 to 1/8/2026. Later that day, I received a call from Sheryl saying the property was in compliance. I reinspected and met with a different woman who said she was living there. There were 2 women cleaning the property, which was not in compliance. There was still a bunk bed in the side yard and trash/debris in the front porch. I gave the woman I met a business card. She was confused as to why Sheryl called me, and said she would call as soon as it is in compliance.

On December 15th, I noted that no one had contacted me regarding the property.

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On December 16th, I decided to reinspect. I saw that the violations were in compliance. I made contact with Catherine. The woman I talked to on the 11th was there as well. I asked her why no one contacted me, and the woman said she got a new job and forgot to call.

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

Staff Recommendation:

Citation – \$150 (Repeat)

Daily Fines per violation – Staff recommends a citation for \$150 for repeated violation of Section 10-5 (1) (4) - Outdoor Storage. We also recommend daily fines of \$500 per day that the violation was occurring, from December 10th to December 16th; 7 days, totaling \$3,500.



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**



NOTICE OF VIOLATION

Code Enforcement Division
1605 South Ridgewood Ave
Edgewater, Florida 32132
(386) 424-2400 Ext. 2210

codeenforcement@cityofedgewater.org



Date: December 30, 2025

Case Number: 25-00123124

SCHIMMEL CATHERINE A
2621 ROYAL PALM DR
EDGEWATER, FL 32141

Violation Location: 2621 ROYAL PALM DR
Parcel ID: 8402-01-05-9190
Property Owner: SCHIMMEL CATHERINE A
Date of Violation(s): December 10, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 10-5 (1) (4) (10) Outdoor Storage and Debris

Date Est: December 10, 2025 Location: Qty: 001

No person shall keep or permit to remain upon his premises, or upon any premises owned, used or controlled by him or her in any dwelling house, warehouse or other building, or upon any vacant lot, or in any yard or other place within the corporate limits of the city, any nuisance to the annoyance of those residing or being in the vicinity thereof, or any unwholesome, decayed or decaying animal or vegetable matter, or any other matter or thing detrimental to the health or comfort of residents to include, but not be limited to, the following conditions:

- (1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials, or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare;
- (4) Any garbage; rubbish; trash; refuse; cans; bottles; boxes; container; paper; tobacco products; tires; abandoned or inoperative appliances; mechanical equipment or parts; building or construction materials; tools; machinery; wood; vessels; aircraft; farm machinery or equipment; sludge from a waste treatment facility, water supply treatment plant, or air pollution control facilities; or a substance in any form resulting from domestic, industrial, commercial, mining or agricultural operations; or dead or decaying plants (except for compost piles) or exotic animals of any kind; Remove all items from the property or store inside an enclosed garage. No items should be viewable from a public right of way. Items are prohibited to be stored outside on the property.
- (10) Furniture kept or stored outdoors where such furniture is of the kind and sort normally and customarily kept inside such as, for example, upholstered sofas, and where such furniture is not in actual use

CORRECTIVE ACTION: THERE ARE NUISANCES INCLUDING DISCARDED FURNITURE AND PROHIBITED ITEMS STORED OUTSIDE. REMOVE THE FURNITURE AND ALL PROHIBITED ITEMS FROM THE PROPERTY, OR STORE THEM INSIDE.

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



Violation(s) must be corrected BEFORE: December 29, 2025

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Jacob McGlothlin | jmcglothlin@cityofedgewater.org | 386-424-2400 x2212

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.

COPY



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

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

Case No. 25-122685 A
Citation No. 0646

vs.
Catherine A Schimmel
Respondent

THIS CAUSE came before the undersigned Special Magistrate on September 11, 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 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: 2621 Royal Palm Dr. Edgewater, FL
Short Parcel ID: 840201059190
Legal Description: LOTS 5919 & 5920 BLK 196 FLORIDA SHORES NO 6 MB 23 PG 109
PER OR 2131 PG 0630 PER OR 6970 PG 1550 PER OR 6979 PG 1808 PER OR 7467 PG
0153

On August 14, 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.10-5 (1)(4) Outdoor Storage and Debris

2. That on August 14, 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 September 11, 2025, a hearing was held pursuant to Section 162.07, Florida Statute.
5. That on basis of the testimony at the hearing on September 11, 2025, this Special Magistrate found the following conditions existed at the above-described property. Section 10-5 (1)(4) Outdoor Storage and Debris.

II. CONCLUSION OF LAW

6. Between August 14, 2025, and September 11, 2025, the above-captioned individual and/or entity has violated the following Sections of the City Code: Section 10-5 (1)(4) Outdoor Storage and Debris.

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 September 21, 2025, or until further order of this Special Magistrate.
9. It is the further Order of the Special Magistrate that Catherine A Schimmel 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 September 11, 2025.



Ryan Knight
Special Magistrate

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



COPY

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

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

Case No. 25-122685 B
Citation No. 0646

vs.
Catherine A Schimmel
Respondent

THIS CAUSE came before the undersigned Special Magistrate on September 11, 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 X being 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: 2621 Royal Palm Dr. Edgewater, FL
Short Parcel ID: 840201059190
Legal Description: LOTS 5919 & 5920 BLK 196 FLORIDA SHORES NO 6 MB 23 PG 109
PER OR 2131 PG 0630 PER OR 6970 PG 1550 PER OR 6979 PG 1808 PER OR 7467 PG
0153

On August 14, 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.10-121 Trailer Storage

2. That on August 14, 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 September 11, 2025, a hearing was held pursuant to Section 162.07, Florida Statute.
5. That on basis of the testimony at the hearing on September 11, 2025, this Special Magistrate found the following conditions existed at the above-described property.
Section 10-121 Trailer Storage.

II. CONCLUSION OF LAW

6. Between August 14, 2025, and September 11, 2025, the above-captioned individual and/or entity has violated the following Sections of the City Code: Section 10-121 Trailer Storage.

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 September 21, 2025, or until further order of this Special Magistrate.
9. It is the further Order of the Special Magistrate that Catherine A Schimmel 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 September 11, 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: 3927028

Parcel ID: 840201059190

SCHIMMEL CATHERINE A

2621 ROYAL PALM DR, EDGEWATER, FL

Parcel Summary

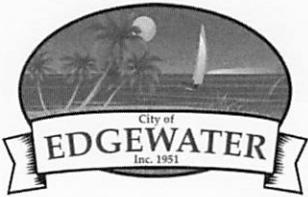
Alternate Key: 3927028
Parcel ID: 840201059190
Township-Range-Section: 18 - 34 - 02
Subdivision-Block-Lot: 01 - 05 - 9190
Owner(s): SCHIMMEL CATHERINE A - FS - Fee Simple - 100%
Mailing Address On File: 2621 ROYAL PALM DR
EDGEWATER FL 32141
Physical Address: 2621 ROYAL PALM DR, EDGEWATER 32141
Property Use: 0100 - SINGLE FAMILY
Tax District: 604-EDGEWATER
2024 Final Millage Rate: 18.0414
Neighborhood: 4743
Subdivision Name:
Homestead Property: Yes



**CITY OF EDGEWATER
CODE ENFORCEMENT
CITATION # 0839**

25-123 124

A handwritten signature in black ink, appearing to read "J. W. [Signature]".



City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-123124

Address/Location of Violation 2621 Royal Palm 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;

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: 12/10/2025

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 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: 12/11/2025

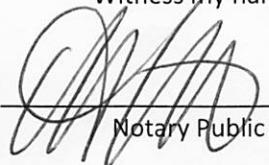

Jacob McGlothlin

12/11/2025

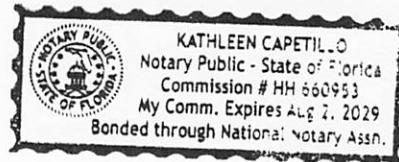
Print Name / Signature / Date

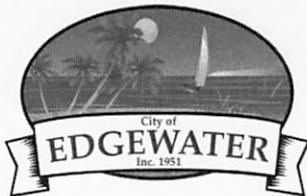
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: December 11, 2025


Notary Public

SEAL





City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-123124

Address/Location of Violation 2621 Royal Palm 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: 12/10/2025

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

Date: 12/11/2025

Jacob McGlothlin

12/11/2025

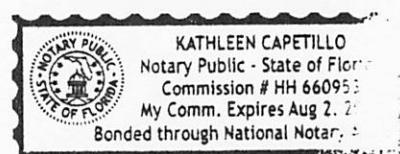
Print Name / Signature / Date

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: December 11, 2025

Notary Public

SEAL



CERTIFIED MAIL®

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



9589 0710 5270 0402 0425 13

**Catherine A Schimmel
(25-123124 JM) Code Enf.
2621 Royal Palm Dr.
Edgewater, FL 32141**