



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Code Enforcement/Special Magistrate

Thursday, June 12, 2025

2:00 PM

Council Chambers

We respectfully request that all electronic devices are set for no audible notification.

1. CALL TO ORDER, ROLL CALL

2. APPROVAL OF MINUTES

3. PURPOSE/PROCESS OPENING STATEMENT

4. SWEARING IN OF WITNESS(ES)

5. DISCLOSURE OF EX PARTE

6. NEW BUSINESS

- a. [Case #: 25-122114](#)
[Citation #: 0029 \(San Miguel\)](#)
[PCR NSB LLC - 2030 Hibiscus Dr.](#)
[Sec. 21-33.1 & .2 - Zoning Restrictions & Uses](#)

Attachments: [25-122114](#)
 [25-122114 Photos](#)
 [20250316_151314](#)
 [20250316_162522](#)
 [20250325_165813](#)

- b. [Case #: 25-122167 A](#)
[Citation #: 0807 \(McGlothlin\)](#)
[Carrington Mortgage Services CO:% McCalla Raymer Leibert Pierce LLC - 1604 Royal Palm Dr.](#)
[Sec. 10-207 - Accessory Structures](#)

Attachments: [25-122167](#)
 [25-122167 Photos](#)

- c. [Case #: 25-122167 B](#)
[Citation #: 0807 \(McGlothlin\)](#)
[Carrington Mortgage Services CO:% McCalla Raymer Leibert Pierce LLC - 1604 Royal Palm Dr.](#)
[Sec. 10-98 Property Maintenance](#)
Attachments: [25-122167](#)
 [25-122167 Photos](#)
- d. [Case #: 25-122167 C](#)
[Citation #: 0807 \(McGlothlin\)](#)
[Carrington Mortgage Services CO:% McCalla Raymer Leibert Pierce LLC - 1604 Royal Palm Dr.](#)
[Sec. 10-238 - Windows](#)
Attachments: [25-122167](#)
 [25-122167 Photos](#)
- e. [Case #: 25-122167 D](#)
[Citation #: 0808 \(McGlothlin\)](#)
[Carrington Mortgage Services CO:% McCalla Raymer Leibert Pierce LLC - 1604 Royal Palm Dr.](#)
[Sec. 10-239 - Temporary Storm Protection](#)
Attachments: [25-122167](#)
 [25-122167 Photos](#)
- f. [Case #: 25-122167 E](#)
[Citation #: 0808 \(McGlothlin\)](#)
[Carrington Mortgage Services CO:% McCalla Raymer Leibert Pierce LLC - 1604 Royal Palm Dr.](#)
[Sec. 10-83 Neglected Premise](#)
Attachments: [25-122167](#)
 [25-122167 Photos](#)
- g. [Case #: 25-122244](#)
[Citation #: 0809 \(McGlothlin\)](#)
[Realty Income CO%: Properties 13 LLC - 2798 S Ridgewood Ave](#)
[Sec. 10-500 Minimum Standards](#)
Attachments: [25-122244](#)
 [25-122244 Photos](#)

- h. [Case #: 25-122267](#)
[Citation #: 0811 \(McGlothlin\)](#)
[Jasmine Partridge - 31 Pine Brook Dr.](#)
[Sec. 7-1 FBC 105.1 - Permit Required](#)

Attachments: [25-122267](#)
 [25-122267 Photos](#)
 [20EE5B8A-173D-4B92-B2B1-A8E964F539F6_4_5005_c](#)
 [C70F2DF4-0587-4AD4-98AE-B66FF07CAECA_4_5005_c](#)
 [EB9817DD-C646-42AE-B3D8-9B18307A0683_4_5005_c](#)
- i. [Case #: 25-122279](#)
[Citation #: 0810 \(McGlothlin\)](#)
[Carol L Anderson - 1307 Victory Palm Dr.](#)
[Sec. 10-402 Alternate Method of Enforcement](#)

Attachments: [25-122279](#)
 [25-122279 Photos](#)
- j. [Case #: 25-600001 A](#)
[Citation #: 0530 \(Humphries\)](#)
[3050 Holdings LLC CO%: EF Hutton Realty, Corp. - 2970 S Ridgewood Ave.](#)
[Sec. 21-210.02 Florida Fire Prevention Code - Faulty Fire Alarm](#)

Attachments: [25-00600001](#)
 [25-00600001 Photos](#)
- k. [Case #: 25-600001 B](#)
[Citation #: 0530 \(Humphries\)](#)
[3050 Holdings LLC CO%: EF Hutton Realty, Corp. - 2970 S Ridgewood Ave.](#)
[Sec. 21-210.02 Florida Fire Prevention Code - Faulty Water Flow Switch](#)

Attachments: [25-00600001](#)
 [25-00600001 Photos](#)

7. ADJOURN

"Pursuant to Chapter 286, F.S., if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made. The City does not prepare or provide such record.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact City Clerk Bonnie Zlotnik, CMC, 104 N. Riverside Drive, Edgewater, Florida, telephone number 386-424-2400 x 1101, 5 days prior to the meeting date. If you are hearing or voice impaired, contact the relay operator at 1-800-955-8771 One or more members of City Council or other advisory boards may be present."