



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes - Final Code Enforcement/Special Magistrate

Thursday, June 12, 2025

2:00 PM

Council Chambers

1. CALL TO ORDER, ROLL CALL

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 May 8, 2025 hearing.

3. PURPOSE/PROCESS OPENING STATEMENT

None.

4. SWEARING IN OF WITNESS(ES)

Brian Wagner of 828 Hibiscus Ave; Jasmine Partridge of 31 Pine Brook Dr.; Fire Inspector Jefferson Humphrey; and Code Officer Jacob McGlothlin.

5. DISCLOSURE OF EX PARTE

None.

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](#)

Case was tabled for the July 10, 2025 Hearing.

- 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](#)

The City requested that this case be removed from the agenda due to it being closed administratively.

- 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](#)

The City requested that this case be removed from the agenda due to it being closed administratively.

- 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](#)

The City requested that this case be removed from the agenda due to it being closed administratively.

- 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](#)

The City requested that this case be removed from the agenda due to it being closed administratively.

- 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](#)

The City requested that this case be removed from the agenda due to it being closed administratively.

- 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](#)

Officer Jacob McGlothlin presented the case. Jasmine Partridge and Brian Wagner gave testimony. Special Magistrate Knight found the property in violation. Special Magistrate upheld the Staff Recommendations, but changed the date for daily fines to begin on July 31, 2025 instead of July 12, 2025.

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.

- 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](#)

- 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

The meeting adjourned at 2:25 pm.

Minutes Respectfully submitted by Kathleen Capetillo