

CASE SUMMARY
2025-CE-00122401
Citation# 0638
Hearing Date: August 14, 2025
Code Officer: R. Hazelwood

DESCRIPTION:

Steven Olesky is the owner of the property located at 418 N. Riverside Dr, in Edgewater, Florida. It has been found in violation of Section 10-130 (Construction Site Debris) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On June 20, 2025 I was directed to the listed location reference to possible violations. I arrived and observed construction debris about the back yard. A computer check revealed the listed location has a permit for demolition.

A courtesy notice was issued for construction site debris with instructions to keep site clean with a correction date of June 30, 2025.

On June 30, 2025 I re-inspected the property and observed no attempt to clean the site. A notice of violation was subsequently issued with a correction date of July 10, 2025.

On July 10, 2025 another inspection was completed. There was no attempt to clean the site nor was there any attempt to contact Code Enforcement regarding the condition of the property.

Citation# 0638 was subsequently issued for this offense. It was posted to the property, sent certified mail to the owner and posted at City.

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

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find Steven Olesky, in violation of Section 10-130 (Construction Site Debris) of the Code of Ordinances and assess the citation fine of \$75.00. The violation has been corrected and no daily fines are being requested.



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.

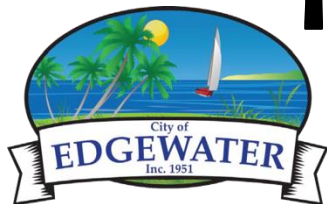
Failure to appear at the hearing will indicate that you have waived your right to contest the violation and an order may be entered against you for the maximum applicable penalties that include but are not limited to fines, administrative costs, daily fines and liens. Daily Fines may be liened up to \$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

Code Enforcement Officer:



NOTICE OF VIOLATION

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

codeenforcement@cityofedgewater.org



Date: August 4, 2025

Case Number: 25-00122401

OLEKSY STEVEN
418 N RIVERSIDE DR
EDGEWATER, FL 321321630

Violation Location: 418 N RIVERSIDE DR
Parcel ID: 7450-02-02-0150
Property Owner: OLEKSY STEVEN
Date of Violation(s): June 20, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 10-130 CONSTRUCTION SITE DEBRIS Date Est: June 20, 2025
Location: Qty: 001 Property owners are responsible for assuring that the work sites on their property and the adjacent streets are not littered during any construction period. This obligation and duty includes unused or discarded work materials in addition to personal trash of the workmen (lunch items, cans, papers, etc.). All debris shall be kept in such a manner as to prevent it from being spread by any means. Construction job sites must be kept clean, such that accumulation of construction debris must not remain on the property for a period exceeding 14 days. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving a final inspection approval. All waste removal receptacles must be city-approved. Streets must remain passable and not obstructed by vehicles or associated machinery or equipment utilized for the building process. Construction materials may not be placed on the roadway or right-of-way area

Please keep property/construction site cleaned and maintained. Please pick up construction debris from property.

Violation(s) must be corrected BEFORE: July 10, 2025

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Robert Hazelwood

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.



Courtesy Letter

Code Enforcement Division

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

codeenforcement@cityofedgewater.org



Date: August 4, 2025

Report Number: 25-00122401

Owner Information:

OLEKSY STEVEN
418 N RIVERSIDE DR
EDGEWATER, FL 321321630

Violation Location: 418 N RIVERSIDE DR

Sort Parcel ID: 7450-02-02-0150

Property Owner: OLEKSY STEVEN

Date of Violation(s): June 20, 2025

Violation(s) City of Edgewater Code of Ordinances:

Sec. 10-130. - Site debris.

Property owners are responsible for assuring that the work sites on their property and the adjacent streets are not littered during any construction period. This obligation and duty includes unused or discarded work materials in addition to personal trash of the workmen (lunch items, cans, papers, etc.). All debris shall be kept in such a manner as to prevent it from being spread by any means. Construction job sites must be kept clean, such that accumulation of construction debris must not remain on the property for a period exceeding 14 days. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to receiving a final inspection approval. All waste removal receptacles must be city-approved. Streets must remain passable and not obstructed by vehicles or associated machinery or equipment utilized for the building process.

The property site must be kept cleaned and maintained. Please pick up construction debris from property.

SEC 10-98 PROPERTY MAINTENANCE DUTY OF OWNER

(b) Maintenance of improved residential lots. The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and brush shall be cut to a height not exceeding 12 inches.

(d) Maintenance of rights-of-way and abutting property owners. It shall be the duty of every owner of real property within the city to at all times cause to be cut and mowed, the grass and weeds and to cause to be cut and trimmed, the flowers, vines and shrubbery. Performance shall be in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the right of way abutting their properties. It shall also be the duty of every owner of real property to properly dispose of said trimmings.

Please mow and maintain your ENTIRE yard including any "weed-eating" needed. You cannot have any grass or weeds in excess of 12 inches in your yard.

Violation(s) must be corrected BEFORE: June 30, 2025

Code Enforcement Officer: Robert Hazelwood

IT IS YOUR RESPONSIBILITY TO CONTACT THE CODE ENFORCEMENT OFFICER ONCE THE VIOLATION(S) HAS BEEN CORRECTED.

Thank you for helping us to promote, protect and improve the health, safety and/or the economic welfare of the City of Edgewater. This courtesy notice is preliminary to Code Enforcement action.



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3889819
OLEKSY STEVEN

Parcel ID: 745002020150
418 N RIVERSIDE DR, EDGEWATER, FL

Parcel Summary

Alternate Key: 3889819
Parcel ID: 745002020150
Township-Range-Section: 17 - 34 - 50
Subdivision-Block-Lot: 02 - 02 - 0150
Owner(s): OLEKSY STEVEN - TE - Tenancy in the Entirety - 100%
BOLLEA BROOKE - TE - Tenancy in the Entirety - 100%
Mailing Address On File: 418 N RIVERSIDE DR
EDGEWATER FL 32132 1630
Physical Address: 418 N RIVERSIDE DR, EDGEWATER 32132
Property Use: 0100 - SINGLE FAMILY
Tax District: 604-EDGEWATER
2024 Final Millage Rate: 18.5435
Neighborhood: 4236
Subdivision Name:
Homestead Property: No

Kathleen Capetillo

From: Miron San Miguel
Sent: Friday, June 20, 2025 8:52 AM
To: Code Officer Group
Subject: Addresses to check

Good morning,

Please go out and check the below addresses for violations.

418 N Riverside

236 Hubbel St.

108 Neptune

**The house behind 108 Neptune has a fence destroyed and it does not have address numbers on it. It is gray and newly painted.

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



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0638

25-122401



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122401

Address/Location of Violation 418 N. Riverside 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: _____

☒ 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: 7-10-25

R. Hazelwood

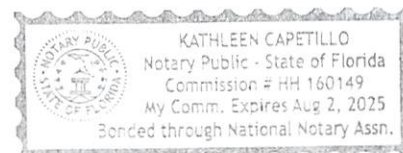
Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that R. Hazelwood, 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 10, 2025

Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-00122401

Address/Location of Violation 418 N Riverside 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;
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- ☒ On the real property listed above upon which the alleged violation exists;
- ☒ City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 6-30-25

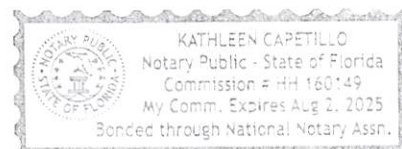
R. Hazelwood
Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that
R. Hazelwood, 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: June 30, 2025

[Signature]
Notary Public

SEAL



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

CERTIFIED MAIL®

ORLANDO FL 328

ORLANDO FL 328

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11 JUL 2025 PM 2 L

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CERTIFIED MAIL®

CITY OF EDGEWATER
CODE ENFORCEMENT DIVISION
1605 S. Ridgewood
Edgewater, FL



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US POSTAGE[®]
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2000256499
ZIP 32132
JUN 30 2025



NAME: 15/25
1st Attempt: 7/25
2nd Attempt: _____
Return: _____

unc

Steven Olesky & Brooke Bollea
(25-122401 RH) Code Enf.
418 N Riverside Dr.
Edgewater, FL 32132

-R-T-S- 32132-RFS-IN *95 07/18/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER



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NAME: 25
1st Attempt: 7/3
2nd Attempt: 7/10
Return: _____

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

CERTIFIED MAIL®



9589 0710 5270 1582 4777 37

Steven Olesky & Brooke Bollea
(25-122401 RH) Code Enf.
418 N Riverside Dr.
Edgewater, FL 32132

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

ORLANDO FL 328

21 JUN 2025 PM 5 L

ANK

PITNEY BOWES
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US POSTAGE[®]
FIRST-CLASS[®]
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2000256499
ZIP 32132
JUN 20 2025



Steven Oleksy
(24-122401 RH) Code Enf.
418 N Ridgewood Ave
Edgewater, FL 32132

01X1E

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0000/11/11

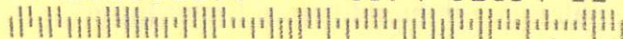
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

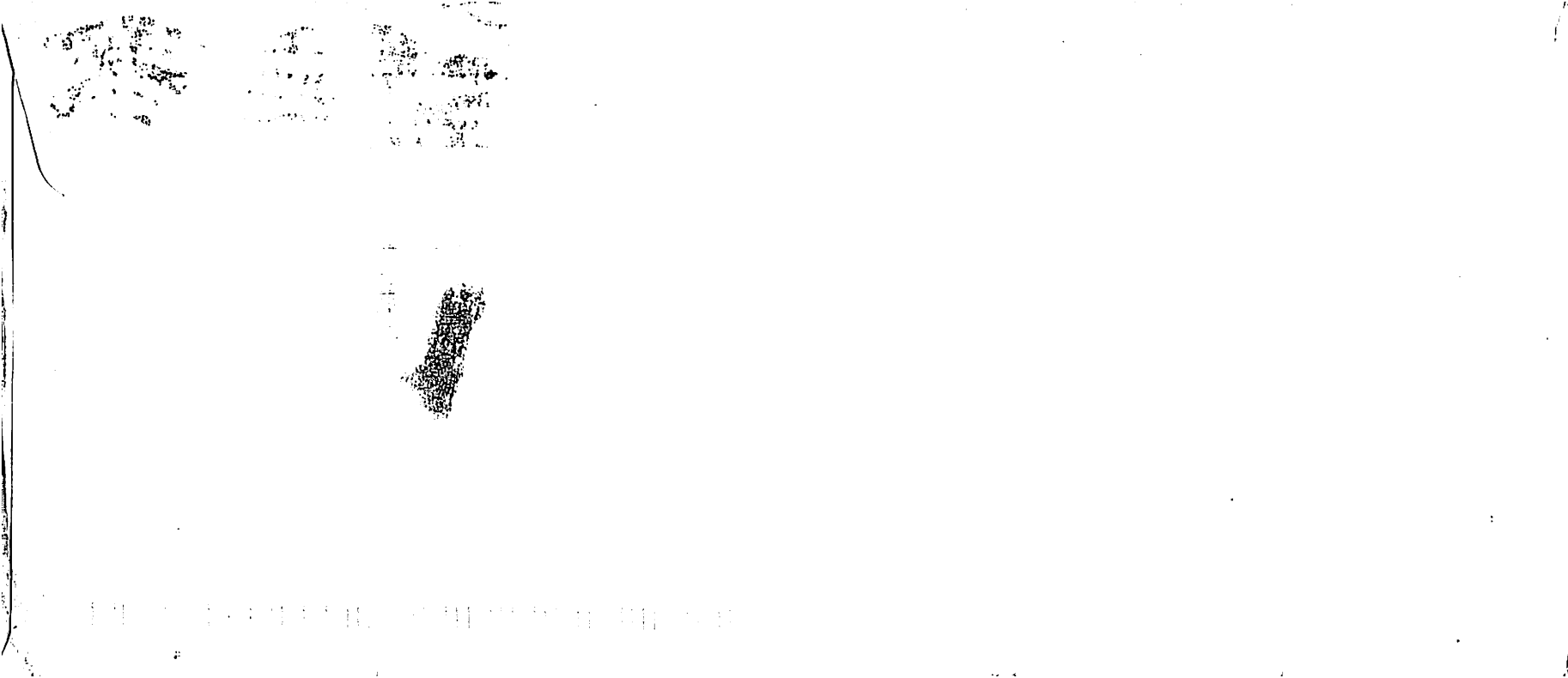
ANK

BC: 32132361105

*0574-01634-21-41

32132-0100





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

CERTIFIED MAIL®



9589 0710 5270 1582 4779 97

Steven Olesky & Brooke Bollea
(25-122401 RH) Code Enf.
418 N Riverside Dr.
Edgewater, FL 32132

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOR A DOTTED LINE