



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Code Enforcement/Special Magistrate

Thursday, August 14, 2025

2:00 PM

Council Chambers

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PURPOSE/PROCESS OPENING STATEMENT

4. SWEARING IN OF WITNESS(ES)

5. DISCLOSURE OF EX PARTE

6. ORDERS IN COMPLIANCE

- a. [Case #: 25-122362](#)
[Citation #: 0815 \(McGlothlin\)](#)
[Marr Development of Central Florida, Inc - 3313 Umbrella Tree Dr.](#)
[Sec. 10-402 Alternate Method of Enforcement](#)

Attachments: [25-122362](#)
 [25-122362 Photos](#)
- b. [Case #: 25-122465](#)
[Citation #: 0538 \(Hazelwood\)](#)
[Johnny W Starnes Jr - 2414 Lime Tree Dr.](#)
[Sec. 10-400 Property Maintenance](#)

Attachments: [25-122465](#)
 [25-122465 Photos](#)
- c. [Case #: 25-122472](#)
[Citation #: 0539 \(Hazelwood\)](#)
[Louis C & Donna L Schetter - 2911 Unity Tree Dr.](#)
[Sec. 10-400 Property Maintenance](#)

Attachments: [25-122472](#)
 [25-122472 Photos](#)

7. NEW BUSINESS

- a. [Case #: 25-122216](#)
[Citation #: 0536 \(Hazelwood\)](#)
[Gary J Lutsky - 3047 Orange Tree Dr.](#)
[Sec. 7-1 Incorporation of Florida Building Code](#)

Attachments: [25-122216](#)
 [25-122216 Photos](#)
- b. [Case #: 25-122401](#)
[Citation #: 0638 \(Hazelwood\)](#)
[Steven Olesky & Brooke Bollea - 418 N Riverside Dr.](#)
[Sec. 10-130 Construction Site Debris](#)

Attachments: [25-122401](#)
 [25-122401 Photos](#)
- c. [Case #: 25-122416](#)
[Citation #: 0641 \(Hazelwood\)](#)
[Kevin & Linda Costain - 1923 Travelers Palm Dr.](#)
[Sec. 10-400 Property Maintenance](#)

Attachments: [25-122416](#)
 [25-122416 Photos](#)
- d. [Case #: 25-122417](#)
[Citation #: 0537 \(Hazelwood\)](#)
[G-Force Holdings LLC - 2007 Travelers Palm Dr.](#)
[Sec. 10-400 Property Maintenance](#)

Attachments: [25-122417](#)
 [25-122417 Photos](#)
- e. [Case #: 25-122441](#)
[Citation #: 0816 \(McGlothlin\)](#)
[Lynn A Wilkins - 2509 Willow Oak Dr.](#)
[Sec. 10-234 Exterior Doors](#)

Attachments: [25-122441](#)
 [25-122441 Photos](#)

- f. [Case #: 25-122462](#)
[Citation #: 0814 \(McGlothlin\)](#)
[Realty Income Properties 13 LLC - 2798 S Ridgewood Ave](#)
[Sec. 10-500 Minimum Standards](#)
Attachments: [25-122462](#)
 [25-122462 Photos](#)
- g. [Case #: 25-122502 Repeat](#)
[Citation #: 0537 \(Hazelwood\)](#)
[Thomas Wrightsman & Laura Leshner - 3404 India Palm Dr.](#)
[Sec. 10-402 Alternate Method of Enforcement](#)
Attachments: [25-122502](#)
 [25-122502 Photos](#)
- h. [Case #: 25-122507 A](#)
[Citation #: 0640 \(Hazelwood\)](#)
[CF Partner in Construction LLC - 1626 Needle Palm Dr.](#)
[Sec. 10-207 Accessory Structures](#)
Attachments: [25-122507](#)
 [25-122507 Photos](#)
- i. [Case #: 25-122507 B](#)
[Citation #: 0640 \(Hazelwood\)](#)
[CF Partner in Construction LLC - 1626 Needle Palm Dr.](#)
[Sec. 10-234 Exterior Doors](#)
Attachments: [25-122507](#)
 [25-122507 Photos](#)
- j. [Case #: 25-122507 C](#)
[Citation #: 0640 \(Hazelwood\)](#)
[CF Partner in Construction LLC - 1626 Needle Palm Dr.](#)
[Sec. 15-1 Numbering of Buildings](#)
Attachments: [25-122507](#)
 [25-122507 Photos](#)
- k. [Case #: 25-122516](#)
[Citation #: 0540 \(Hazelwood\)](#)
[Ranee Maillet Est - 1708 Bradford Rd.](#)
[Sec. 10-400 Property Maintenance](#)
Attachments: [25-122516](#)
 [25-122516 Photos](#)

- I. [Case #: 25-122521](#)
[Citation #: 0541 \(Hazelwood\)](#)
[Sue Reid Vaughn Est - 1843 Coco Palm Dr.](#)
[Sec. 10-400 Property Maintenance](#)

Attachments: [25-122521](#)
 [25-122521 Photos](#)

8. 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 the Acting City Clerk Monique Toupin, 104 N. Riverside Drive, Edgewater, Florida, telephone number 386-424-2400 x 1102, 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."