



# City of Edgewater

104 N. Riverside Drive  
Edgewater, FL 32132

## Meeting Minutes - Final Code Enforcement/Special Magistrate

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Thursday, August 14, 2025

2:00 PM

Council Chambers

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### 1. CALL TO ORDER

*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 July 10, 2025 hearing.*

### 3. PURPOSE/PROCESS OPENING STATEMENT

*None.*

### 4. SWEARING IN OF WITNESS(ES)

*Code Officer Robert Hazelwood and Code Officer Jacob McGlothlin.*

### 5. DISCLOSURE OF EX PARTE

*None.*

### 6. ORDERS IN COMPLIANCE

*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.*

- 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

*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.*

- 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](#)

- l. 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

*The meeting adjourned at 2:33 pm.  
Minutes Respectfully submitted by Kathleen Capetillo*