



United States  
Aug 7, 2025, 2:51 PM



















United States  
Aug 4, 2025, 1:14 PM

**CITATION # 0541**

City of Edgewater Code Enforcement Division  
PO BOX 100  
1605 S. Ridgewood Ave., Edgewater, FL 32132  
(386) 424-2400  
[codeenforcement@cityofedgewater.org](mailto:codeenforcement@cityofedgewater.org)

Date: 8-4-25 Time: 8:30am Case# 25-122521

Name: VAUGHAN SUE REID EST  
Address: 1843 COCO PALM DR EDgewater, FL 32132  
Date/Time violation first observed: 7-16-25  
Violation(s) of the Land Development Code/ Code of Ordinances:

1. Sec	2. Sec	Description
10-400		PROPERTY MAINTENANCE

Civil Fine (violation 1) \$ 75.00  
Civil Fine (violation 2) \$  
Civil Fine (violation 3) \$  
Nature of the Violation(s)  
GRASS/WEEDS IN EXCESS 12"

The violation(s) may be corrected in the following manner:  
MOWING LAWN

Signature of owner/tenant:

*Signature is not an admission of guilt.*  
Willful refusal to accept and sign this citation is a second-degree misdemeanor. F3162.23(6) 775.082, 775.083  
Method of notice: **Certified & Posted**

The Code Enforcement Hearing has been scheduled for:  
Date: AUGUST 14, 2025 Time: 2:00PM  
City of Edgewater City Hall Chambers  
104 N Riverside Dr., Edgewater, FL 32132

Code Enforcement Officer: R. HAZELWOOD

**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 levied 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 on 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

**NOTICE OF VIOLATION**

Code Enforcement Division  
1605 South Ridgewood Ave  
Edgewater, Florida 32132  
(386) 424-2400 Ext. 2210  
[codeenforcement@cityofedgewater.org](mailto:codeenforcement@cityofedgewater.org)

Date: July 24, 2025  
Case Number: 25-00122521

VAUGHAN SUE REID EST  
1843 COCO PALM DR  
EDGEWATER, FL 32141

Violation Location: 1843 COCO PALM DR  
Parcel ID: 5402-01-00-0790  
Property Owner: VAUGHAN SUE REID EST  
Date of Violation(s): July 16, 2025

**Violations(s) City of Edgewater Code of Ordinances:**  
SEC. 10-400 - PROPERTY MAINTENANCE NUISANCE CONDITIONS/ ABATEMENT NOTICE AND HEARING LIES FOR EXPENSES.  
(a) It is declared by the city council that the following shall each individually or in combination be a property maintenance nuisance when they exist upon any right-of-way, parcel, lot, lots, adjacent lots, or property:  
(1) Any dead, damaged or diseased tree located within 35 feet of any public roadway, public or private sidewalk that is adjacent to a public roadway or any developed property when the tree has been declared a hazard by a code enforcement officer or an arborist.  
(2) Grass, weeds, brush and undergrowth (specifically excluding trees, planted ornamental shrubs and saw palmettos) that are allowed to reach a height in excess of 12 inches on an improved or developed lot, which impair or may impair the economic welfare of the adjacent property, contribute to a fire hazard and/or create a health hazard when any part of those growths are located on any lot adjacent to the boundary of any developed lot.  
(3) Accumulation of waste, yard trash, or rubble and debris that may harbor rodents or snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease transmitters.  
(b) If the code enforcement officer determines that a property maintenance nuisance exists on any lot, tract, or parcel of land within the city, the code enforcement officer shall provide notice to the violator. The notice shall have the following information:  
(1) The name and address of the property owner.  
(2) The location of the property maintenance nuisance.  
(3) The date and time the property maintenance nuisance notice was issued.  
(4) The date and time the property maintenance nuisance was first observed.  
(5) The section of the code that has been violated and a description of the nature of the property maintenance nuisance.  
(6) Necessary corrective action.  
(7) The name and contact information of the code enforcement officer issuing the notice.

Contact the code enforcement officer once the violation(s) has been corrected.







United States  
Jul 24, 2025, 9:25 AM





United States  
Jul 24, 2025, 9:25 AM



 **NOTICE OF VIOLATION** 

Code Enforcement Division  
1605 South Ridgewood Ave  
Edgewater, Florida 32132  
(386) 424-2600 Ext. 2219  
codeenforcement@cityofedgewater.org

Date: July 24, 2025 Case Number: 25-00122521

VIOLATOR: VAUGHAN SUE REID EST  
1843 COCO PALM DR  
EDGEWATER, FL 32141

Violation Location: 1843 COCO PALM DR  
Parcel ID: 8402-01-00-0780  
Property Owner: VAUGHAN SUE REID EST  
Date of Violation(s): July 16, 2025

Violation(s) City of Edgewater Code of Ordinances:  
SEC. 10-420 - PROPERTY MAINTENANCE NUISANCE CONDITIONS; ABATEMENT,  
NOTICE AND HEARING; LIEN FOR EXPENSES  
(a) It is declared by the city council that the following shall each individually or in combination  
be a property maintenance nuisance when they exist upon any right-of-way, parcel, lot, lots,  
adjacent lots, or property:  
(1) Any dead, damaged or diseased tree, located within 35 feet of any public roadway,  
public or private sidewalk that is adjacent to a public roadway, or any developed  
property when the tree has been declared a hazard by a code enforcement officer or an  
arborist.  
(2) Grass, weeds, brush and undergrowth (specifically excluding trees, planted  
ornamental shrubs and saw palmettos) that are allowed to reach a height in excess of  
12 inches on an improved or developed lot, which impair or may impair the economic  
welfare of the adjacent property, contribute to a fire hazard and/or create a health  
hazard when any part of those growths are located on any lot adjacent to the boundary  
of any developed lot.  
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snakes or that may contain pools of water that may serve as breeding grounds for  
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notice.

Contact the code enforcement officer once the violation(s) has been corrected.

United States  
Jul 24, 2025, 9:25 AM





United States  
Jul 16, 2025, 9:24 AM





EDGEWATER CODE ENFORCEMENT  
WWW.CITYOFEDGEWATER.ORG  
(386) 424-2400 EXT. 2210  
18413 Coco Palms  
SORRY WE MISSED YOU!

DATE: 7-16-25 TIME: 9:22

☒ Please contact the Code Enforcement Division as soon as possible!

BUSINESS HOURS: (386) 424-2400 EXT. 2210  
AFTER HOURS EMAIL:  
CODEENFORCEMENT@CITYOFEDGEWATER.ORG

*[Signature]*  
CODE ENFORCEMENT OFFICER  
Please now leave.

United States  
Jul 16, 2025, 9:25 AM





United States  
Jul 16, 2025, 9:24 AM



Naviline Workspaces

CE - Case maintenance

Naviline Workspaces  
edge.aspgov.com:8100

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Memory usage: 53.3 MB

Applicati



EDGEWATER CODE ENFORCEMENT

WWW.CITYOFEDGEWATER.ORG

(386) 424-2400 EXT. 2210

18413 Coco Palm

SORRY WE MISSED YOU!

DATE: 7-16-25 TIME: 9:22

☒ Please contact the Code Enforcement Division as soon as possible:

BUSINESS HOURS: (386) 424-2400 EXT. 2210

AFTER HOURS EMAIL:

CODEENFORCEMENT@CITYOFEDGEWATER.ORG

CODE ENFORCEMENT OFFICER

Please mow lawn.

3 COCO PALM DR

Parcel Number

Number

Type

00001781 ROOFING

00001833 CHANGE OUT WINDOW/DOOR



81°F

codemob2 EWP032

United States  
Jul 16, 2025, 9:23 AM