

Case Summary

Case # 25-122898

Citation # 844

Hearing Date: 4/9/2026

Code Enforcement Officer: Jacob M.

Description:

PROPERTY ADDRESS IN VIOLATION: 414 Adele St

PARCEL ID: 7432-05-00-1380

OWNER: Mary Strode, Scott Bailey

MAILING ADDRESS: 414 Adele St, Edgewater FL 32132

Background:

On September 29th, 2025, I received a complaint that the garbage can for 414 Adele was left in the road and animals were getting into it, making a mess. Upon inspection, there were multiple violations at the property.

There was a metal carport and a shed without permits, 2 cars parked in the front yard with overgrown grass underneath, overgrown weeds on the right side of the property, there were outdoor-storage items in scattered in the trees and bushes, the garbage can was in the road, and the trees on the right-side of the property were overgrown into the road. I left a door hanger to make contact. Later that day, Mary called me and said she would begin correcting the violations.

On October 14th, I reinspected the property. Most of the violations were corrected, but the trees were still overgrown and the metal carport was still unpermitted.

On October 28th, the trees were cut into compliance and Mary was working with the building department for the metal carport.

On November 7th, Mary informed me that the only way it would be permitted is if it were connected to the primary structure as an extension instead of as an accessory. She began looking for an engineer at this time.

On December 8th, she had an engineer working on a breezeway that connected the carport to the house. She was waiting for him to provide her the plans so she could forward them to the building department.

On January 12th, 2026, Mary informed me that her engineer had ghosted her and was no longer working on the drawings. I extended the case to give her time to find a new engineer.

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On January 26th, I was never contacted by Mary. I realized that I had not issued a Notice of Violation yet, so I issued a Notice of Violation for Permit Required.

On February 11th, no further progress was made. I spoke with Mary and issued her a citation for Permit Required.

On April 9th, I reinspected and saw that the car port was removed.

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

Staff Recommendation:

Citation – \$75

Daily Fines per violation – \$0

Staff recommends a civil fine of \$75. No daily fines are requested as the property is now in compliance.



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: January 27, 2026

Case Number: 25-00122898

STRODE MARY
BAILEY SCOTT
414 ADELE ST
EDGEWATER, FL 321322102

Violation Location: 414 ADELE ST
Parcel ID: 7432-05-00-1380
Property Owner: STRODE MARY, BAILEY SCOTT
Date of Violation(s): September 29, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 7-1 FBC 105.1 Permit Required

Date Est: September 29, 2025 Location: Qty: 001

Any owner or authorized agent who intends to construct, enlarge, alter, repair, moved, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Contact the Building Department at buildingdept@cityofedgewater.org or at 2111 S Ridgewood Ave., Edgewater, FL 32132 in order to obtain the appropriate permit required for work completed.

CORRECTIVE ACTION: THERE IS AN UNPERMITTED CARPORT ON THE PROPERTY. CONTINUE WORKING WITH THE BUILDING DEPARTMENT TO GET THE CARPORT PERMITTED. ACQUIRE THE PERMIT OR REMOVE THE CARPORT ENTIRELY.

Violation(s) must be corrected BEFORE: February 06, 2026

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Jacob McGlothlin | jmcglothlin@cityofedgewater.org | 386-424-2400 x2212

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.



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3846508

Parcel ID: 743205001380

STRODE MARY

414 ADELE ST, EDGEWATER, FL

Parcel Summary

Alternate Key:	3846508
Parcel ID:	743205001380
Township-Range-Section:	17 - 34 - 32
Subdivision-Block-Lot:	05 - 00 - 1380
Owner(s):	STRODE MARY - TIC - Tenancy in Common - 50% BAILEY SCOTT - TIC - Tenancy in Common - 50%
Mailing Address On File:	414 ADELE ST EDGEWATER FL 32132 2102
Physical Address:	414 ADELE ST, EDGEWATER 32132
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4100
Subdivision Name:	EDGEWATER ACRES RESUB UNIT 4
Homestead Property:	Yes



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0844**

25-122 898

Justin



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122898

Address/Location of Violation 414 Adele St
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;

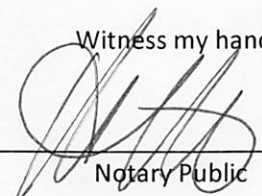
City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 2/11/26

Jacob McGlothlin  2/11/26
Print Name / Signature / Date

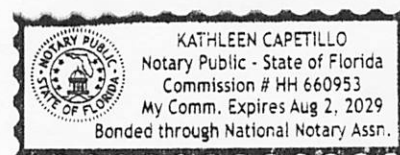
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

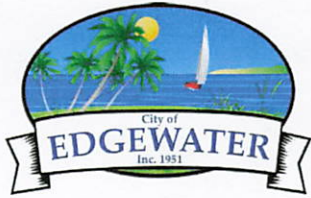
Witness my hand and official seal dated: February 11, 2026



Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-122898 Address/Location of Violation 414 Adele St 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;
In the case of commercial premises, leaving the notice with the manager or other person in charge.

Date: 1/26/2026

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.

In addition to the aforementioned the notice 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: 1/26/2026

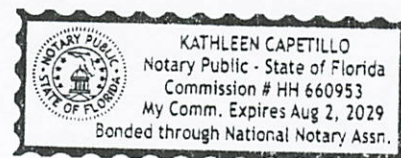
Jacob McGlothlin [Signature] 1/26/26
Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, 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: January 26, 2026

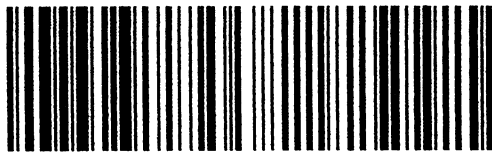
[Signature]
Notary Public

SEAL



City of Edgewater
Code Enforcement Division
PO Box 100
Edgewater, FL 32132- 0100

CERTIFIED MAIL®



9589 0710 5270 0402 0450 26

Scott Bailey & Mary Strode
(25-122898 JM) Code Enf.
414 Adele St.
Edgewater, FL 32132