

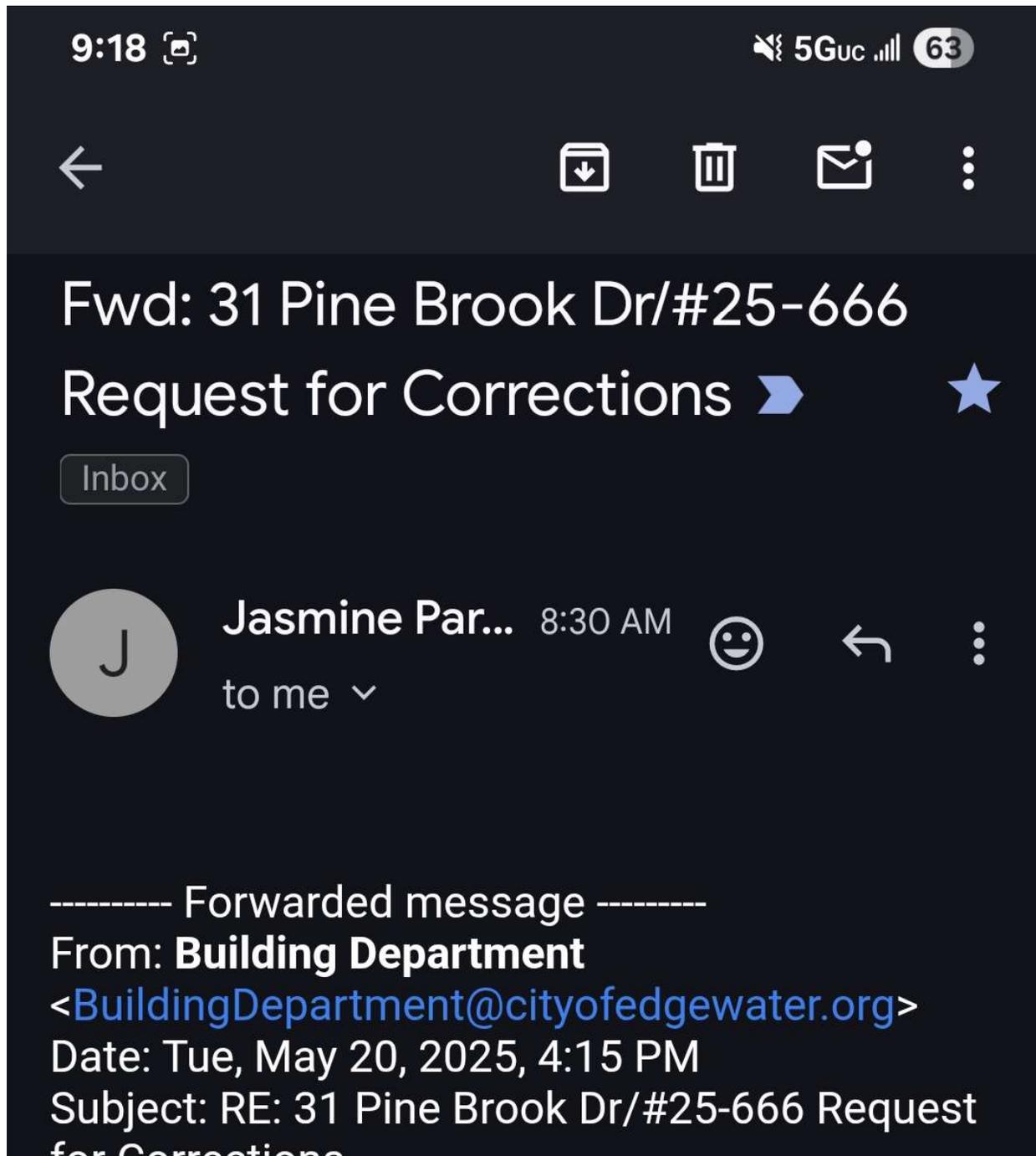
From: [Miron San Miguel](#)
To: [Bryan Wagner](#)
Cc: [Shaun Milligan](#); [Dilena Talley](#); [Jacob McGlothlin](#)
Subject: Re: 31 Pine Brook Dr.
Date: Wednesday, July 30, 2025 9:21:38 AM

Bryan, thank you for your email. I'll CC the appropriate people that are involved and can assist.

Let me know what Development Services says when you speak with them.

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

From: Bryan Wagner <bryan.wagner17@gmail.com>
Date: Wednesday, July 30, 2025 at 9:19 AM
To: Miron San Miguel <msanmiguel@CITYOFEDGEWATER.ORG>
Subject: Re: 31 Pine Brook Dr.



for corrections

To: Jasmine Partridge

<missjasminepartridge@gmail.com>

Thank you. We will await the stamped drawings for submission.

Kindest regards ~

Laura J. Guetter

Permit Technician

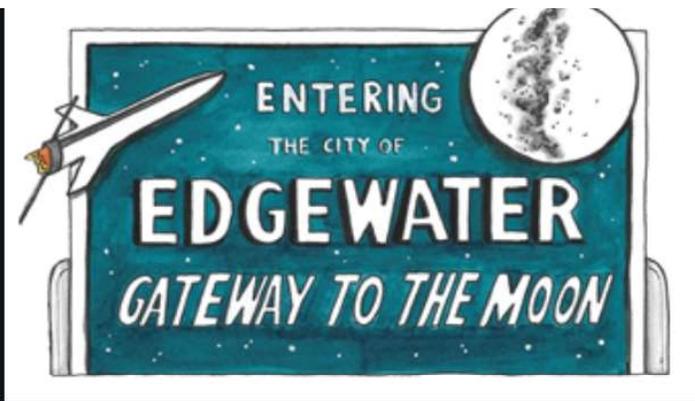
Building Department

[2140 S. Riverside Dr](#)

[Edgewater, FL 32132](#)

386-424-2400 Ext 1522

lguetter@cityofedgewater.org



From: Jasmine Partridge
<missjasminepartridge@gmail.com>
Sent: Tuesday, May 20, 2025 2:21 PM
To: Building Department <BuildingDepartment@CITYOFEDGEWATER.ORG>
Subject: Re: [31 Pine Brook Dr/#25-666](#) Request for Corrections

Hi there Just in case I didn't bring these in person the last visit to the office, these are the drawings submitted to the engineer. We awaiting his feedback.
Thank you, for guidance during this process.

On Wed, Mar 19, 2025, 12:14 PM Jasmine Partridge <missjasminepartridge@gmail.com> wrote:

wrote.

Thank you for your assistance.

On Wed, Mar 19, 2025, 10:37 AM Building Department <BuildingDepartment@cityofedgewater.org> wrote:

Good morning Jasmine,

Thank you for your request for corrections response. We are in receipt and your application is currently under review. Once completed we will email you with the next steps.

Kind regards ~

Laura J. Guetter

Permit Technician

Building Department

[104 N. Riverside Drive](#)

104 N. RIVERSIDE DRIVE

Edgewater, FL 32132

386-424-2400 Ext 1522

lguetter@cityofedgewater.org

From: Jasmine Partridge

[<missjasminepartridge@gmail.com>](mailto:missjasminepartridge@gmail.com)

Sent: Wednesday, March 19, 2025 10:29 AM

To: Laura Guetter

[<lguetter@CITYOFEDGEWATER.ORG>](mailto:lguetter@CITYOFEDGEWATER.ORG)

Subject: Re: 31 Pine Brook Dr/#25-666
Request for Corrections

On Tue, Mar 18, 2025, 11:36 AM Jasmine Partridge [<missjasminepartridge@gmail.com>](mailto:missjasminepartridge@gmail.com) wrote:

Thank you, will do.

On Thu, Mar 13, 2025, 12:23 PM Laura

Guetter <lguetter@cityofedgewater.org>
wrote:

Good afternoon Jasmine,

Please see the attached Request For
Corrections from the Building
Department.

Any questions please contact Shaun
Milligan @ 386-424-2400 ext. #1511,
otherwise submit the requested
corrections to the Building Department
email @
buildingdept@cityofedgewater.org

Kind regards ~

Laura J. Guetter

Permit Technician

Building Department

[104 N. Riverside Drive](#)

[Edgewater, FL 32132](#)

386-424-2400 Ext 1522

lguetter@cityofedgewater.org

From: Laura Guetter

Sent: Thursday, March 13, 2025 8:20 AM

To: 'missjasminepartridge@gmail.com' <missjasminepartridge@gmail.com>

Subject: 31 Pine Brook Dr/#25-666 Permit Review

Good morning Jasmine,

Thank you for your Permit Application. We are in receipt and your application is currently under review. Once completed we will email you with the next steps.

Kind regards ~

Laura J. Guetter

Permit Technician

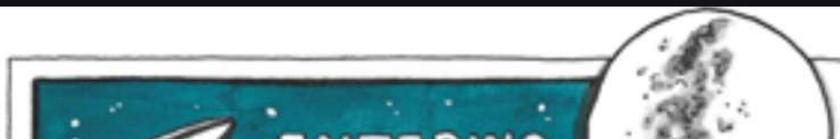
Building Department

104 N. Riverside Drive

Edgewater, FL 32132

386-424-2400 Ext 1522

lguetter@cityofedgewater.org



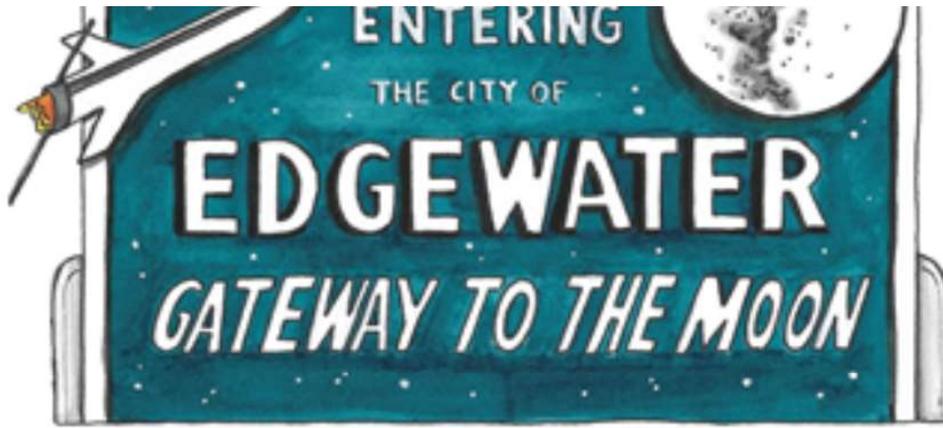


image001.png



← Reply

→ Forward



99+



On Tue, Jul 29, 2025, 4:03 PM Miron San Miguel <msanmiguel@cityofedgewater.org> wrote:

ATTN: Jasmine & Bryan,

Please do not move forward with any engineer drawings at this time.

It has come to my attention that nothing has been submitted as of yet to the *Building Department* for any preliminary site plan review.

I have discussed the case with Ofc. Jacob and the Building Official. It was told to you to submit plans that were drawn up or preliminary to allow the *Development Services Department* to review them and determine if what you have on the property would be allowable based on setback requirements and other factors within the code.

It is very important that we speak and have a group call to ensure everyone is on the same page with this case.

As of right now, I am NOT APPROVING any further extensions beyond the deadline given by the Special Magistrate of July 31st, 2025.

You MUST submit some sort of preliminary site plan to the Building Department. This is in an effort to save you from purchasing engineer drawings and then being told that you cannot have a permit approved for what you currently have built on the property.

Furthermore, it is my understanding that you have added a pool to the property after it was explained to you to STOP building anything more in the backyard. A review of the case photos show that you have failed to comply with that Stop Work Order.

The City of Edgewater strives to assist residents and work with you. Unfortunately, there has not been sufficient cooperation in this case for me to allow more time to continue without daily fines.

Please contact me as soon as possible so we can discuss a successful plan of action to move forward.

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

From: [Bryan Wagner](#)
To: [Jacob McGlothlin](#)
Subject: Re: 31 pine brook
Date: Tuesday, July 29, 2025 3:58:58 PM

Yes, I understand.

On Tue, Jul 29, 2025, 3:17 PM Jacob McGlothlin <jmcglothlin@cityofedgewater.org> wrote:

Just reread my last email and would like to clarify.

The permits need to be approved and in our system by August 15th. Failure to do so will result in daily fines starting retroactively from July 31st.

Please respond so I know that you understand.

Very respectfully,

Jacob McGlothlin

Code Enforcement Officer | City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

From: Jacob McGlothlin
Sent: Tuesday, July 29, 2025 1:28 PM
To: Bryan Wagner <bryan.wagner17@gmail.com>
Cc: Jasmine Partridge <missjasminepartridge@gmail.com>
Subject: RE: 31 pine brook

Hey Bryan,

I spoke with my supervisor.

We are allowing a 15 day extension so you can get the building plans and the permits. The new deadline is **August 15th, 2025.**

You must provide the building plans to Development Services by August 15th so that the permits can be issued. Failure to do so will result in daily fines starting retroactively from July 31st.

If there are any issues or questions, please reach out.

Very respectfully,

Jacob McGlothlin

Code Enforcement Officer | City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

From: Bryan Wagner <bryan.wagner17@gmail.com>
Sent: Tuesday, July 29, 2025 10:15 AM
To: Jacob McGlothlin <jmcglothlin@cityofedgewater.org>
Subject: Re: 31 pine brook

Thank you very much, just for records reason I'll re send the other ones

On Tue, Jul 29, 2025, 10:11 AM Jacob McGlothlin <jmcglothlin@cityofedgewater.org> wrote:

Good Morning Bryan,

Thank you for the attached proposal.

I have not received the documents from Jasmine that you referenced in the beginning of your email.

I called the engineer company, CRA, and confirmed what you have told me, that you are getting permits for the shed and 2 roofs, and that they are just waiting for the down

payment. I will get my with my supervisor later today to see if an extension is possible at this time. I will get back with you either this afternoon or tomorrow morning with an answer.

Very respectfully,

Jacob McGlothlin

Code Enforcement Officer | City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

From: Bryan Wagner <bryan.wagner17@gmail.com>
Sent: Tuesday, July 29, 2025 9:56 AM
To: Jacob McGlothlin <jmcglothlin@cityofedgewater.org>
Subject: 31 pine brook

Good morning, Jasmine has sent some of the other contacts we had been making with engineers with out any luck but we have finally got one that agreed to take the job we just need to come up with \$3,000. \$1,500 down will get the prints drawn up and one they are done another \$1,500 to actually get them. Included in this email is the proposal for the work that once we have the first \$1,500 we will be signing to get the plans started. We should have the first amount by the end of this week and they said it would take up to 2 weeks to get the plans drawn up. Any extension will be helpful by that's a rough time frame I've outlined

From: [Miron San Miguel](#)
To: bryan.wagner17@gmail.com; [Jasmine Partridge](#); [Jacob McGlothlin](#)
Cc: [Shaun Milligan](#); [Dilena Talley](#)
Subject: 31 Pine Brook Dr.
Date: Tuesday, July 29, 2025 4:03:18 PM

ATTN: Jasmine & Bryan,

Please do not move forward with any engineer drawings at this time.

It has come to my attention that nothing has been submitted as of yet to the *Building Department* for any preliminary site plan review.

I have discussed the case with Ofc. Jacob and the Building Official. It was told to you to submit plans that were drawn up or preliminary to allow the *Development Services Department* to review them and determine if what you have on the property would be allowable based on setback requirements and other factors within the code.

It is very important that we speak and have a group call to ensure everyone is on the same page with this case.

As of right now, I am NOT APPROVING any further extensions beyond the deadline given by the Special Magistrate of July 31st, 2025.

You MUST submit some sort of preliminary site plan to the Building Department. This is in an effort to save you from purchasing engineer drawings and then being told that you cannot have a permit approved for what you currently have built on the property.

Furthermore, it is my understanding that you have added a pool to the property after it was explained to you to STOP building anything more in the backyard. A review of the case photos show that you have failed to comply with that Stop Work Order.

The City of Edgewater strives to assist residents and work with you. Unfortunately, there has not been sufficient cooperation in this case for me to allow more time to continue without daily fines.

Please contact me as soon as possible so we can discuss a successful plan of action to move forward.

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
Special Magistrate**

City of Edgewater,

VS.

REF COV NO. (s) 25-122267

Jasmine Partridge
Defendant.

NOTICE OF HEARING BEFORE SPECIAL MAGISTRATE

To: Jasmine Partridge
31 Pine Brook Dr
Edgewater, FL 32141

There will be a hearing before the Special Magistrate on September 11, 2025, at 2:00 Pm in Council Chambers located at 104 N. Riverside Dr., Edgewater, FL 32132 on the following issues: 7-1 FBD 105.1 Permit Required.

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 application penalties that include but not limited to administrative costs and fines.

If the matter is resolved, the requesting party shall contact the Records Clerk at 386.424.2400 x 2210 to cancel the hearing.

CERTIFICATE OF SERVICE

I certify that a copy of this document was furnished by () U.S. mail () hand deliver or () email to [include all parties and affected non-parties] on August 22, 2025



Kathleen Capetillo, Administrative Assistant
City of Edgewater

Party Requesting Hearing:

Name Jasmine Partridge
Address: 31 Pine Brook Dr.
City, State, Zip: Edgewater, FL 32141
Telephone No.: _____
Date of Birth: _____
Driver License No.: _____

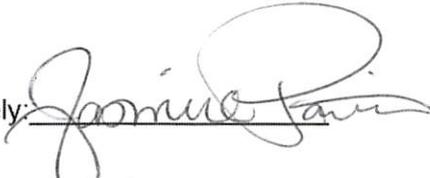
City of Edgewater Officer:

Name: _____
Address: P.O. Box 100
City, State, Zip: Edgewater, FL 32132
Telephone No.: 386.424.2400

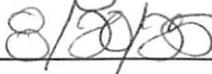
To whom it may concern:

I jasmine partridge, at 31 pine brook dr. Edgewater fl., 32141 am asking to contest the daily fines imposed that started on the 1st of August and be seen in front of the magistrate at the earliest convenience of all parties. Thank you for your time and consideration.

Sincerely:



Date:



SCANNED
Rec. 8/22/25 

CITY OF EDGEWATER, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF EDGEWATER, CASE NO.: **25-122267**
Petitioner,

vs.
Jasmine Partridge, Owner
Respondent,

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE came on for public hearing before the undersigned Magistrate on June 12, 2025 after due notice to Respondents; at which time the undersigned heard testimony under oath, received evidence, and issued the Findings of Fact, Conclusions of Law, and Order, which was reduced to writing and furnished to the Respondent.

Said Order required Respondent to take certain corrective action by July 31, 2025 and included a notice that a fine would be imposed if Respondent failed to comply with the Order by said dates, and to pay a citation fine in the amount of \$75 to the City of Edgewater.

An Affidavit of Non-Compliance for an inspection performed on August 1, 2025, has been filed with the Code Enforcement Special Magistrate by the Code Enforcement Officer, which Affidavit certifies under oath that the required corrective action ordered by the Magistrate WAS NOT TAKEN BY THE DATE SPECIFIED.

Based upon the foregoing Findings of Fact, Conclusions of Law, and Order and Affidavit of Non-Compliance it is hereby ORDERED that:

A fine is hereby imposed for failure to comply with the Magistrate's Order of June 12, 2025 Sec. 7-1 FBC 105.1 Permit Required. Said fine shall be in the amount of \$100.00 per day, beginning on August 1, 2025 and shall continue to accrue until compliance with said Order is met. This fine shall accrue interest as otherwise provided by law. Respondent is also subject to the citation fine of \$75. It is also the Respondents responsibility to notify Code Enforcement when the property is in compliance to end the Daily Fines.

The land on which the violation is the subject matter of this cause, located at 31 Pine Brook Dr., is described as follows:

PARCEL #: 844902000100

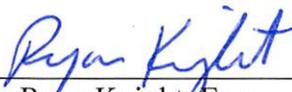
PROPERTY DESCRIPTION: LOT 10 PINEHURST PUD MB 55 PG 12 PER OR 6780 PG 2547 PER OR 6782 PG 4824 PER OR 6824 PG 1873 PER OR 7030 PG 2142 PER OR 7371 PG 4580 PER OR 7432 PG 2207 PER OR 7508 PG 4392

NOTICE TO RESPONDENT: Pursuant to Section 162.09 Florida Statutes a certified copy of this Order may be recorded in the Public Records of Volusia County, Florida, and thereafter shall constitute a lien against the above-described property, if the property is not a bona fide Homestead Exemption, and any other real or personal property

owned by the Respondent. If Respondent wishes to challenge the amount of the fine and resulting lien, the Respondent may request a hearing before the Code Enforcement Special Magistrate. The request shall be delivered in writing and stamped received, or sent certified mail within twenty (20) days of the date of this Order to Administrative Assistant of Code Enforcement, at P.O. Box 100, Edgewater, Florida 32132. Any hearing hereunder shall occur as soon as practical and shall be limited to consideration of findings necessary to impose a fine and create a lien. If a timely request is not received, this Order may be recorded.

DONE AND ORDERED THIS 14 day of August, 2025, in Edgewater, Volusia County, Florida.

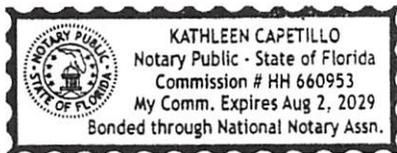
CITY OF EDGEWATER, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE



Ryan Knight Esq.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order has been furnished by certified mail to Respondent and/or Respondent's authorized counsel at the following address: 31 Pine Brook Dr., Edgewater, Florida on this 14 day of August, 2025.

CERTIFIED





Kathleen Capetillo
Clerk to the Special Magistrate
City of Edgewater
PO Box 100
Edgewater, FL 32132
(386) 424-2400 ext. 2210

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

CERTIFIED MAIL®



ORLANDO FL 328
13 85 6 0925 04 L

9589 0710 5270 0402 0433 29

PITNEY BOWES
\$6.04 0
US POSTAGE™
FIRST-CLASS
028W0002310939
2000256499
ZIP 32132
AUG 15 2025



Handwritten initials

Jasmine Partridge
(25-122267 JM) Code Enf
31 Pine Brook Dr.
Edgewater, FL 32141

NAME: *pm*
1st Attempt: *8/15*
2nd Attempt: *8/23*
Return: *8/25*

-R-T-S- 32141-RFS-1N *95 09/03/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER

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

CERTIFIED MAIL®



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Jasmine Partridge
(25-122267 JM) Code Enf.
31 Pine Brook Dr.
Edgewater, FL 32141

**CITY OF EDGEWATER, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF EDGEWATER,

CE Case No. **25-122267**

Petitioner,

vs.

Partridge Jasmine

Owner,

Respondent,

_____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

BEFORE ME the undersigned authority, duly authorized to administer oaths and take acknowledgements, personally appeared Jacob McGlothlin, Code Enforcement Officer for the City of Edgewater, who, being first duly sworn, deposes and says:

1. That on 6/12/2025, the Special Magistrate held a public hearing and issued its Order in the above styled matter.

2. That a re-inspection was performed on 8/1/2025

3. That the re-inspection revealed that corrective action ordered by the Special Magistrate in the Order dated 6/12/2025 HAS NOT BEEN MET.

FURTHER AFFIANT SAYETH NAUGHT.

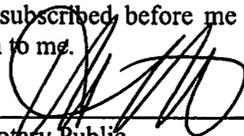
Dated 8/1/2025



Jacob McGlothlin
Code Enforcement Officer
City of Edgewater

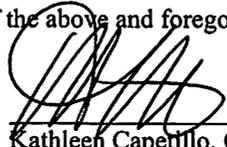
STATE OF FLORIDA,)
COUNTY OF VOLUSIA.)

The foregoing instrument was sworn to and subscribed before me on 8/1/2025, by Jacob McGlothlin, who is personally known to me.

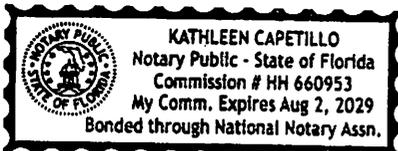


Notary Public

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order has been furnished by regular mail to Respondents and/or Respondent's counsel.



Kathleen Capetillo, Clerk to the Special Magistrate





PAID

CITATION # 811

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

Date: 05/30/2025 Time: 11:00 AM Case# 25-122267

Name: Partridge Jasmine

Address: 31 Pine Brook Dr

Date/Time violation first observed: 05/19/2025

Violation(s) of the Land Development Code/ Code of Ordinances;

- 1. Sec 7-1 FBC 105.1 Description Permit Required
2. Sec Description
3. Sec Description

Civil fine (violation 1) \$ 75

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Description of the Violation(s)

SHED AND ROOF IN BACKYARD DO NOT HAVE PERMITS, AND ARE NOT PART OF THE EXISTING DECK PERMIT.

The violation(s) may be corrected in the following manner: EITHER GET THE APPROPRIATE PERMITS FOR THE SHED AND THE ROOFWORK, OR REMOVE THE STRUCTURES FROM THE PROPERTY AND RETURN THE AREA TO ITS ORIGINAL STATE.

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: 06/12/2025 Time: 02:00 PM

City of Edgewater City Hall Chambers
104 N Riverside Dr., Edgewater, FL 32132

Code Enforcement Officer: Jacob McGlothlin

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,

City of Edgewater REPRINT
*** CUSTOMER RECEIPT ***
Oper: EDGELXH Type: OC Drawer: 1
Date: 6/26/25 01 Receipt no: 91003
Description Quantity Amount
CF CODE ENFORCEMENT 1.00 \$75.00
ANFEE PROCESSING FEE 1.00 \$2.44
Trn No: 469453
CITATION # 811 PATRIDGE JASHIN
31 PINE BROOK DR
CASE # 25-122267
Tender detail
02 AMS POS GENE \$77.44
Total tendered \$77.44
Total payment \$77.44

Trans date: 6/26/25 Time: 12:18:12

*** THANK YOU FOR YOUR PAYMENT ***

WWW.CITYOFEDGEWATER.ORG



**CODE ENFORCEMENT
SPECIAL MAGISTRATE
ORDER FINDING VIOLATION AND SETTING DATE FOR COMPLIANCE**

THE CITY OF EDGEWATER, FLORIDA,
a municipal corporation
Petitioner,

Case No. **25-122267**
Citation No. **0811**

vs.
Jasmine Partridge
Respondent

THIS CAUSE came before the undersigned Special Magistrate on June 12, 2025 after due notice of noncompliance to the Respondent. The Special Magistrate, after having heard testimony under oath, received evidence and heard arguments of counsel (if any), the Respondent **X** being ___ not being present, there upon issues this Findings of Fact, Conclusion of Law and Order as follows:

I. FINDINGS OF FACT

1. The Respondent is the owner of the property described as follows:
Address: 31 Pine Brook Dr. Edgewater, FL
Short Parcel ID: 844902000100
Legal Description: LOT 10 PINEHURST PUD MB 55 PG 12 PER OR 6780 PG 2547 PER OR 6782 PG 4824 PER OR 6824 PG 1873 PER OR 7030 PG 2142 PER OR 7371 PG 4580 PER OR 7432 PG 2207 PER OR 7508 PG 4392

On May 19, 2025, said Code Enforcement Officer became aware of the following violation(s) of the Land Development Code/Code of Ordinances of the City of Edgewater.

Violation Detail Sec.7-1 FBC 105.1 Permit Required

2. That on May 19, 2025, said Code Enforcement Officer notified the above-captioned individual of said violations.
3. That the Code Enforcement Officer, through its clerical staff, scheduled a hearing and written notice of such hearing was hand-delivered, mailed, or posted as provided by Section 162.12, Florida Statute.
4. That on June 12, 2025, a hearing was held pursuant to Section 162.07, Florida Statute.
5. That on basis of the testimony at the hearing on June 12, 2025, this Special Magistrate found the following conditions existed at the above-described property. Section 7-1 FBC 105.1 Permit Required.

- In-Compliance
- Citation Paid
- Daily Fines

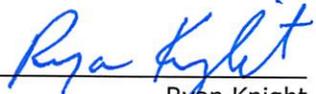
II. CONCLUSION OF LAW

6. Between May 19, 2025, and June 12, 2025, the above-captioned individual and/or entity has violated the following Sections of the City Code: Section 7-1 FBC 105.1 Permit Required.

III. ORDER

7. It is the Order of the Special Magistrate that the above-captioned individual and/or entity shall take such action as is necessary to come into compliance with the City Code.
8. It is the further Order of the Special Magistrate that the above-captioned individual and/or entity shall be subject to a fine up to \$100.00 per day for each and every day the said violation(s) continues past July 31, 2025, or until further order of this Special Magistrate.
9. It is the further Order of the Special Magistrate that Jasmine Partridge and/or entity, upon complying shall notify the Code Enforcement Officer, who shall make an inspection and notify the Special Magistrate whether the above-captioned individual has come into compliance with the City Code.
10. The respondent is subject to a citation fine of \$75.00.

DONE AND ORDERED this June 12, 2025.



Ryan Knight
Special Magistrate

*****IT IS YOUR RESPONSIBILITY TO NOTIFY CODE ENFORCEMENT
WHEN THE VIOLATION IS CORRECTED****

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

CERTIFIED MAIL®



9589 0710 5270 1582 4782 60

Jasmine Partridge
(25-122267 JM) Code Enf.
31 Pine Brook Dr.
Edgewater, FL 32141

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

Case Summary

Case # 25-122267

Citation # 811

Hearing Date: 6/12/2025

Code Enforcement Officer: Jacob McGlothlin

Description:

PROPERTY ADDRESS IN VIOLATION: 31 Pine Brook Dr, Edgewater 32141

PARCEL ID: 844902000100

OWNER: Partridge Jasmine

MAILING ADDRESS: 31 Pine Brook Dr, Edgewater FL 32141

Background:

On 5/19/2025, Officer McGlothlin received a complaint from Iesha Crumb regarding a shed and other structures being built in the backyard of 31 Pine Brook Dr. There was a permit on file for a deck, however there were not any other permits. Officer McGlothlin met with Jasmine Partridge, the property owner, who escorted him to the backyard. Upon inspection, it was identified that there was roofing work completed, as well as an existing shed parallel to the house. Jasmine stated that they did not initially realize that they needed a permit for the shed or the roofing, and that the shed had been there since they first purchased the property. She also stated that they were communicating with an engineer as well as the building department to get the shed and roof added to their existing deck permit. A Notice of Violation was issued on 5/19/2025 for the structures without permits, and they were informed to stop all nonpermitted construction. Officer McGlothlin reached out to the building department to ask if they were given any updated plans for the shed and roof. Laura Guetter, Permit Technician, responded and said that Jasmine had not provided any amended plans.

On 5/21/2025, Iesha called Officer McGlothlin and stated that the unpermitted construction work was ongoing. Officer McGlothlin met with Jasmine again and clarified that they need to stop all work that is not covered by the existing deck permit, which includes stopping all work on the roof and shed. Officer McGlothlin instructed Jasmine that she needs to either remove the unpermitted structures, or get them added to the existing permit by 5/30/2025. She stated the building department will not issue a permit for the shed or roof until there is an engineer stamp on the amended plans.

Case Summary

Case # 25-122267

Citation # 811

Hearing Date: 6/12/2025

Code Enforcement Officer: Jacob McGlothlin

On 5/30/2025, Officer McGlothlin reinspected the property, meeting with Jasmine. Jasmine escorted him to the backyard, and stated that the engineer needed them to install 2 planks onto the roof overhang for stabilization. They showed Officer McGlothlin the planks that were installed. The existing deck permit still had not been updated to include the shed or roof, and the new planks that were installed were not part of the existing permit. Officer McGlothlin then issued Jasmine a citation for violation of Sec. 7-1 FBC 105.1 – Permit Required.

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

Staff Recommendation:

Staff recommends that the violation receives a \$75 citation in accordance with Section 1-8 (General Penalty; Continuing Violations).

Citation – 811

7-1 FBC 105.1 Permit Required: \$75

Daily Fines per violation – If violations are not corrected by 7/12/2025, staff recommends daily fines of \$100 per violation for everyday that the violation is not 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:

Kathleen Capetillo

From: Jasmine Partridge <missjasminepartridge@gmail.com>
Sent: Friday, July 25, 2025 4:44 PM
To: Jacob McGlothlin
Subject: Re: Code Enforcement - City of Edgewater

Hello this is Jasmine Partridge

I have finally secured an engineer who has come to the site and agreed to create the required plan for submission

I am awaiting their company to email the proposal

At the magistrate hearing the magistrate instructed me to reach out to you via email for an extension of time, if I needed longer than July 30th to submit the plans.

This is my written update and request for an extension of time for appropriate document submission.

Thank you for your time and consideration, Jasmine Partridge

On Fri, May 30, 2025, 10:17 AM Jacob McGlothlin <jmcglothlin@cityofedgewater.org> wrote:

Awesome, I'll be there around 1:30 PM.

Very respectfully,

Jacob McGlothlin

Code Enforcement Officer | City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

From: Jasmine Partridge <missjasminepartridge@gmail.com>
Sent: Friday, May 30, 2025 10:15 AM
To: Jacob McGlothlin <jmcglothlin@cityofedgewater.org>
Subject: Re: Code Enforcement - City of Edgewater

Yes, this afternoon is fine.

On Fri, May 30, 2025, 8:30 AM Jacob McGlothlin <jmcglothlin@cityofedgewater.org> wrote:

Good morning Jasmine,

Is there a time today we can meet to review the violations and see where we are at permit-wise?

Very respectfully,

Jacob McGlothlin

Code Enforcement Officer

City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

[1605 S. Ridgewood Ave, Edgewater, FL 32132](https://www.cityofedgewater.org/1605-S-Ridgewood-Ave-Edgewater-FL-32132)

www.cityofedgewater.org

Kathleen Capetillo

From: Building Department
Sent: Monday, May 19, 2025 4:24 PM
To: Jacob McGlothlin
Subject: RE: Permit Inquiry - 31 Pine Brook Dr

Good afternoon Jacob,
They have not provided us with any amended plans. We had given them the opportunity to provide us the proper docs, but as of yet, no response.

Kind regards ~

Laura J. Guetter
Permit Technician
Building Department
2140 S. Riverside Dr
Edgewater, FL 32132
386-424-2400 Ext 1522
lguetter@cityofedgewater.org



From: Jacob McGlothlin <jmcglothlin@cityofedgewater.org>
Sent: Monday, May 19, 2025 4:01 PM
To: BuildingDept <BuildingDept@cityofedgewater.org>
Subject: Permit Inquiry - 31 Pine Brook Dr

Good afternoon,

We received a code complaint regarding a shed and roof being built on a deck in the backyard of 31 Pine Brook Dr. They currently have an issued permit for a deck, and after speaking to them, they stated they are working with Shaun to get the deck permit amended to include the shed and roof.

Jasmine, the property owner, informed us that they have provided the Building Department with updated plans that show the shed and roof attachments.

Could you confirm/deny that this is the case? From our system, we only see the initial building plans that don't include the roof and shed. If you have the updated plans they claimed they sent, could you provide those as well?

Deck Permit# 25-00000666

Very respectfully,

Jacob McGlothlin

Code Enforcement Officer

City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2212 | Fax: 386.424.2450

1605 S. Ridgewood Ave, Edgewater, FL 32132

www.cityofedgewater.org

Kathleen Capetillo

From: Miron San Miguel
Sent: Monday, May 19, 2025 2:34 PM
To: Jacob McGlothlin
Subject: 31 pine brook dr

This property has continued building beyond the specs of their permit. Including a shed and other items that are not on file.

Please open a case for work without a permit done. Give them 10 days notice.

Complainant is Iesha Crumb – 134 Canal Rd.

Miron San Miguel

City of Edgewater – Supervisor Code Enforcement & Animal Control Division
Office. 386-410-3771 / Mobile 386-895-1408 msanmiguel@cityofedgewater.org

NOTICE OF VIOLATION



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

codeenforcement@cityofedgewater.org



Date: June 3, 2025

Case Number: 25-00122267

PARTRIDGE JASMINE
31 PINE BROOK DR
EDGEWATER, FL 32141

Violation Location: 31 PINE BROOK DR
Parcel ID: 8449-02-00-0100
Property Owner: PARTRIDGE JASMINE
Date of Violation(s): May 19, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 7-1 FBC 105.1 Permit Required

Date Est: May 19, 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 2111 S Ridgewood Ave, Edgewater, FL 32132 in order to obtain the appropriate required for work completed.

CORRECTIVE ACTION: THE SHED AND OTHER STRUCTURES YOU BUILT IN THE BACKYARD DO NOT CORRELATE TO YOUR EXISTING DECK PERMIT. EITHER GET THE APPROPRIATE PERMITS FOR THE NEWLY CONSTRUCTED SHED AND OTHER STRUCTURES, OR REMOVE THEM FROM THE PROPERTY.

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

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Jacob McGlothlin – jmclglothlin@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: 6911746

Parcel ID: 844902000100

PARTRIDGE JASMINE

31 PINE BROOK DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	6911746
Parcel ID:	844902000100
Township-Range-Section:	18 - 34 - 49
Subdivision-Block-Lot:	02 - 00 - 0100
Owner(s):	PARTRIDGE JASMINE - FS - Fee Simple - 100%
Mailing Address On File:	31 PINE BROOK DR EDGEWATER FL 32141
Physical Address:	31 PINE BROOK DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4292
Subdivision Name:	PINEHURST PUD
Homestead Property:	Yes



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0811

A handwritten signature in black ink, appearing to be "John" followed by a stylized surname.

25-122267



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122267

Address/Location of Violation 31 Pine Brook 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: 05/30/2025

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: 05/30/2025

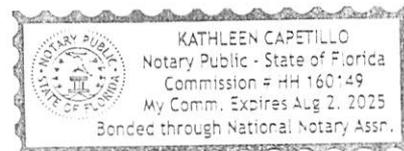
Jacob McGlothlin [Signature] 05/30/2025
Print Name / Signature / Date

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: May 30, 2025

[Signature]
Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-122267

Address/Location of Violation 31 Pine Brook 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;

In the case of commercial premises, leaving the notice with the manager or other person in charge.

Date: 05/19/2025

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.

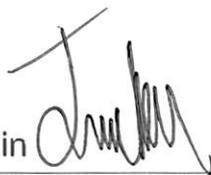
In addition to the aforementioned the notice has been posted at:

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;

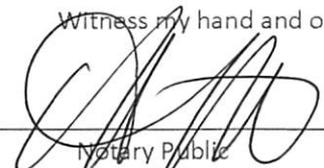
City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 05/19/2025

Jacob McGlothlin  05/20/2025
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: May 20, 2025


Notary Public

SEAL

