

CASE SUMMARY
Case # 24-121696
Citation # 0034
Hearing Date: 12/11/2025
Code Supervisor: M. San Miguel

DESCRIPTION:

Property address of: 1103 S Ridgewood Ave. Edgewater, FL 32132
Parcel ID: **7433-06-03-0010**

OWNER : All-Florida Plumbing & Electrical
MAILING ADDRESS : 1670 N Nova Rd. Holly Hill, FL 32117

BACKGROUND:

This case began in November of 2024 when a concerned resident, Jim Fox, brought to Code Enforcement's attention that the All Florida Plumbing property had never completed their permit for the Concrete wall along E Turgot, the Building Color, and the Outdoor Storage exceeding the 8ft variance approved wall.

The following violations were investigated and found to be valid:

21-36.03 – Commercial Outdoor Storage – Exceeds the height of the fence
21-640.10 – Building Color – must conform to the approved colors and percentages for Ridgewood Corridor Agreement
7-1 FBC 105.1 – Permit Required - Color of the concrete wall must match the approved permit.

All Florida Plumbing has been in business at this location since 1994. In 2018, the business expanded the structural footprint by attaching an addition to the original principal structure. This warehouse was permitted under *18-148*. At this time, the color of the building was painted in violation of *Building Color*.

In 2021, permit *21-2492* was obtained and approved for the chlorine tank on the north west side of the property. The approved chlorine tank is apart of the *Commercial Outdoor Storage* violation that exceeds the height of the fence on the lot.

In 2022, permit *22-3131* was issued for an 8ft high fence with a stucco wall along the E Turgot Rd. This wall was supposed to be painted a tan/beige color as noted

in the permit. It was never painted and remained white causing a violation of *Permit Required*.

It should be noted that there is currently an Active code case for a violation of not having a Conditional Use Permit for the property caused by the expansion of the Storage building in 2018. This code case is currently in mediation and may change the corrective actions required for any non conformity currently on the property including but not limited to all Outdoor Storage and Warehouse Storage.

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

STAFF RECOMMENDATION:

Staff recommends that the Special Magistrate find the property in Violation of the City Code:

Citation – $\$75 \times 3 = \225 Total

Daily Fines – \$100 per day per violation that exceeds past January 15, 2025.



Code Enforcement Division

PO Box 100
Edgewater, FL 32132-0100

Phone 386.424.2400 ext 2210

Fax 386.424.2450

Email : codeenforcement@cityofedgewater.org

NOTICE OF RESCHEDULED HEARING

CASE# 24-121696

(Sec. **21-36.03 Commercial Outdoor Storage, 21-640.10 Building Colors, & 7-1 FBC 105.1 Permit Required**)

**Your code enforcement case has been rescheduled for
December 11, 2025 at 104 N. Riverside Drive at 2 pm.**

Please contact Code Enforcement Division if you have any questions or concerns.

codeenforcement@cityofedgewater.org

(386)424-2400 Ext. 2210

Failure to appear at the rescheduled 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 not limited to administrative costs, fines, daily fines and liens.

Thank you.

A handwritten signature in black ink, appearing to read "Jeff Lariscy", followed by a horizontal line.

Chief Jeff Lariscy

Fire Marshal

Code Enforcement / Animal Control Supervisor

City of Edgewater

Signature of owner / tenant / representative _____ Date _____



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:

JEFFREY L. ASHTON
JENNIFER C. BARRON
DAVID A. BELFORD
DAVID B. BLESSING
JEFFREY A. CARTER
SUSAN G. GAINES
DAVID R. JADON
JAMIE A. MCMANUS
J. CHRIS PRUSINOWSKI



SYED M. QADRI
MICHAEL J. ROPER
KILEY C. SMITH
SHERRY G. SUTPHEN[†]
FARIDEH E. TADROS
PAUSHA TAGHDIRI
CINDY A. TOWNSEND
RAMON VAZQUEZ
M. RYAN WILLIAMS

ssutphen@roperpa.com

[†] Board Certified - City, County & Local Government

June 16, 2025

VIA E-MAIL DELIVERY

Mr. Aaron R. Wolfe, Esquire
Doran Foxman Sims Wolfe & Yoon
1020 W. International Speedway Blvd., Suite 100
Daytona Beach, Florida 32114

Re: Engagement Letter – Land Use/Development Order Legal Opinion
All Florida Plumbing & Electrical Supply
Jim and Jennifer Fox

Dear Mr. Wolfe:

This letter shall serve to confirm that you have retained Sherry G. Sutphen, with Roper Townsend Sutphen, to provide an independent legal opinion associated with the above referenced Land Use/Development Order matter within the jurisdiction of the City of Edgewater.

The purpose of this engagement letter is to set forth our mutual understanding regarding the scope of that assignment and the manner in which we will charge for professional services rendered. I will be the attorney responsible for handling this matter on behalf of the firm. My standard hourly rate is Three Hundred and 00/100 Dollars (\$300.00). There will be a minimum charge of one-tenth of an hour for any activity completed on your behalf. In addition, you agree to reimburse us for those reasonable expenses which we incur in providing these services, to include photocopies, postage and computerized research. Further, we have agreed not to request a retainer fee associated with this assignment.

We will render a statement for our services once complete and will forward the same by electronic mail to awolfe@doranlaw.com. You agree payment on such statements is due upon receipt unless we otherwise agree in writing to extend the terms of payment. You agree to carefully read all billing statements and promptly notify us, in writing, of any claimed errors, discrepancies, or objections, within ten (10) days of your receipt of the statement.

Mr. Aaron R. Wolfe, Esquire
Doran Foxman Sims Wolfe & Yoon
June 16, 2025
2 | Page

While we value the opportunity to provide the services described herein, if it becomes necessary to bring legal action against you for collecting any fees and/or costs, you acknowledge and agree that, in addition to any judgment, you will be responsible for the costs of collection, including reasonable attorney's fees.

If the foregoing is acceptable to you, please so indicate by having this agreement signed below and return to us. We greatly appreciate the opportunity to serve as your legal counsel and look forward to working with you in this matter.

Sincerely,



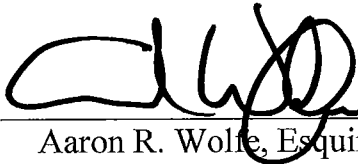
Sherry G. Sutphen

SGS/kr

ACCEPTANCE

AGREED AND ACCEPTED this ____ day of _____, 2025.

By:



Aaron R. Wolfe, Esquire



NOTICE OF VIOLATION

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

codeenforcement@cityofedgewater.org



Date: June 5, 2025

Case Number: 24-00121696

Violation(s) City of Edgewater Code of Ordinances:

Violation Location: 1103 S RIDGEWOOD AVE. EDGEWATER, FL 32132

Parcel ID: 7433-06-03-0010

Property Owner: ALL-FLORIDA PLUMBING & ELECTRICAL

Date of Violation(s): November 20, 2024

ALL-FLORIDA PLUMBING & ELECTRICAL

SUPPLY CORPORATION

1670 N NOVA RD

HOLLY HILL, FL 32117

21-36.03 OUTDOOR STORAGE / COMMERCIAL Date Est: November 21, 2024

The purpose of this Section is to provide regulations for the location of outdoor storage and display facilities where such storage is an accessory use and a part of normal operations on the premises.

a. Outdoor storage and display may be permitted in conjunction with the uses allowed in certain commercial and industrial districts as indicated in Table III-3. Such outdoor storage or display shall not be located adjacent to any residential district or use unless such storage or display is screened from the view of the neighboring residential district or use.

21-640.10 BUILDING COLOR Date Est: November 22, 2024

Simple color schemes are encouraged. As a general rule, building facade should not exhibit more than three (3) colors.

a. Prohibited Colors. The use of garish or gaudy colors is prohibited. The use of black, neon or fluorescent colors is prohibited as the predominant building color.

b. Trim on Facade. Building trim and accent areas may feature any color, limited to ten percent (10%) of the affected facade segment, with a maximum trim height of twenty-four inches (24") total for its shortest distance.

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.



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7-1 FBC 105.1 Permit Required Date Est: November 22, 2024

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.

Violation(s) must be corrected BEFORE: October 1, 2025

Code Enforcement Supervisor: Miron San Miguel | msanmiguel@cityofedgewater.org | 386-410-3771

CORRECTIVE ACTIONS:

21-36.03 – You must remove all storage items that exceed the privacy wall and ensure that they are not seen from public view. Nothing can be stored that exceeds the height limit of the approved wall. That includes the bleach container, items on the racks, any and all items that would exceed the height of the wall.

21-640.10 – You must repaint the color of the business to conform to the acceptable requirements of the code.

7-1 FBC 105.1 – You must finish painting the color of the wall to conform to the original permitted color. You were issued a permit for the wall to be painted a specific color. Therefore, the wall must be painted the color permitted.

***** It should be noted that due to the recent ruling that overturned the Conditional Use Request of the Planning and Zoning board by the City Council, Code Enforcement is evaluating and reviewing the next steps for Code Enforcement action.**

If you have any questions or concerns, please don't hesitate to contact me.

Signature _____

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Date of Violation(s): November 20, 2024

ALL-FLORIDA PLUMBING & ELECTRICAL

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HOLLY HILL, FL 32117

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- a. Outdoor storage and display may be permitted in conjunction with the uses allowed in certain commercial and industrial districts as indicated in Table III-3. Such outdoor storage or display shall not be located adjacent to any residential district or use unless such storage or display is screened from the view of the neighboring residential district or use.
- b. No outdoor storage may be located in any required front yard, parking areas, fire zones, loading areas or access lanes.
- c. All outdoor storage areas shall be screened from view by a six foot (6') high stockade fence, vinyl fence or masonry wall. However, the wall or fencing shall not interfere with the flow of traffic entering or leaving the site. Existing sites with a chain link fence may be enclosed with slatting. New sites shall require stockade fencing, vinyl fencing or masonry wall.
- d. Loose materials such as sand, Styrofoam, cardboard boxes, mulch, compost areas, and similar materials, which are subject to being scattered or blown about the premises by normal weather conditions, shall be contained by an adequate enclosure. No outdoor storage area or building shall be located in a public right-of-way, utility or drainage easement.
- e. Commercial outdoor display of merchandise may be permitted as an accessory use within the required front, side or rear yard areas, providing that such outdoor display shall not be located adjacent to a residential street.
- f. The sale, storage, or display of all products not normally found or used outdoors shall be conducted from indoor locations only.
- g. Outdoor display of products shall be limited to items typically associated due to their

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nature, size or construction with common outdoor usage or sales and shall be limited to one of any one product or model and shall be located in a designated display area. In addition, one (1) ice machine and one (1) LP Gas dispenser shall be permitted in a designated exterior area. Merchandise typically permitted for outdoor display include, but are not limited to: sales, display and rental of vehicles, boats and mobile homes, plant nurseries and sale of landscape materials, swimming pools and spas, lawn mowers, lawn furniture, basketball nets, volleyball equipment, Christmas trees, pumpkins at Halloween, tomato plants, harvested fruits and vegetables etc. Merchandise typically not permitted for outdoor display include, but are not limited to: indoor furniture, stoves, ranges, bathroom fixtures, clothing, bedding mattresses, etc. This section shall not apply to permitted garage/yard sales, authorized farmers/craft markets and permitted special activities/events.

h. Outdoor display of vehicles, watercraft, etc., for sale shall be set back no less than ten feet (10') from the front and side corner property line and five feet (5') from the interior side and rear property line. Landscaping shall be installed in this area on any adjacent local street.

i. All display merchandise and related display equipment shall be removed at the close of business each day. This shall not include vehicles, boats, mobile homes, large lawn/construction equipment and campers displayed for rent or sale. No outdoor display areas shall be permitted within required parking spaces or areas, public sidewalks or pedestrian or vehicular access areas, parking aisles, driveway entrances or exits. At no time shall any exterior display areas impede the entry or means of egress of any doorway. No outdoor display areas shall obstruct visibility triangles at intersections or at points of ingress or egress to the business.

j. All new outdoor garden supply areas shall be screened from public view, the public right-of-way and incorporated into the architecture of the principle building.

k. All unattended machines dispensing a product, with the exception of ice and water machines, LP gas, newspaper machines (general circulation), shall be located indoors. Outdoor storage is prohibited. These items need to be removed from public view or fenced in with a 6 foot (6') privacy fence.

21-640.10 BUILDING COLOR Date Est: November 22, 2024

Simple color schemes are encouraged. As a general rule, building facade should not exhibit more than three (3) colors.

a. Prohibited Colors. The use of garish or gaudy colors is prohibited. The use of black, neon or fluorescent colors is prohibited as the predominant building color.

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7-1 FBC 105.1 Permit Required Date Est: November 22, 2024

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.

Violation(s) must be corrected BEFORE: July 07, 2025

Signature of owner/tenant _____ Date _____

Code Enforcement Supervisor: Miron San Miguel | msanmiquel@cityofedgewater.org | 386-410-3771

CORRECTIVE ACTIONS:

21-36.03 – You must remove all storage items that exceed the privacy fence and ensure that they are not seen from public view. Nothing can be stored that exceeds the height limit of the fence.

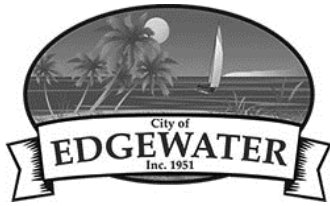
21-640.10 – You must repaint the color of the business to conform to the acceptable requirements of the code.

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COURTESY NOTICE

Code Enforcement Division

PO Box 100
1605 South Ridgewood Ave
Edgewater, Florida 32132
(386) 424-2400 Ext. 2210

codeenforcement@cityofedgewater.org



Date: November 22, 2024

Case Number: 24-00121696

ELECTRICAL SUPPLY CORP
ALL-FLORIDA PLUMBING
1670 N NOVA RD
DAYTONA BEACH, FL 32117

Violation Location: 1103 S RIDGEWOOD AVE

Sort Parcel ID: 7433-06-03-0010

Property Owner: ELECTRICAL SUPPLY CORP

Date of Violation(s): November 20, 2024

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail

00010 21-36.03 OUTDOOR STORAGE / COMMERCIAL

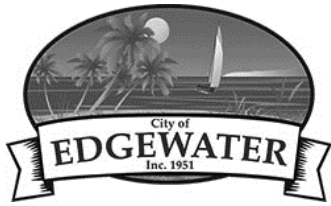
Date Est: November 21, 2024 Location: Qty: 001

The purpose of this Section is to provide regulations for the location of outdoor storage and display facilities where such storage is an accessory use and a part of normal operations on the premises.

- a. Outdoor storage and display may be permitted in conjunction with the uses allowed in certain commercial and industrial districts as indicated in Table III-3. Such outdoor storage or display shall not be located adjacent to any residential district or use unless such storage or display is screened from the view of the neighboring residential district or use.
- b. No outdoor storage may be located in any required front yard, parking areas, fire zones, loading areas or access lanes.
- c. All outdoor storage areas shall be screened from view by a six foot (6') high stockade fence, vinyl fence or masonry wall. However, the wall or fencing shall not interfere with the flow of traffic entering or leaving the site. Existing sites with a chain link fence may be enclosed with slatting.

IT IS YOUR RESPONSIBILITY TO CONTACT THE CODE ENFORCEMENT OFFICER ONCE THE VIOLATION(S) HAS BEEN CORRECTED.

Thank you for helping us to promote, protect and improve the health, safety and/or the economic welfare of the City of Edgewater. This courtesy notice is preliminary to enforcement action.



COURTESY NOTICE

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New sites shall require stockade fencing, vinyl fencing or masonry wall.

d. Loose materials such as sand, Styrofoam, cardboard boxes, mulch, compost areas, and similar materials, which are subject to being scattered or blown about the premises by normal weather conditions, shall be contained by an adequate enclosure. No outdoor storage area or building shall be located in a public right-of-way, utility or drainage easement.

e. Commercial outdoor display of merchandise may be permitted as an accessory use within the required front, side or rear yard areas, providing that such outdoor display shall not be located adjacent to a residential street.

f. The sale, storage, or display of all products not normally found or used outdoors shall be conducted from indoor locations only.

g. Outdoor display of products shall be limited to items typically associated due to their nature, size or construction with common outdoor usage or sales and shall be limited to one of any one product or model and shall be located in a designated display area. In addition one (1) ice machine and one (1) LP Gas dispenser shall be permitted in a designated exterior area. Merchandise typically permitted for outdoor display include, but are not limited to: sales, display and rental of vehicles, boats and mobile homes, plant nurseries and sale of landscape materials, swimming pools and spas, lawn mowers, lawn furniture, basketball nets, volleyball equipment, Christmas trees, pumpkins at Halloween, tomato plants, harvested fruits and vegetables etc. Merchandise typically not permitted for outdoor display include, but are not limited to: indoor furniture,

stoves, ranges, bathroom fixtures, clothing, bedding mattresses, etc. This section shall not apply to permitted garage/yard sales, authorized farmers/craft markets and permitted special activities/events.

h. Outdoor display of vehicles, watercraft, etc., for sale shall be set back no less than ten feet (10') from the front

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and side corner property line and five feet (5') from the interior side and rear property line. Landscaping shall be installed in this area on any adjacent local street.

i. All display merchandise and related display equipment shall be removed at the close of business each day. This shall not include vehicles, boats, mobile homes, large lawn/construction equipment and campers displayed for rent or sale. No outdoor display areas shall be permitted within required parking spaces or areas, public sidewalks or pedestrian or vehicular access areas, parking aisles, driveway entrances or exits. At no time shall any exterior display areas impede the entry or means of egress of any doorway. No outdoor display areas shall obstruct visibility triangles at intersections or at points of ingress or egress to the business.

j. All new outdoor garden supply areas shall be screened from public view, the public right-of-way and incorporated into the architecture of the principle building.

k. All unattended machines dispensing a product, with the exception of ice and water machines, LP gas, newspaper machines (general circulation), shall be located indoors. Outdoor storage is prohibited. These items need to be removed from public view or fenced in with a 6 foot (6') privacy fence. If you choose to install a fence, a permit will be needed and can be obtained from the Building Department located at 139 E. Park Avenue in Edgewater, Florida 32132 and they can be reached at (386) 424-2400 ext. 1515.

Violation Detail

00020 21-640.10 BUILDING COLOR

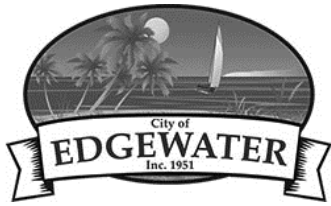
Date Est: November 22, 2024 Location: Qty: 001

Simple color schemes are encouraged. As a general rule, building facade should not exhibit more than three (3) colors.

a. Prohibited Colors. The use of garish or gaudy colors is prohibited. The use of black, neon or fluorescent colors is prohibited as the predominant building

IT IS YOUR RESPONSIBILITY TO CONTACT THE CODE ENFORCEMENT OFFICER ONCE THE VIOLATION(S) HAS BEEN CORRECTED.

Thank you for helping us to promote, protect and improve the health, safety and/or the economic welfare of the City of Edgewater. This courtesy notice is preliminary to enforcement action.



COURTESY NOTICE

Code Enforcement Division

PO Box 100
1605 South Ridgewood Ave
Edgewater, Florida 32132
(386) 424-2400 Ext. 2210

codeenforcement@cityofedgewater.org



color.

b. Trim on Fa ade. Building trim and accent areas may feature any color, limited to ten percent (10%) of the affected fa ade segment, with a maximum trim height of twenty-four inches (24") total for its shortest distance.

Violation(s) must be corrected BEFORE: January 15, 2025

Code Enforcement Supervisor: Miron San Miguel / msanmiquel@cityofedgewater.org / 386-410-3771

Mobile : 386-895-1408

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Thank you for helping us to promote, protect and improve the health, safety and/or the economic welfare of the City of Edgewater. This courtesy notice is preliminary to enforcement action.



Code Enforcement Division

PO Box 100
Edgewater, FL 32132-0100

Phone 386.424.2400 ext 2210

Fax 386.424.2450

Email : codeenforcement@cityofedgewater.org

NOTICE OF RESCHEDULED HEARING

CASE# 24-121696

(Sec. **21-36.03 Commercial Outdoor Storage, 21-640.10 Building Colors, & 7-1 FBC 105.1 Permit Required**)

**Your code enforcement case has been rescheduled for
December 11, 2025 at 104 N. Riverside Drive at 2 pm.**

Please contact Code Enforcement Division if you have any questions or concerns.

codeenforcement@cityofedgewater.org

(386)424-2400 Ext. 2210

Failure to appear at the rescheduled 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 not limited to administrative costs, fines, daily fines and liens.

Thank you.

A handwritten signature in black ink, appearing to read "Jeff Lariscy", followed by a horizontal line.

Chief Jeff Lariscy

Fire Marshal

Code Enforcement / Animal Control Supervisor

City of Edgewater

Signature of owner / tenant / representative _____ Date _____

CERTIFIED MAIL®

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



9589 0710 5270 0402 0422 09

All-Florida Plumbing & Electrical Supply
Corporation
(24-121696 MSM) Code Enf.
1670 N Nova Rd.
Holly Hill, FL 32117

Aaron Wolfe

From: Jeff Lariscy <jlariscy@CITYOFEDGEWATER.ORG>
Sent: Thursday, June 5, 2025 3:20 PM
To: Aaron Wolfe
Cc: Joe Mahoney
Subject: All Florida Plumbing & Electrical
Attachments: doc03867920250605152953.pdf

Hi Aaron,

I just wanted to follow up on our phone conversation regarding All Florida Plumbing & Electrical and provide a quick recap of the situation.

Back in 2018, All Florida Plumbing submitted a permit application for a "Commercial Addition," which was approved by the Building Department. At that time, the property had a "Non-conforming Use" related to its wholesale/distribution operations. Since the business is located in a B3 zoning area, retail is allowed but wholesale/distribution is a "Conditional Uses."

When the permit was issued, the Development Services Department didn't require the property owner to obtain a Conditional Use approval. Per our Land Development Code, this step should have been taken, as the building expansion meant the property would lose its non-conforming use status. A Certificate of Occupancy (CO) was later issued on May 21, 2019, by the City of Edgewater, stating that the structure was compliant various codes regulating building construction and use.

Following up on our conversation today, Code Enforcement will be moving ahead with code enforcement action concerning the wall color, building color, and the visible outdoor storage. As for the zoning violation, I have requested Code Enforcement hold off until you are able to provide a legal review.

I have attached the CO and permit for your review.

Thank you

Jeff

Fire Chief Jeff Lariscy

Fire Marshal
Law Enforcement Officer
City of Edgewater
(386)424-2400 Ext.2201
PO Box 100
Edgewater, Florida 32132-0100

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, proprietary, and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from all computers.

The City of Edgewater is governed by the State of Florida public records law. This means that the information we receive online including your e-mail address might be disclosed to any person making a public records request. If you have any question about the Florida public records law refer

Kathleen Capetillo

From: Jeff Lariscy <jlariscy@CITYOFEDGEWATER.ORG>
Sent: Thursday, June 5, 2025 3:22 PM
To: Miron San Miguel
Subject: FW: All Florida Plumbing & Electrical
Attachments: doc03867920250605152953.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please attach this email to the code case.

Fire Chief Jeff Lariscy

Fire Marshal
Law Enforcement Officer
City of Edgewater
(386)424-2400 Ext.2201
PO Box 100
Edgewater, Florida 32132-0100

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From: Jeff Lariscy
Sent: Thursday, June 5, 2025 3:20 PM
To: 'Aaron Wolfe' <awolfe@doranlaw.com>
Cc: Joe Mahoney <jmahoney@CITYOFEDGEWATER.ORG>
Subject: All Florida Plumbing & Electrical

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Edgewater, Florida 32132-0100

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Certificate Of Occupancy



CITY OF EDGEWATER-BUILDING DEPARTMENT
104 N. RIVERSIDE DRIVE
EDGEWATER, FL 32132
Phone: 386-424-2400

Permit No: 18-00001192
Address: 1103 S RIDGEWOOD AVE
Parcel No: 7433-06-03-0010

Owner: ALL-FLORIDA PLUMBING &
Address: ELECTRICAL SUPPLY CORP

City/State/Zip: DAYTONA BEACH, FL 32117

Contractor: HERITAGE CONSTRUCTION OF EAST
Address: 3 FRENEAU LN
City/State/Zip: PALM COAST, FL 32137

This certificate is issued pursuant to the requirements of the City of Edgewater, certifying that, at the time of construction, this structure was in compliance with the various Codes regulating building construction and use.

Michael Garrett

10/2/2018

Michael Garrett, Building Official

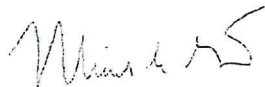
Date

EDGEWATER, FL. - BUILDING DEPARTMENT**104 N Riverside Dr****Edgewater, FL 32132****Phone: (386) 424-2400 Ext. 1514 Fax (386) 424-2423****COMMERCIAL ADDITION**

Applicant: PARKER, KEITH

Permit #:	18-1192	Applied:	04/27/2018
Job Cost: S	\$45,000	Address:	1103 S RIDGEWOOD AVE EDGEWATER, FL 32132
Total Fees: S	\$472.53		
Occupancy type:	STORAGE	Construction Type:	NON-COMBUSTIBLE
Square Footage	Zoning	Setbacks	Utilities
TOTAL UNDER ROOF:	Property: B3	Front: 11.10	Septic:
	Flood: X	Rear: 35.20	
		Left: na	
		Right: 19.70	
Legal Description			
LOT:		PARCEL # 7433-06-03-0010	
BLOCK:			
Owner	Design Professional	Contractor	
ALL-FLORIDA PLUMBING & ELECTRICAL SUPPLY CORP DAYTONA BEACH, FL 32117		HERITAGE CONSTRUCTION OF EAST PARKER, KEITH 3 FRENEAU LN PALM COAST, FL 32137 CGC1510399 (386)864-1320	
Description of Work :	REPLACE PERMIT #18-148		
Subcontractors	TOM WINN ELECTRICAL LLC GREG'S ROOFING INC		

THIS PERMIT BECOMES NULL & VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED. I HEREBY CERTIFY THAT I HAVE READ & EXAMINED THIS DOCUMENT & KNOW THE SAME TO BE TRUE & CORRECT. I FURTHER AGREE THAT I WILL IN ALL RESPECTS CONSTRUCT THE ABOVE DESCRIBED BUILDING IN ACCORDANCE WITH THIS STATEMENT, THE PLANS, & SPECIFICATIONS HEREWITH FILED, AND IN ACCORDANCE WITH THE ORDINANCES OF THE GOVERNING JURISDICTION. PER SECTION 21-34.05 OF THE LDC A DUMPSTER SHALL BE LOCATED ON SITE PRIOR TO ROOF NAILING/SHEATHING INSPECTION ON ALL NEW CONSTRUCTION PROJECTS & ADDITIONS EXCEEDING 600 SF. I ALSO AGREE CALL 386-427-3279 OPTION 2 FOR ALL REQUIRED BUILDING INSPECTIONS. SEE BROCHURE FOR INSPECTION TYPE CODES, OR INSPECTIONS MAY BE SCHEDULED ONLINE AT www.edgewaterfl.gov. LOOK UNDER HOW DO I/BUILDING/SCHEDULE AN INSPECTION. CALL 386-424-2476 EXT 4007 FOR STORM WATER AND RIGHT OF WAY INSPECTIONS AND/OR QUESTIONS REGARDING YOUR PERMIT. IF APPLICABLE: SEE ATTACHED REQUIREMENTS FOR STORM WATER/RIGHT OF WAY. CALL 386-424-2400 EXT 2200 FOR FIRE INSPECTIONS.



MAY 01 2018

Michael L. Garrett, Building Official

Date

Received By

CITY OF EDGEWATER
PAID

MAY 02 2018

CASHIER #4
FINANCE DEPARTMENT

**CITY OF EDGEWATER
BUILDING DEPARTMENT**
104 North Riverside Drive
Edgewater, Florida 32132

Phone: (386) 424-2400 X 1514 FAX: (386) 424-2423
buildingdept@cityofedgewater.org



BUILDING PERMIT APPLICATION

OFFICE USE ONLY			
Report # 18-11972	Permit Fee \$ 472.53		
Category UB	DOB 4-27-18		
Job Site			
<input type="checkbox"/> Residential 1 and 2 units (single family/duplex) <input type="checkbox"/> Residential 3 or more units (Multi-Family) <input checked="" type="checkbox"/> Commercial			
Parcel ID # 743306030010	Address 1103 S. Ridgewood Ave.	FEMA BFE	Flood Zone
Owner Name All Florida Plumbing & Electrical Supply		Owner Phone 386-679-4562	
Owner Address 1103 S. Ridgewood Ave.		E-Mail clayb1960@hotmail.com	
Contractor Information			
<input checked="" type="checkbox"/> Owner/Builder <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Design Professional		FL License # CGC1510399 <i>Clay 679-4562</i>	
Qualifier Heritage Construction		Company Name Heritage Construction	
Address 108 Pine Tree Dr. Ormond Beach, FL 32174			
Phone 386-547-4320	Fax 386-310-3982	E-Mail RickyGunter12@gmail.com	
Building Permit Type		Fire Permit Type	
<input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Door/Window # _____ <input type="checkbox"/> New Construction* <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Fence Ht. _____ Type _____ <input type="checkbox"/> Tree # _____ <input type="checkbox"/> Pavers <input type="checkbox"/> Sign <input type="checkbox"/> Shed <input type="checkbox"/> Screen Encl. * Application for Water/WW Service Required		<input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing # of fixtures _____ <input type="checkbox"/> Gas <input type="checkbox"/> Mechanical <input type="checkbox"/> Roof # of squares _____ <input type="checkbox"/> Solar <input type="checkbox"/> Pool <input type="checkbox"/> Shutters # _____ <input type="checkbox"/> Marine <input type="checkbox"/> Driveway/Patio <input type="checkbox"/> Exfiltration System <input type="checkbox"/> Stormwater/Swale Modification <input type="checkbox"/> Misc.	
 Heritage CONSTRUCTION OF EAST CENTRAL FLORIDA, INC. CGC1510399 Ricky Gunter 108 Pine Tree Dr Ormond Beach FL Email: RickyGunter12@gmail.com Cell (386) 547-4320 Fax (386) 310-3982			
Construction Type			
<input type="checkbox"/> I-A <input type="checkbox"/> I-B <input type="checkbox"/> II-A <input type="checkbox"/> II-B <input type="checkbox"/> III-A <input type="checkbox"/> III-B <input type="checkbox"/> IV <input type="checkbox"/> V-A <input type="checkbox"/> V-B			
Project Information			
Description of work Adding on to Existing Building for More Warehouse Space		NEW & ALTERATION WORK AREA – SQ. FT.	
		Residential	
		Living	Non Living
		Commercial	
		Interior	Exterior
Project Name Edgewater Addition		Declared Value \$ 45000	TOTAL 2240
Subcontractors			
	Company Name	Qualifier Name	License No.
Mechanical	N/A		
Electrical	Tom Winn Electrical	Tom Winn Electrical	ER13014976
Plumbing	N/A		
Roofing	Greg's Roofing	Greg's Roofing	CCC 021394
Other			
NOTICE: UNDER PENALTY OF PERJURY, THE CONTRACTOR IS DECLARING THAT ALL THE INFORMATION CONTAINED IN THIS BUILDING PERMIT APPLICATION IS TRUE AND CORRECT.			

Sign Information	
Form # (Select proposed)	Total Area of Existing On-Site Sign(s)
Linear Ft. Frontage of Building	Distance from Front Property Line
Demolition Information	
By executing your signature below, you verify that the utilities have been disconnected from the referenced structure.	
EDGEWATER	WATER _____ DATE _____
	SEWER _____ DATE _____
FPL	ELECTRIC _____ DATE _____
FLORIDA PUBLIC SERVICE	GAS _____ DATE _____

REQUIRED ACCESS FOR INSPECTIONS NOTICE:

Issuance of this building permit automatically conveys to the City of Edgewater, and/or its authorized agents, the authority to enter the premises at reasonable hours for the purposes of inspecting the project for adherence to the terms of the permit, until such time as the project is complete AND the final inspections are approved.

NOTICE OF COMMENCEMENT INFORMATION:

If the cost of the proposed work has a value of \$2,500 or more (\$7,500 for HVAC) a Notice of Commencement must be recorded with the Volusia County Clerk of Courts. A copy of the recorded Notice of Commencement must be posted on the job site prior to receiving an inspection.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT

CONTRACTOR/AGENT/OWNER AFFIDAVIT

The undersigned states and affirms that he/she is the owner of the property or has been authorized to act by the owner under the legal description of property to be used for the proposed construction as described, and that, as the owner, the building is for his/her own use and occupancy and is not being built or offered for sale or lease.

I certify that all the information is accurate and complete. I further certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed in accordance with the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for applicable independent trade work associated with the building permit.

Note: If owner is applying for this permit as a contractor under F.S. 489.103 (and applicable Florida Building Code), said owner must submit a completed Owner Affidavit Form.

[Signature]
Signature

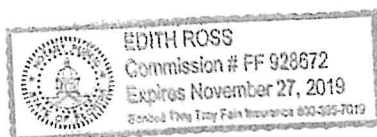
Ricky Gunter
Print Name

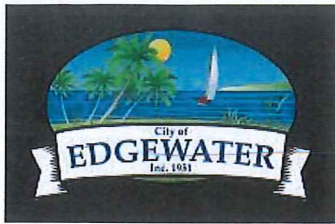
4/27/2018
Date

STATE OF FLORIDA, COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 27 day of April, 2018 by Ricky Gunter
who is personally known to me or who has produced FL Dc as identification, and who did not take an oath.

[Signature]
Notary Public



[Home](#) [Legislation](#) [Calendar](#) [City Council](#) [Departments](#) [People](#)[RSS](#) [Alerts](#)[Details](#) [Reports](#)

File #: CU-2402 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
File created: 2/3/2025 **In control:** [Planning and Zoning Board](#)
On agenda: 4/9/2025 **Final action:**
Title: CU-2402: Request for a Conditional Use Permit to allow for the use of a Distribution Facility, Warehouse and Storage, Wholesale and Distribution, and Outdoor Storage to bring a pre-existing business located at 1103 South Ridgewood Avenue up to the current code.

[History \(0\)](#) [Text](#)**ITEM DESCRIPTION:****Title**

CU-2402: Request for a Conditional Use Permit to allow for the use of a Distribution Facility, Warehouse and Storage, Wholesale and Distribution, and Outdoor Storage to bring a pre-existing business located at 1103 South Ridgewood Avenue up to the current code.

Body**OWNER/APPLICANT:**

Clayton Beazley

PROPOSED USE:

Outdoor Storage

REQUESTED ACTION(S):

1. To allow a conditional use permit for outdoor storage, distribution facility, wholesale and distribution, and warehouse and storage within the B-3 Highway Commercial Zoning District.

PARCEL ID:

7433-06-03-0010

CURRENT LAND USE:

Commercial Business

FLUM DESIGNATION:

Commercial

ZONING DISTRICT:

B-3 Highway Commercial

VOTING DISTRICT:

District One - Council Person Charlotte Hope Gillis

**Aerial Exhibit:**

The applicant is requesting a conditional use permit for outdoor storage for the business located at 1103 South Ridgewood Avenue. The subject property is located on the east side of U.S.1 and currently is being used by All Florida Plumbing. The business currently has been using the property for outdoor storage since at least 1995, so the Conditional Use permit will bring the business up to the current code. The applicant's business tax receipt has identified that the business has the following uses, general retail, and wholesale. The property has a Future Land Use Designation of Commercial and is in the B-3 Highway Commercial Zoning District. Outdoor storage with the B-3 Highway Commercial zoning district is only

allowed as a conditional use permit and must meet the regulations in the Land Development Code, Article III, Section 21-63.03- "Outdoor Storage and Display: Commercial/Industrial".

Staff has reviewed the 11 subsections within Section 21-63.03 for Conditional Use Permits and found the request is in compliance with the current requirements. Staff has reviewed the subject property with the surrounding land uses and zoning districts and has found it compatible with the proposed uses in the adjacent area. Staff received no comments or concerns from other departments for the proposed conditional use.

According to Section 21-36.03, *Outdoor Storage and Display: Commercial/Industrial*, requires that Outdoor storage shall be screened from view by a six foot high stockade fence or masonry wall. In addition, this section indicates that outdoor storage and display may be permitted in conjunction with uses allowed in certain commercial and industrial districts. Outdoor storage or display shall not be located adjacent to any residential district or use unless such storage or display is screened from the view of the neighboring residential district or use. The subject property has an 8 foot tall masonry wall painted white, although there are a few storage racks and a holding tank that are exposed above the masonry wall. The 8 foot wall is a significant improvement over the slatted chain link fence that existed since 2007.

The land development code does not specify conditions for a conditional use permit for a distribution facility and wholesale with distribution. The applicant currently receives wholesale product deliveries on E Turgot Avenue.

November 2007:



April 2014:



July 2022:



Present Day:



Surrounding Area:

	Current Land Use	FLUM Designation	Zoning District
<i>North</i>	Commercial Building	Commercial	B-3 Highway Commercial
<i>East</i>	Single Family Residence	Low Density Residential	R-3 Residential
<i>South</i>	Commercial Building	Commercial	B-3 Highway Commercial
<i>West</i>	Medical Building	Commercial	B-3 Highway Commercial

Section 21-33-.03, Conditional Uses, of Article III states the following:

The use depicted as a "C" in the matrix (Table III-3) means that it is permitted in that zoning district only after satisfactory completion of the conditional use process described in Article IX or the satisfactory completion of a Planned Unit Development. Satisfactory compliance with the applicable project design standards described in Article V and the concurrency requirements described in Article XI must also be achieved prior to commencement of a project.

Within Article 9, *Application Procedures*, Section 21-92.04, Decision Criteria requires the following in order for a Conditional Use Permit to be granted the P&Z Board must make a finding of fact that the CUP:

- a. Is consistent with applicable land development regulations for the zoning district in which the property is located;
- b. Is compatible with existing and proposed uses in the adjacent area; and
- c. Meets the Concurrency Management System requirements described in Article XI.

According to Table III within Article III, the commercial future land use is compatible with the following zoning districts, B-2, B-3, B-4, BPUD, MUPUD. According to Table III-2, Zoning District Descriptions, the B-3, Highway Commercial zoning district is intended for high volume highway related commercial uses. Most of the properties in Edgewater is zoned B-3 Highway Commercial and immediately adjacent behind is single-family residential homes. The issue of compatibility has always been an issue between residential and commercial along US1. The Council most recently approved modifications to Article V to allow commercial to residential building setbacks from 50 feet to 30 feet with enhanced landscape buffers. The subject property and its use is operating as a commercial business with industrial uses that require the conditional use permit. Staff believe with modifications to the property, appropriate buffers and shielding could be provided to allow for compatibility.

Public Notice:

In accordance with Florida Statutes Chapter 166.041, a Public Notice sign was posted on the site on January 28, 2025. In addition, Public Notices were mailed to all addresses within 500' of the proposed project.

Staff Recommendation:

Motion to recommend approval for CU-2402 for 1103 South Ridgewood Avenue.



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3850491

Parcel ID: 743306030010

ALL-FLORIDA PLUMBING & ELECTRICAL

1103 S RIDGEWOOD AVE, EDGEWATER, FL

Parcel Summary

Alternate Key:	3850491
Parcel ID:	743306030010
Township-Range-Section:	17 - 34 - 33
Subdivision-Block-Lot:	06 - 03 - 0010
Owner(s):	ALL-FLORIDA PLUMBING & ELECTRICAL - FS - Fee Simple - 100% SUPPLY CORPORATION - FS - Fee Simple - 100%
Mailing Address On File:	1670 N NOVA RD HOLLY HILL FL 32117
Physical Address:	1103 S RIDGEWOOD AVE, EDGEWATER 32132
Property Use:	2500 - SERVICE SHOPS
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	7465
Subdivision Name:	
Homestead Property:	No

AltKey: 3850491

Parcel ID: 743306030010

ALL-FLORIDA PLUMBING & ELECTRICAL

1103 S RIDGEWOOD AVE, EDGEWATER, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

33-17-34 LOTS 1 THRU 6 BLK C TURGOT TERRACE MB 9 PG 103 EXC PART LYING IN
US HIGHWAY NO 1 ROW PER OR 8244 PG 2431



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0034

24-121696

W. S. [Signature]



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 24-121696

Address/Location of violation 1103 S RIDGEWOOD AVE
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: 10/31/2025

☒ 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 violation exists; AND at City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 10/31/2025

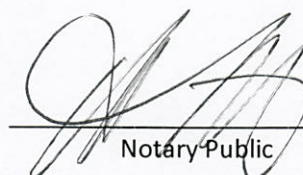
Miron San Miguel

Print Name / Signature / Date

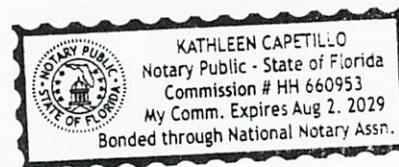
 10/31/25

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Miron San Miguel, 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: October 31, 2025


Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 24-121696

Address/Location of violation 1103 S Ridgewood Ave.
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: 8/11/2025

☐ 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 violation exists; AND at City Hall, 104 North Riverside Drive, Edgewater, Florida.

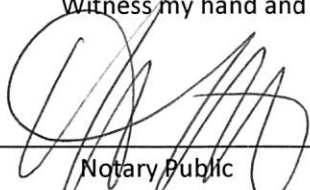
Date: 8/11/2025

Miron San Miguel 

Print Name / Signature / Date 8/11/25

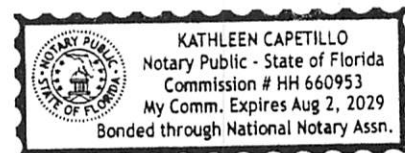
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Miron San Miguel, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: August 12, 2025



Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 24-121696

Address/Location of Violation 1103 S RIDGEWOOD AVE
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: 6/5/2025

☐ 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: 6/5/2025

Miron San Miguel

Print Name / Signature / Date

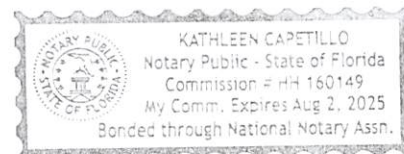
[Signature] 6/6/25

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Miron San Miguel, 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: June 6, 2025

[Signature]
Notary Public

SEAL



CERTIFIED MAIL®

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



9589 0710 5270 0402 0421 17

All Florida Plumbing & Electrical
Supply Corporation
(24-121696 MSM) Code Enf.
1670 N Nova Rd
Holly Hill, FL 32117