



May 4, 2025
Edgewater, FL 32141



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NOTICE OF VIOLATION

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

codeenforcement@cityofedgewater.org



Date: April 16, 2025

Case Number: 25-00122114

PCR NSB LLC
2255 BRANCHWOOD DR
NEW SMYRNA BEACH, FL 321688388

Violation Location: 2030 HIBISCUS DR
Parcel ID: 8402-01-03-1420
Property Owner: PCR NSB LLC
Date of Violation(s): April 07, 2025

Violation(s) City of Edgewater Code of Ordinances:

21-33 .1 & .2 Zoning uses and restrictions

21-33.01 – Purpose: This portion of Article III depicts the permitted, conditional and accessory uses by zoning district using the matrix format. The footnotes in Table III-3 refer to any applicable special criteria for that use in the particular zoning district and are described in Section 21-34 of this Article. If a use is not present in a given square in the matrix, that use is not permitted in that zoning district. Changes to the list of uses, the zoning districts and/or the permitted, conditional or accessory use status of a given land use can only be changed by completing the Land Development Code amendment process described in Article IX.

21-33.02 - Permitted Uses: The use depicted as "P" in the matrix (Table III-3) means that it is permissible in that zoning district as a matter of right, subject to satisfactory compliance with the project design standards found in the Land Development Code and any applicable site plan review requirements in the Land Development Code. The list of permitted uses cannot be all inclusive. The uses described in Table III-3 shall be interpreted by the Development Services Director/Planning Director to include other uses that have similar impacts to those listed. Any dispute or request regarding interpretations shall be resolved by the City Manager subject to an appeal to the City Council. All permitted uses or businesses requiring business tax receipts shall operate from within a permanent structure.

It has been found that 2 units are operating a business from this location. Unit 3 is painting vehicles and parts illegally. Unit 4 is operating a boat motor business fixing and selling. The zoning for your property is for storage units only. A storage unit may not be used to operate a business.

Violation(s) must be corrected BEFORE: April 26, 2025

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

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.

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