

Case Summary

Case # 25-122114

Citation # 0029

Hearing Date: June 12, 2025

Code Supervisor: M. San Miguel

Description:

PROPERTY ADDRESS IN VIOLATION: 2030 HIBISCUS DR. EDGEWATER, FL. 32141

PARCEL ID: 8402-01-03-1420

OWNER: PCR NSB LLC

MAILING ADDRESS: 225 BRANCHWOOD DR. NEW SMYRNA BEACH, FL 32168

Background:

On March 28, 2025, a complainant came to the Code office and stated there was several storage units being used to operate business out of. Upon investigation it was found that units were in fact being used to paint cars, sand cars, and repair boat motors.

The zoning requirements prohibit any use of the space outside of the regulated use of storage units per the business certificate of occupancy.

To date, the property has come into compliance and the prohibited uses have ceased.

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

Staff Recommendation:

Citation – \$75

Daily Fines per violation – Not requesting daily fines at this time.



CITATION # 0029

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

Date: 5/5/2025 Time: 1300 Case# 25-122114

Name: PCR NSB LLC

Address: 2030 HIBISCUS DR. EDGEWATER, FL 32141

Date/Time violation first observed:

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

1. Sec 21-33 .1& .2 Description ZONING RESTRICTIONS AND USES

2. Sec Description

3. Sec Description

Civil fine (violation 1) \$ 75

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

CEASE ALL USES NOT PERMITTED IN YOUR
CERTIFICATE OF USE

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

ZONING REGULATIONS MUST BE FOLLOWED
FOR STORAGE UNITS

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: 6/12/2025 Time: 2PM

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: Miron San Miguel



NOTICE OF VIOLATION

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

codeenforcement@cityofedgewater.org



Date: May 5, 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. 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: 3917219

Parcel ID: 840201031420

PCR NSB LLC

2030 HIBISCUS DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3917219
Parcel ID:	840201031420
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 03 - 1420
Owner(s):	PCR NSB LLC - FS - Fee Simple - 100%
Mailing Address On File:	2255 BRANCHWOOD DR NEW SMYRNA BEACH FL 32168 8388
Physical Address:	2030 HIBISCUS DR, EDGEWATER 32141
Property Use:	4800 - WAREH/DIST TERM
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	7471
Subdivision Name:	
Homestead Property:	No

AltKey: 3917219

PCR NSB LLC

Parcel ID: 840201031420

2030 HIBISCUS DR, 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.

LOTS 3142 TO 3145 INC BLK 152 FLORIDA SHORES NO 2 REVISED PLAT MB 23 PG
103 PER OR 2747 PG 0596 PER OR 7030 PG 0225 PER OR 8230 PG 4790 PER OR 8622
PG 4290



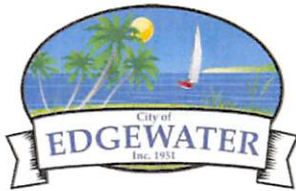
CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0029**

25-122114

JS



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122114

Address/Location of Violation 2030 HIBISCUS 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: _____

☒ 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: 5/6/2025

Miron San Miguel

Print Name / Signature / Date

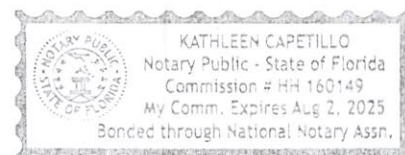
5/6/25

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: May 6, 2025

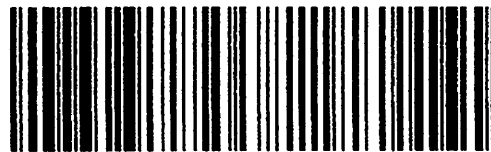
Notary Public

SEAL



CERTIFIED MAIL

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



9589 0710 5270 0402 0474 19

PCR NSB LLC
(25-122114 MSM) Code Enf.
2255 Branchwood Dr.
New Smyrna Beach, FL 32168

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



City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-122114

Address/Location of violation 2030 HIBISCUS 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: _____

☒ 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: 4/16/2025

Miron San Miguel

Print Name / Signature / Date

[Signature] 4/17/25

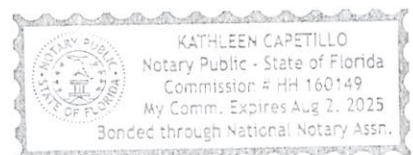
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Miron San Miguel, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: April 17, 2025

[Signature]

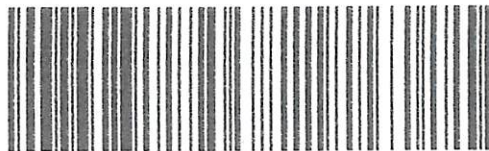
Notary Public

SEAL



CERTIFIED MAIL®

EDGEWATER
RECEMENT DIVISION
wood Ave.
32132-0100



9589 0710 5270 0402 0471 74

PCR NSB LLC
(25-122114 MSM) Code Enf.
2255 Branchwood Dr.
New Smyrna Beach, FL 32168