

CASE SUMMARY
2025-CE-00122465

Citation# 0538
Hearing Date: August 14, 2025
Code Officer: R. Hazelwood

DESCRIPTION:

Johnny W Starnes Jr is the owner of the property located at 2414 Lime Tree Dr, in Edgewater, Florida. It has been found in violation of Section 10-400 (Property Maintenance) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On July 3, 2025 Code Enforcement received a complaint that the listed property has grass/weeds in excess 12". I arrived on scener and observed the residence vacant and the grass/weeds in excess 12". A notice of violation was posted with a correction date of July 13, 2025

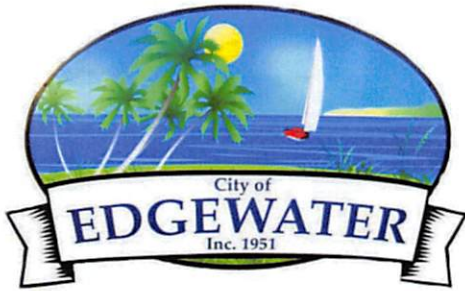
On July 14, 2025 I conducetd a reinspection anf found no changes to the property. As a result of my findings Citation# 0538. Notice of Hearing was subsequently issued. It was posted to the property, sent certified mail to the owner and posted at City Hall.

Additionally, a Property Maintenance Violation abatement was subsequently issued.

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

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find Johnny W Starnes Jr, in violation of Section 10-98 (Property Maintenance) of the Code of Ordinances and assess the citation fine of \$75.00. Citation has been paid.



Lawn Mowing/Maintenance Fees
COST RECOVERY SHEET

ADDRESS OF CODE VIOLATION 2414 Lime Tree Dr
CODE CASE NUMBER 25-122465
DATE WORK COMPLETED 7/30/2025
WORK COMPLETED BY Gomez Lawn Service

Maintenance Resources	Invoice Number	Amount
Gomez Lawn Service	8256	\$ 200.00
City of Edgewater Admin Fee		\$ 30.00
		TOTAL \$ 230.00

Notes
LAWN MOWED BY GOMEZ LAWN SERVICE


Department Signature

7-30-25
Date

Code Enforcement Division

07/30/2025

Invoice No. 8256

To

City of Edgewater
Edgewater, FL 32132

Ship To

Same as recipient

Instructions

Quantity	Description	Unit Price	Total
1	2414 Lime Tree dr Dr 25-122465		200.00
Subtotal			\$200.00
Sales Tax			N/A
Shipping & Handling			0
Total Due			\$200.00

THANK YOU FOR SUPPORTING OUR SMALL BUSINESS!

Gomez Lawn Service

386-747-1786
Javigomez67@aol.com

709 N. Garfield Ave
Deland FL 32724

CODE/ACO
PO/BPO/FPO # 711944
Line # 00122305273410
Amount \$ 200.00
Signature [Signature]
Date 7-30-25



PAID

CITATION # 0538

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

Date: 7-15-25 Time: 2:00PM Case# 25-122465

Name: JOHNNY W STARNES JR

Address: 2414 LIME TREE DR EDGEWATER, FL 32141

Date/Time violation first observed: 7-3-25

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

1. Sec 10-400 Description PROPERTY MAINTENANCE
2. Sec Description
3. Sec Description

Civil fine (violation 1) \$ 75.00

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

GRASS/WEDDS IN EXCESS 12"

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

MOW PROPERTY

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: 8-14-25 Time: 2:00PM

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

Code Enforcement Officer:

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

City of Edgewater
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: EDGELXH Type: OC Drawer: 1
Date: 7/29/25 01 Receipt no: 102150

Description	Quantity	Amount
CF	CODE ENFORCEMENT	
	1.00	\$75.00
AMFEE	PROCESSING FEE	
	1.00	\$2.44

Trn No: 477423

CITATION # 0538
JOHNNY W STARNES JR
2414 LIME TREE DR

Tender detail	
02 ANS POS GENE	\$77.44
Total tendered	\$77.44
Total payment	\$77.44

Trans date: 7/29/25 Time: 12:23:07

*** THANK YOU FOR YOUR PAYMENT ***

WWW.CITYOFEDGEWATER.ORG



NOTICE OF VIOLATION

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

codeenforcement@cityofedgewater.org



Date: August 4, 2025

Case Number: 25-00122465

STARNES JOHNNY W JR
2414 LIME TREE DR
EDGEWATER, FL 32141

Violation Location: 2414 LIME TREE DR
Parcel ID: 8402-01-04-8870
Property Owner: STARNES JOHNNY W JR
Date of Violation(s): July 03, 2025

Violation(s) City of Edgewater Code of Ordinances:

SEC. 10-400. - PROPERTY MAINTENANCE NUISANCE CONDITIONS; ABATEMENT; NOTICE AND HEARING; LIEN FOR EXPENSES.

(a) It is declared by the city council that the following shall each individually or in combination be a property maintenance nuisance when they exist upon any right-of-way, parcel, lot, lots, adjacent lots, or property:

- (1) Any dead, damaged or diseased tree, located within 35 feet of any public roadway, public or private sidewalk that is adjacent to a public roadway, or any developed property when the tree has been declared a hazard by a code enforcement officer or an arborist.
- (2) Grass, weeds, brush and undergrowth (specifically excluding trees, planted ornamental shrubs and saw palmettos) that are allowed to reach a height in excess of 12 inches on an improved or developed lot, which impair or may impair the economic welfare of the adjacent property, contribute to a fire hazard and/or create a health hazard when any part of those growths are located on any lot adjacent to the boundary of any developed lot.
- (3) Accumulation of waste, yard trash, or rubble and debris that may harbor rodents or snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease transmitters.

(b) If the code enforcement officer determines that a property maintenance nuisance exists on any lot, tract, or parcel of land within the city, the code enforcement officer shall provide notice to the violator. The notice shall have the following information:

- (1) The name and address of the property owner.
- (2) The location of the property maintenance nuisance.
- (3) The date and time the property maintenance nuisance notice was issued.
- (4) The date and time the property maintenance nuisance was first observed.
- (5) The section of the code that has been violated and a description of the nature of the property maintenance nuisance.
- (6) Necessary corrective action.
- (7) The name and contact information of the code enforcement officer issuing the notice.

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.



NOTICE OF VIOLATION

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(8) The date in which the violation must be corrected. The violator has ten days to correct the property maintenance nuisance from the date the notice was issued as outlined in section 10-400(c).

(9) A conspicuous statement that the city will correct the property maintenance nuisance and shall place a lien against the property for all cost incurred if the violation isn't corrected or a request for a hearing isn't received by the indicated date on the notice.

(c) All property maintenance nuisances notices required by this article shall be provided to the alleged violator by:

(1) Certified mail, 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 city may also provide additional notice to any address it may find for the property owner. For property owned by a corporation, notices may be provided by certified mail to the registered agent of the corporation. The code enforcement officer shall post a copy of the notice of property maintenance nuisance at the property upon which the violation is alleged to exist and at city hall. Proof of posting shall be by affidavit of the person posting the notice; or

(2) By hand delivery by the code enforcement officer; or

(3) In the case of commercial property, leaving the notice with the manager or other person in charge.

(d) Evidence that an attempt has been made to hand deliver or mailing notice and posting shall be sufficient to show that the notice requirements have been met, without regard to whether or not the alleged violator actually received such notice.

(e) If the owner does not correct the condition and does not request a hearing within the ten-day period, the city shall have the condition abated and shall have a lien against the property for cost incurred.

(f) If a hearing is requested, it shall be held before the special magistrate. The issues to be determined shall be whether the condition that exists constitutes a property maintenance nuisance as outlined in section 10-400(a). Upon appropriate findings, the special magistrate shall direct the owner of the property to correct the nuisance conditions within ten days, after which the city shall correct the nuisance conditions and shall have a lien against the property for all cost incurred.

(g) Costs shall include the cost of correcting the violation, together with any other expenses, which the city has incurred.

SEC. 10-401. - IMMINENT HEALTH HAZARDS ON PRIVATE PROPERTY.

When an imminent health hazard exists on private property, the city is authorized to enter the private property and remove the imminent health hazard after all reasonable efforts have been made to contact the owner. The owner shall be responsible for any costs incurred by the city

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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codeenforcement@cityofedgewater.org



for abatement of the hazard, and a lien shall be imposed on the property in accordance with section 10-347.

SEC. 10-402. - ALTERNATE METHOD OF ENFORCEMENT.

It shall be unlawful for any person owning property in the city to allow a lot to exist in a property maintenance nuisance condition as described in the article. As an alternative to the procedures of this article at the option of the code enforcement officer, violations of this article may be enforced by article XXVII or any other means available as provided by city ordinance or by law.

Please mow and maintain your ENTIRE property including any "weed-eating" needed. You cannot have any grass or weeds in excess of 12 inches in your yard.

Violation(s) must be corrected BEFORE: July 13, 2025

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Robert Hazelwood

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.



**CODE ENFORCEMENT DIVISION REQUESTING
APPROVAL FROM THE CITY MANAGER
TO ABATE PROPERTY MAINTENANCE
NUISANCE VIOLATION**



STARNES JOHNNY W JR
Case No. **25-00122465**

Pursuant to provisions of Chapter 10, Article XXVIII, of the Code of Ordinances; the Code Enforcement Division is requesting the City Manager approve the funds to abate the existing property maintenance nuisance violation as declared pursuant to Ordinance Section 10-400.

1. The owner of the property described as follows:

Address: 2414 LIME TREE D, EDGEWATER, FL 32141

Short Parcel ID: 840201048870

Legal Description:

LOTS 4887 & 4888 BLK 167 FLORIDA SHORES UNIT 6 MB 23 PG 109
PER OR 5247 PGS 0831-0832 PER OR 5415 PG 1782 PER OR 5439 PG
2820 PER OR 6813 PGS 0185-0186 PER OR 7515 PG 3962

2. There currently exists the following violation(s) of the Code of Ordinances of the City of Edgewater.

- ☐ Any dead, damaged or diseased tree, located within 35 feet of any public roadway, public or private sidewalk that is adjacent to a public roadway, or any developed property when the tree has been declared a hazard by a code enforcement officer or an arborist.
- ☒ Grass, weeds, brush and undergrowth (specifically excluding trees, planted ornamental shrubs and saw palmettos) that are allowed to reach a height in excess of 12 inches on an improved or developed lot, which impair or may impair the economic welfare of the adjacent property, contribute to a fire hazard and/or create a health hazard when any part of those growths are located on any lot adjacent to the boundary of any developed lot.
- ☐ Accumulation of waste, yard trash, or rubble and debris that may harbor rodents or snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease transmitters.

Based upon the foregoing, it is requested that the City Manager:

Approve the abatement of the existing property maintenance nuisance on the above stated property and approve a lien be placed on the property for all costs incurred by the City of Edgewater.

Approved on this _____ day of _____, 2024 by the City Manager or his designee.

Joseph Mahoney
Interim City Manager

Kathleen Capetillo

From: Kathleen Capetillo
Sent: Thursday, July 3, 2025 11:38 AM
To: Code Officer Group
Subject: 2414 Lime Tree Dr.

Complainant: Erika Valenzuela - 2410 Lime Tree

Phone Number of Complainant:

Method: Phone

Address of Issue: 2414 Lime Tree Dr.

Issue: Front yard is over 12"

Homestead: Yes

BTR for property: No

Thank you,

Kat Capetillo

Administrative Assistant

City of Edgewater Code Enforcement

Phone: 386.424.2400 ext. 2215

Fax: 386.424.2450

1605 S. Ridgewood Ave.

Edgewater, FL 32132

www.cityofedgewater.org



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3923545

Parcel ID: 840201048870

STARNES JOHNNY W JR

2414 LIME TREE DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3923545
Parcel ID:	840201048870
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 04 - 8870
Owner(s):	STARNES JOHNNY W JR - FS - Fee Simple - 100%
Mailing Address On File:	2414 LIME TREE DR EDGEWATER FL 32141
Physical Address:	2414 LIME TREE DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4743
Subdivision Name:	
Homestead Property:	Yes



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122465

Address/Location of Violation 2414 LIME TREE 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: 7-15-25

R. Hazelwood

Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that R. Hazelwood, 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: July 15, 2025

[Signature]
Notary Public

SEAL





CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0538**

25-122405

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

CERTIFIED MAIL®



ORLANDO FL 328
15 JUL 2025 PM 5 L

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PITNEY BOWES
\$6.04⁰
US POSTAGE^{IMI}
FIRST-CLASS
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ZIP 32132
JUL 15 2025



Johnny W Starnes Jr
(25-122465 RH) Code Enf.
2414 Lime Tree Dr.
Edgewater, FL 32141

339 NFE 1 325I0007/18/25
RETURN TO SENDER
STARNES
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 32132361105 *0574-02778-16-33
|||||

INT
32132>3611
32141-50101

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

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

CERTIFIED MAIL®



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Johnny W Starnes Jr
(25-122465 RH) Code Enf.
2414 Lime Tree Dr.
Edgewater, FL 32141

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. 25-00122465

Address/Location of Violation 2414 Lime Tree 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 alleged violation exists;

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

Date: 7-3-25

R. Hazelwood 

Print Name / Signature / Date

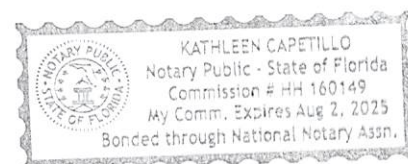
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that
R. Hazelwood, who is personally known to me, who, after being duly sworn, did thereupon say that the
information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: July 3, 2025



Notary Public

SEAL



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

CERTIFIED MAIL®



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PITNEY BOWES
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US POSTAGETM
FIRST-CLASS
028W0002312164
2000256499
ZIP 32132
JUL 03 2025



VAC
Johnny W Stanley Jr.
(25-122465 RH) Code Enf.
2414 Lime Tree Dr.
Edgewater, FL 32141

-R-T-S- 32141-RFS-1N *95 07/12/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD
RETURN TO SENDER

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R
F
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*

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

CERTIFIED MAIL®



9589 0710 5270 1582 4778 67

Johnny W Stanley Jr.
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