

CASE SUMMARY
2025-CE-00122472
Citation# 0539
Hearing Date: August 14, 2025
Code Officer: R. Hazelwood

DESCRIPTION:

Donna L Schetter is the owner of the property located at 2911 Unity 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 7, 2025 Code Enforcement received a complaint regarding the back yard condition which was overgrown. I arrived observed the grass/weeds in excess of 12" in the back yard. It appeared as though someone had been mowing the front yard. A courtesy notice was subsequently issued with a correction date of July 14, 2025.

On July 15, 2025 I conducted an inspection and noted no change. A notice of violation was issued with a correction date of July 25, 2025.

On July 25, 2025 I conducted an inspection and still noted no change. An abatement was issued for the property and citation# 0539 Notice of Hearing was subsequently issued. It was posted to the property, sent certified mail to the owner and posted at City Hall.

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

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find Donna L Schetter, in violation of Section 10-400 (Property Maintenance) of the Code of Ordinances and assess the citation fine of \$75.00.



PAID

CITATION # 0539

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

codeenforcement@cityofedgewater.org

Date: 7-25-25 Time: 9:39am Case# 25-122472

Name: DONA L SCHETTER

Address: 2911 UNITY TREE DR EDGEWATER, FL 32141

Date/Time violation first observed: 7-15-25

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/WEEDS IN EXCESS 12"

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

MOWING LAWN

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: AUGUST 14, 2025 Time: 2:00 PM

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

Code Enforcement Officer: R. HAZELWOOD

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

W City of Edgewater
*** CUSTOMER RECEIPT ***
Oper: EDGELXH Type: OC Drawer: 1
Date: 8/06/25 01 Receipt no: 105663

Description	Quantity	Amount
CF	CODE ENFORCEMENT	
	1.00	\$75.00

2911 UNITY TREE DR
CASE # 25-122472
DONA L SCHETTER

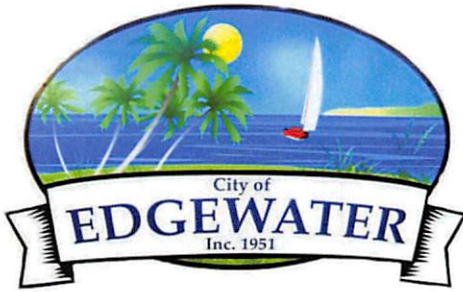
Tender detail	
CA CASH	\$100.00
Total tendered	\$100.00
Total payment	\$75.00
Change	\$25.00

Trans date: 8/05/25 Time: 15:39:14

*** THANK YOU FOR YOUR PAYMENT ***

WWW.CITYOFEDGEWATER.ORG

City of Edgewater
Po Box 100 Edgewater, FL 32132



Lawn Mowing/Maintenance Fees
COST RECOVERY SHEET

ADDRESS OF CODE VIOLATION 2911 Unity Tree Dr.
CODE CASE NUMBER 25-122472
DATE WORK COMPLETED 7/30/2025
WORK COMPLETED BY Gomez Lawn Service

Maintenance Resources	Invoice Number	Amount
Gomez Lawn Service	8254	\$ 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. 8254

To

City of Edgewater
Edgewater, FL 32132

Ship To

Same as recipient

Instructions

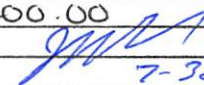
Quantity	Description	Unit Price	Total
1	2911 Unity Tree Dr. 25-122472		200.00
Subtotal			\$200.00
Sales Tax			N/A
Shipping & Handling			0
Total Due			\$200.00

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 # 71042
Line # 00122305223410
Amount \$ 200.00
Signature 
Date 7-30-25



Nuisance Abatement 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: 25-00122472

SCHETTER DONNA L
2911 UNITY TREE DR
EDGEWATER, FL 32141

Violation Location: 2911 UNITY TREE DR

Parcel ID: 8402-01-13-3570

Property Owner: SCHETTER DONNA L

Date of Violation: July 07, 2025

Violation(s) of City of Edgewater Code of Ordinances:

Violation Detail

00010 10-98 Property Maint. Duty of Owner

Date Est: July 07, 2025 Location: Qty: 001

(a) Maintenance of commercial and industrial zoned lots. The owner of every improved lot, piece and parcel of land located within a commercial or industrial zone within the city shall keep each such lot, piece or parcel of land free and clear of all fallen trees and limbs and all weeds, grass and brush exceeding 12 inches in height. However, nothing in this section shall be construed to require natural areas located within larger improved lots to be cut to a height less than 12 inches within such natural areas. Unimproved vacant parcels adjacent to improved parcels will be inspected by the city to determine severity of hazard to the improved property. If it is determined by the city that the property does pose a hazard, the owner of the unimproved vacant parcels will be required to keep 20 feet of their parcel that is adjoining an improved parcel of land free and clear of all fallen trees, limbs and brush exceeding 36 inches in height. (b) Maintenance of improved residential lots. The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and brush shall be cut to a height

It is your responsibility to contact the Code Enforcement Officer once the violation has been corrected.

Failure to comply with this notice and take corrective action or request a hearing before the date set forth above will result in the City of Edgewater correcting the property maintenance nuisance and place a lien against the property for any and all cost incurred.

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 article XXVIII. As an alternative to the procedures of article XXVIII at the option of the code enforcement officer, violations of article XXVIII may be enforced by article XXVII (Issuance of a civil fine and may result in a hearing, and subsequent assessment of a fine not to exceed \$500.00 per day or any other means available as provided by the city ordinance or by law.)



Nuisance Abatement NOTICE OF VIOLATION

Code Enforcement Division

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

codeenforcement@cityofedgewater.org



not exceeding 12 inches. However, nothing in this section shall be construed to require natural areas located within larger improved lots to be cut to a height less than 12 inches within such natural areas.(c)Maintenance of unimproved residential lots. Unimproved vacant parcels adjacent to improved parcels will be inspected by the city fire department and/or code enforcement to determine severity of hazard to the improved property. If it is determined by the city that the property does pose a hazard, the owner of the unimproved vacant lot in a residential zone will be required to keep 20 feet of their parcel/lot that is adjoining an improved lot free and clear of all fallen trees and limbs, and all weeds, grass and brush therein shall be cut to a height not exceeding 36 inches within such areas.(d)Maintenance of rights-of-way and abutting property owners. It shall be the duty of every owner of real property within the city to at all times cause to be cut and mowed, the grass and weeds and to cause to be cut and trimmed, the flowers, vines and shrubbery. Performance shall be in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the right of way abutting their properties. It shall also be the duty of every owner of real property to properly dispose of said trimmings. Rights-of-way abutting improved residential or commercial lots shall be maintained as provided in subsections (a) and (b). Rights-of-way abutting unimproved residential lots shall be maintained as provided in subsection (c) for the maintained portion of residential lots. This maintenance area is that space between the private property lot or survey line of the property owner and the paved or graded portion of the public street adjacent thereto and includes that area between a sidewalk and street. The ground cover in the rights-of-way and other areas subject to erosion shall be grass unless other ground cover has been approved by the city.(e)Garbage, waste, trash, etc., prohibited. The owner of every lot, piece and parcel of land located within the city shall keep each such lot, piece and parcel of land free and clear of garbage, waste, trash, debris and junk.(f)No property maintenance permit required; other restrictions and requirements applicable. No permit shall be required for the

It is your responsibility to contact the Code Enforcement Officer once the violation has been corrected.

Failure to comply with this notice and take corrective action or request a hearing before the date set forth above will result in the City of Edgewater correcting the property maintenance nuisance and place a lien against the property for any and all cost incurred.

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 article XXVIII. As an alternative to the procedures of article XXVIII at the option of the code enforcement officer, violations of article XXVIII may be enforced by article XXVII (Issuance of a civil fine and may result in a hearing, and subsequent assessment of a fine not to exceed \$500.00 per day or any other means available as provided by the city ordinance or by law.)



Nuisance Abatement NOTICE OF VIOLATION

Code Enforcement Division

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

codeenforcement@cityofedgewater.org



limited property maintenance required by this section; however, the requirements, restrictions and limitations imposed by other sections of this Code and applicable provisions of the land development code pertaining to environmental preservation, tree removal, change of grade, etc., shall be applicable. In the event of any conflict between this section and any other provision of this Code or applicable provision of the land development code, the other sections of this Code or applicable provisions of the land development code shall prevail and govern.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

Violation(s) must be corrected or a request for a hearing must be received by: **July 25, 2025**

Signature of owner/tenant _____ Date _____

Code Enforcement Officer: Robert Hazelwood

It is your responsibility to contact the Code Enforcement Officer once the violation has been corrected.

Failure to comply with this notice and take corrective action or request a hearing before the date set forth above will result in the City of Edgewater correcting the property maintenance nuisance and place a lien against the property for any and all cost incurred.

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 article XXVIII. As an alternative to the procedures of article XXVIII at the option of the code enforcement officer, violations of article XXVIII may be enforced by article XXVII (Issuance of a civil fine and may result in a hearing, and subsequent assessment of a fine not to exceed \$500.00 per day or any other means available as provided by the city ordinance or by law.)



Courtesy Letter

Code Enforcement Division

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

codeenforcement@cityofedgewater.org



Date: August 4, 2025

Report Number: 25-00122472

Owner Information:

SCHETTER DONNA L
2911 UNITY TREE DR
EDGEWATER, FL 32141

Violation Location: 2911 UNITY TREE DR

Sort Parcel ID: 8402-01-13-3570

Property Owner: SCHETTER DONNA L

Date of Violation(s): July 07, 2025

Violation(s) City of Edgewater Code of Ordinances:

SEC 10-98 Property Maint. Duty of Owner

(b) Maintenance of improved residential lots. The owner of an improved lot in a residential zone shall keep such lot free and clear of all fallen trees and limbs. All weeds, grass and brush shall be cut to a height not exceeding 12 inches.

(d) Maintenance of rights-of-way and abutting property owners. It shall be the duty of every owner of real property within the city to at all times cause to be cut and mowed, the grass and weeds and to cause to be cut and trimmed, the flowers, vines and shrubbery. Performance shall be in a manner that protects and promotes the public health, safety and welfare and presents an aesthetically pleasing appearance in those areas of the right of way abutting their properties. It shall also be the duty of every owner of real property to properly dispose of said trimmings.

Please mow and maintain your ENTIRE yard 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 14, 2025

Code Enforcement Officer: Robert Hazelwood

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 Code Enforcement action.



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3955897

Parcel ID: 840201133570

SCHETTER DONNA L

2911 UNITY TREE DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3955897
Parcel ID:	840201133570
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 13 - 3570
Owner(s):	SCHETTER DONNA L - TIC - Tenancy in Common - 50% SCHETTER LOUIS C - EST - Estate - 50%
Mailing Address On File:	2911 UNITY TREE DR EDGEWATER FL 32141
Physical Address:	2911 UNITY TREE DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4744
Subdivision Name:	
Homestead Property:	No



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0539

25-122472



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122472

Address/Location of Violation 2911 Unity 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: 7-25-25

R. Hazelwood

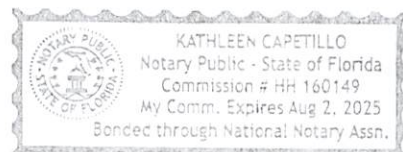
Print Name / Signature / Date

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 25, 2025

Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-00122472

Address/Location of Violation 2911 Unity 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: _____

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

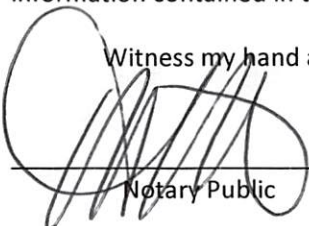
- ☒ Pursuant to Florida Statute 162.12(2)(b)(1), a copy of the citation / notice of hearing was properly posted at least ten days prior to the expiration of any deadline or hearing;
- ☒ On the real property listed above upon which the alleged violation exists;
- ☒ City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 7-15-25

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


Notary Public

SEAL



CERTIFIED MAIL®

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



9589 0710 5270 0402 0429 33

PITNEY BOWES
\$6.04 0
US POSTAGE IM
FIRST-CLASS
028W0002310943
2000256499
ZIP 32132
JUL 25 2025



Louis C & Donna L Schetter
(25-122472 RH) Code Enf.
2911 Unity Tree Dr.
Edgewater, FL 32141

-R-T-S- 32141-RFS-1N *95 07/29/25

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER

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

CERTIFIED MAIL®



9589 0710 5270 0402 0429 33

Louis C & Donna L Schetter
(25-122472 RH) Code Enf.
2911 Unity Tree Dr.
Edgewater, FL 32141

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

CERTIFIED MAIL®



ORLANDO FL 3218

18 JUL 2025 PM 5:11

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PITNEY BOWES
\$6.04⁰
US POSTAGE^{IM}
FIRST-CLASS
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2000256499
ZIP 32132
JUL 15 2025



Louis C & Donna L Schetter
(25-122472 RH) Code Enf.
2911 Unity Tree Dr.
Edgewater, FL 32141

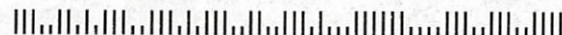
JTF



NAME: HM
1st Attempt: 7-24
2nd Attempt: _____
Return: _____

-R-T-S- 32141-RFS-1N *95 07/18/25

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER



RFS

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

CERTIFIED MAIL



9589 0710 5270 1582 4776 14

Louis C & Donna L Schetter
(25-122472 RH) Code Enf.
2911 Unity Tree Dr.
Edgewater, FL 32141

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

ORLANDO FL 328

9 JUL 2025 PM 2 L

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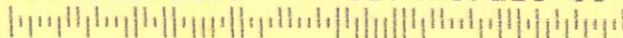


Louis C & Donna L Schetter
(25-122472 RH) Code Enf.
2911 Unity Tree Dr.
Edgewater, FL 32141

NIXIE 339 DE 1 0007/17/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32132361105 *0274-07116-09-33



.. 0214100100080000

VAC
32141-5511
32132>3611

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

