



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes - Final Code Enforcement/Special Magistrate

Thursday, January 8, 2026

2:00 PM

Council Chambers

1. CALL TO ORDER

Special Magistrate Ryan Knight called the meeting to order at 2:00 pm.

2. APPROVAL OF MINUTES

Special Magistrate Ryan Knight approved the minutes of the December 11, 2025 hearing

3. PURPOSE/PROCESS OPENING STATEMENT

None.

4. SWEARING IN OF WITNESS(ES)

Code Officer Jacob McGlothlin and Code Officer Robert Hazelwood

5. DISCLOSURE OF EX PARTE

None.

6. NEW BUSINESS

Special Magistrate Ryan Knight reviewed the below cases. No one was present for these cases and the Code Officers presented their cases for the record. Pursuant to Section 10-348 and 10-345 subparagraph C11 of the Code of Ordinance and the statement that appears on the respective citation issued that failure to appear at the hearing means the alleged violator has waived any right to contest the violation(s) and that an order can be made for the maximum applicable penalties that include but are not limited to administrative costs, fines, daily fines and liens. Special Magistrate Ryan Knight finds the below properties in violation of the said Section(s) and orders the staff recommendations.

- a. Case #: 25-122901
Citation #: 0838 (McGlothlin)
Blue Gables MHP LLC CO: % Cae Management LLC - 302 S Ridgewood Ave.
Sec. 7-1 FBC 105.1 Permit Required

Attachments: [25-122901](#)

[25-122901 Photos](#)

b. Case #: 25-123092
Citation #: 0660 (Hazelwood)
Audrie M Utley - 3325 Queen Palm Dr.
Sec. 10-400 Property Maintenance

Attachments: [25-123092](#)

[25-123092 Photos](#)

c. Case #: 25-123124
Citation #: 0839 (McGlothlin)
Catherine A Schimmel - 2621 Royal Palm Dr.
Sec. 10-5 (1)(4) - Outdoor Storage and Debris

Attachments: [25-123124](#)

[25-123124 Photos](#)

7. ADJOURN

The meeting adjourned at 2:10 pm.

Minutes Respectfully submitted by Kathleen Capetillo