

CASE SUMMARY
2025-CE-00122507
Citation# 0640
Hearing Date: August 14, 2025
Code Officer: R. Hazelwood

DESCRIPTION:

CF Partner in Construction LLC is the owner of the property located at 1626 Needle Palm Tree Dr, in Edgewater, Florida. It has been found in violation of Section 10-207 (Accessory Structures) Section 10-234 (Exterior Doors) and Section 15-1 (Numbering of Buildings) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On July 15, 2025 I was directed to start a case on the listed location ref to the condition which has not been improved since the new owners took over sometime in 2024. Upon arrival I observed the wood fence was missing a gate. There were no house numbers on the residence and the garage entrance was closed in with plywood. 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. Citation# 0640 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 CF Partner in Construction LLC, in violation of Section 10-207 (Accessory Structures) Section 10-234 (Exterior Doors) and Section 15-1 (Numbering of Buildings) of the Code of Ordinances and assess the citation fine of \$75.00 per violation totaling \$225.00 The violations have been corrected and no daily fines requested.



CITATION #

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

codeenforcement@cityofedgewater.org

Date: Time: Case#

Name:

Address:

Date/Time violation first observed:

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

- | | |
|--------|-------------|
| 1. Sec | Description |
| 2. Sec | Description |
| 3. Sec | Description |

Civil fine (violation 1) \$

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

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

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: Time:

**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:



NOTICE OF VIOLATION

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

codeenforcement@cityofedgewater.org



Date: July 30, 2025

Case Number: 25-00122507

C F PARTNER IN CONSTRUCTION LL
550 LAKE DR
CHULUOTA, FL 327669572

Parcel ID: 8402-01-01-5040
Property Owner: C F PARTNER IN
CONSTRUCTION LL
Date of Violation(s): July 15, 2025

Violation Location: 1626 NEEDLE PALM DR

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 10-98 **Property Maint. Duty of Owner** Date Est: July 15, 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 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

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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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 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)

Mow and weed eat property.

Violation Detail 00020 **10-207 ACCESSORY STRUCTURES** Date Est: July 15, 2025
Location: Qty: 001 All accessory structures, including but not limited to fences and walls, greenhouses, gazebos, storage buildings, storage shed, garages, carports and the like shall be maintained structurally sound and in good repair.

Repair/replace or remove entire wood fence.

10-234 **EXTERIOR DOORS** Date Est: July 15, 2025

All **exterior doors**, **door** assemblies and hardware shall be maintained in good condition. **Doors** providing access to a dwelling unit, efficiency unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a lock designed to be readily openable from the side from which egress is to be made without the need for keys. Such locks shall be installed according to the manufacturer's specifications, maintained in good working order and shall tightly secure the **door**.

Please repair/replace garage door.

15-1 NUMBERING OF BUILDINGS Date Est: July 15, 2025 Location: Qty: 001 (a)For the purpose of numbering buildings in the city, the city is divided into four sections with Ridgewood Avenue and Park Avenue the dividing lines.(1)All numbers on streets running north and south shall start from Park Avenue, starting with the number 101 in the first block,

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201 in the second block, etc., the odd numbers to be on the east side of the respective streets and the even numbers on the west side of the respective streets.(2)All numbers on streets running east and west shall start from Ridgewood Avenue, starting with the number 101 in the first block, 201 in the second block, etc., the odd numbers to be on the north side of the respective streets and the even numbers on the south side of the respective streets.(3)A separate number shall be allowed and assigned for each 50 feet of property, and the city council, shall allocate to each building now or hereafter existing the proper number to designate same according to the numbering plan herein set forth.(b)It shall be the duty of the property owner to obtain and attach said number to the building or display it in some other conspicuous place on the premises so that it can be seen clearly from the street. (Code 1963, 17-2)

Place number of address on residence.

Violation(s) must be corrected BEFORE: July 25, 2025

Signature of owner/tenant _____ Date_____

Code Enforcement Officer: Robert Hazelwood

Contact the code enforcement officer once the violation(s) has been corrected.

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Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3910931

Parcel ID: 840201015040

C F PARTNER IN CONSTRUCTION LLC

1626 NEEDLE PALM DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3910931
Parcel ID:	840201015040
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 01 - 5040
Owner(s):	C F PARTNER IN CONSTRUCTION LLC - FS - Fee Simple - 100%
Mailing Address On File:	550 LAKE DR CHULUOTA FL 32766 9572
Physical Address:	1626 NEEDLE PALM DR, EDGEWATER 32132
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4781
Subdivision Name:	
Homestead Property:	No



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0640

25-122507



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122507

Address/Location of Violation 1626 Needle Palm 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

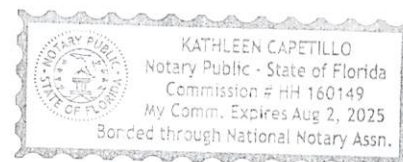
Print Name / Signature / Date

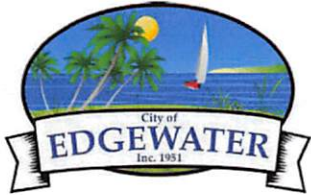
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that
R. Hazelwood, who is personally known to me, who, after being duly sworn, did thereupon say that the
information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: July 25, 2025

Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-00122507

Address/Location of Violation 1626 NEEDLE PALM 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;
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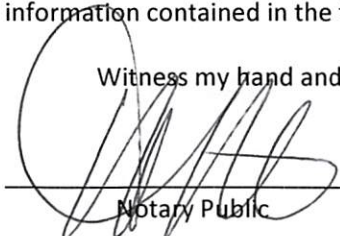
☒ City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 7-15-25

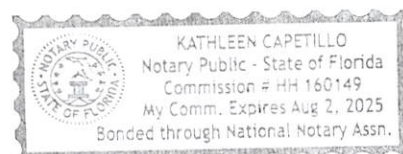
R. Hazelwood 
Print Name / Signature / Date

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



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

CERTIFIED MAIL®



9589 0710 5270 0402 0429 26

PITNEY BOWES
\$6.04⁰
US POSTAGE^{IMI}
FIRST-CLASS
028W0002311067
2000256499
ZIP 32132
JUL 25 2025



CF Partner in Construction LLC
(25-122507 RH) Code Enf.
550 Lake Dr
Chuluota, FL 32766

NIXIE 339 FE 1 0008/01/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32132361105 *2374-02785-01-43

UTF
02700-195825



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

CERTIFIED MAIL®



9589 0710 5270 1582 4775 84

PITNEY BOWES
\$6.04⁰
US POSTAGE^{IMI}
FIRST-CLASS
028W0002310860
2000256499
ZIP 32132
JUL 16 2025



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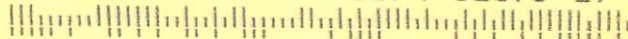
UTF

32766-95725

NIXIE 339 FE 1 0007/26/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32132361105 *0274-01075-17-34



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®



9589 0710 5270 0402 0429 26

CF Partner in Construction LLC
(25-122507 RH) Code Enf.
550 Lake Dr
Chuluota, FL 32766

CERTIFIED MAIL®

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



9589 0710 5270 1582 4775 84

C F Partner in Construction LLC
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