

CASE SUMMARY
2026-CE-417
Citation# 0555
Hearing Date: July 07, 2026
Code Officer: R. Hazelwood

DESCRIPTION:

Helmlinger Kenneth Lewis David is the owner of the property located at 2804 Mango Tree Dr, in Edgewater, Florida. It has been found in violation of Section 10-402 (Alternate Method of Enforcement) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On June 08, 2026 Code Enforcement received a complaint of tall grass/weeds along with trash in the yard of the listed location. I arrived and observed the listed property to have grass/weeds in excess 12" along with trash/debris scattered about the property. Due to the same violation in September, 2025, a Notice of violation (abatement) was issued with a correction date of June 18, 2025 and citation# 0555 was subsequently issued for Alternate Method of Enforcement. 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 XXVII have been complied with. The property appears to be vacant and no contact has been made.

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find Helmlinger Kenneth Lewis David, in violation of Section 10-402 (Alternate Method of Enforcement) of the Code of Ordinances and assess the citation fine of \$150.00.



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**

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 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



Nuisance Abatement NOTICE OF VIOLATION

Code Enforcement Division

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

codeenforcement@cityofedgewater.org



Date: June 30, 2026

Case Number: 26-00000417

HEMLINGER KENNETH LEWIS DAVID
2804 MANGO TREE DR
EDGEWATER, FL 321415722

Violation Location: 2804 MANGO TREE DR
Parcel ID: 8402-01-09-9770
Property Owner: HELMLINGER KENNETH LEWIS DAVID
Date of Violation: June 08, 2026
Violation(s) of 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.

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



(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.
- (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

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



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

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



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 or a request for a hearing must be received by: **June 18, 2026**

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.)



Outlook

New Requests ID 5032528 Municipality: City of Edgewater - Code Enforcement

From tracEZ@tracEZOnline.com <tracEZ@tracEZOnline.com>

Date Sat 6/6/2026 6:17 PM

To Code Officer Group <CodeOfficerGroup@CITYOFEDGEWATER.ORG>

Incident ID: 5032528

Municipality: City of Edgewater - Code Enforcement

Contractor: City of Edgewater / Contractor

Incident Type: Requests

Date: 6/6/2026 6:14:50 PM

Name: . .

Address: 2804 MANGO TREE DR , EDGEWATER, FL 32141-

County:

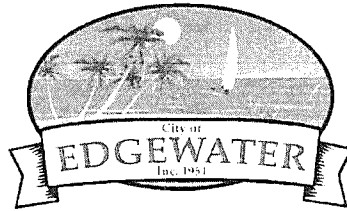
Subdivision:

Phone: .

Email:

Comments: Please put this on the list to check. Grass is knee high & trash/garbage in yard. Thanks, Greg Lariscy

Categories:



COPY

**CODE ENFORCEMENT
SPECIAL MAGISTRATE
ORDER FINDING VIOLATION**

THE CITY OF EDGEWATER, FLORIDA,
a municipal corporation
Petitioner,

Case No. **25-122906**
Citation No. **0549**

vs.
Kenneth Lewis David Helmlinger
Respondent

THIS CAUSE came before the undersigned Special Magistrate on November 13, 2025 after due notice of noncompliance to the Respondent. The Special Magistrate, after having heard testimony under oath, received evidence and heard arguments of counsel (if any), the Respondent being not being present, there upon issues this Findings of Fact, Conclusion of Law and Order as follows:

I. FINDINGS OF FACT

1. The Respondent is the owner of the property described as follows:
Address: 2804 Mango Tree Dr. Edgewater, FL
Short Parcel ID: 840201099770
Legal Description: LOTS 9977 9978 & 9979 BLK 322 FLORIDA SHORES NO 11 MB 19 PG 212 PER OR 2656 PG 1242 PER OR 6587 PG 2839 PER OR 6637 PG 1414 PER OR 7124 PG 2381 PER OR 7124 PG 2383 PER OR 7477 PGS 0540-0542 INC PER OR 7867 PG 1439 PER UNREC D/C PER OR 8582 PG 3887

On September 30, 2025, said Code Enforcement Officer became aware of the following violation(s) of the Land Development Code/Code of Ordinances of the City of Edgewater.

Violation Detail Sec.10-400 Property Maintenance

2. That on September 30, 2025, said Code Enforcement Officer notified the above-captioned individual of said violations and gave the above-captioned individual until October 10, 2025, to correct the violations.
3. That said violation(s) described in paragraph above continued beyond the time specified for correction by the Code Enforcement Officer requested a hearing.
4. That the Code Enforcement Officer, through its clerical staff, scheduled a hearing and written notice of such hearing was hand-delivered, mailed, or posted as provided by Section 162.12, Florida Statute.
5. That on November 13, 2025, a hearing was held pursuant to Section 162.07, Florida Statute.

Page | 1

Case No. 25-122906

- ☒ In-Compliance
☐ Citation Paid
☐ ~~Daily Fines~~

6. That on basis of the testimony at the hearing on November 13, 2025, this Special Magistrate found the following conditions existed at the above-described property.

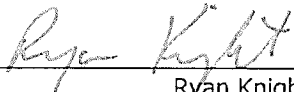
II. CONCLUSION OF LAW

7. Between September 30, 2025, and November 13, 2025, the above-captioned individual and/or entity has violated the following Sections of the City Code: Section 10-400 Property Maintenance.

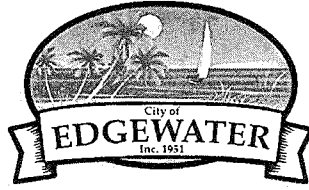
III. ORDER

8. It is the Order of the Special Magistrate that the above-captioned individual and/or entity shall be found in violation. No daily fines or liens are to be assessed, as the property is now in compliance.
9. The respondent is subject to a citation fine of \$75.00.

DONE AND ORDERED this November 13, 2025.



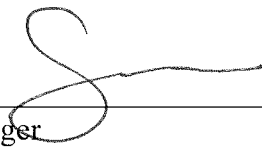
Ryan Knight
Special Magistrate



CERTIFICATION

I, Sara Geiger, City Clerk of the City of Edgewater Florida, do hereby certify that the attached is a True and Correct copy of the Citizen Code Enforcement Special Magistrate Order Imposing Fine/Lien for Case No. 25-122906 - THE CITY OF EDGEWATER, FLORIDA vs. KENNETH LEWIS DAVID HELMLINGER owner as it appears in the Public Records of the City of Edgewater, Florida.

IN WITNESS WHEREOF, I have set my hand and the seal of the City of Edgewater, Florida, on this 17th day of December, 2025.



Sara Geiger
City Clerk

SEAL



**CODE ENFORCEMENT
SPECIAL MAGISTRATE
ORDER FINDING VIOLATION**

THE CITY OF EDGEWATER, FLORIDA,
a municipal corporation
Petitioner,

Case No. **25-122906**
Citation No. **0549**

vs.
Kenneth Lewis David Helmlinger
Respondent

THIS CAUSE came before the undersigned Special Magistrate on November 13, 2025 after due notice of noncompliance to the Respondent. The Special Magistrate, after having heard testimony under oath, received evidence and heard arguments of counsel (if any), the Respondent being X not being present, there upon issues this Findings of Fact, Conclusion of Law and Order as follows:

I. FINDINGS OF FACT

1. The Respondent is the owner of the property described as follows:
Address: 2804 Mango Tree Dr. Edgewater, FL
Short Parcel ID: 840201099770
Legal Description: LOTS 9977 9978 & 9979 BLK 322 FLORIDA SHORES NO 11 MB 19 PG 212 PER OR 2656 PG 1242 PER OR 6587 PG 2839 PER OR 6637 PG 1414 PER OR 7124 PG 2381 PER OR 7124 PG 2383 PER OR 7477 PGS 0540-0542 INC PER OR 7867 PG 1439 PER UNREC D/C PER OR 8582 PG 3887

On September 30, 2025, said Code Enforcement Officer became aware of the following violation(s) of the Land Development Code/Code of Ordinances of the City of Edgewater.

Violation Detail Sec.10-400 Property Maintenance

2. That on September 30, 2025, said Code Enforcement Officer notified the above-captioned individual of said violations and gave the above-captioned individual until October 10, 2025, to correct the violations.
3. That said violation(s) described in paragraph above continued beyond the time specified for correction by the Code Enforcement Officer requested a hearing.
4. That the Code Enforcement Officer, through its clerical staff, scheduled a hearing and written notice of such hearing was hand-delivered, mailed, or posted as provided by Section 162.12, Florida Statute.
5. That on November 13, 2025, a hearing was held pursuant to Section 162.07, Florida Statute.

Page | 1

- ☒ In-Compliance
☐ Citation Paid
☐ ~~Daily Fines~~

Case No. 25-122906

6. That on basis of the testimony at the hearing on November 13, 2025, this Special Magistrate found the following conditions existed at the above-described property.

II. CONCLUSION OF LAW

7. Between September 30, 2025, and November 13, 2025, the above-captioned individual and/or entity has violated the following Sections of the City Code: Section 10-400 Property Maintenance.

III. ORDER

8. It is the Order of the Special Magistrate that the above-captioned individual and/or entity shall be found in violation. No daily fines or liens are to be assessed, as the property is now in compliance.
9. The respondent is subject to a citation fine of \$75.00.

DONE AND ORDERED this November 13, 2025.



Ryan Knight
Special Magistrate

CERTIFIED MAIL®

City of Edgewater
Code Enforcement Division
PO Box 100
Edgewater, FL 32132- 0100



ORLANDO FL 328

13 DEC 2025 PM 2 L

9589 0710 5270 0402 0423 08

PITNEY BOWES
\$6.04⁰
US POSTAGE[®]
FIRST-CLASS
028W0002311067
2000256499
ZIP 32132
NOV 13 2025



WML
Kenneth Lewis David Helmlinger
(25-122906 RH) Code Enf
2804 Mango Tree Dr.
Edgewater, FL 32141

NAME: *KC*
1st Attempt: *11-17*
2nd Attempt: *11-22*
Return: *11-25*

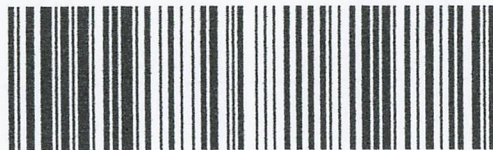
-R-T-S- 32141-RFS-1N *95 12/12/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER



City of Edgewater
Code Enforcement Division
PO Box 100
Edgewater, FL 32132- 0100

CERTIFIED MAIL®



9589 0710 5270 0402 0423 08

Kenneth Lewis David Helmlinger
(25-122906 RH) Code Enf.
2804 Mango Tree Dr.
Edgewater, FL 32141

PITNEY BOWES
\$6.04⁰
US POSTAGE^{IMI}
FIRST-CLASS
028W0002311067
2000256499
ZIP 32132
NOV 13 2025



CASE SUMMARY
2025-CE-00122906
Citation# 0549
Hearing Date: November 13, 2025
Code Officer: R. Hazelwood

DESCRIPTION:

Helmlinger Kenneth Lewis David is the owner of the property located at 2804 Mango 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 September 30, 2025 while on patrol I observed the listed property to have grass/weeds in excess 12". Due to the same violation on August 21, 2025, a Notice of violation was issued with a correction date of October 10, 2025 and citation# 0549 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 XXVII have been complied with.

STAFF RECOMMENDATION:

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

SCANNED



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**

Code Enforcement Officer:

UPON RECEIPT OF THIS CITATION, YOU MAY ELECT TO:

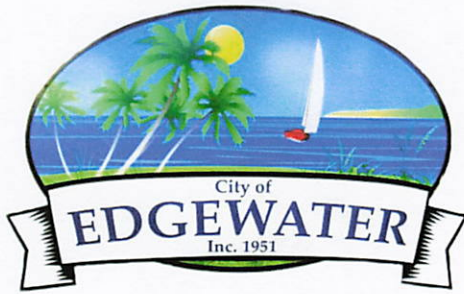
1. Correct the violation and pay the civil fine(s); or
2. Contest the violation(s) at the scheduled hearing reference on the date provided.

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 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



Lawn Mowing/Maintenance Fees
COST RECOVERY SHEET

ADDRESS OF CODE VIOLATION 2804 Mango Tree Dr,
CODE CASE NUMBER 25-122906
DATE WORK COMPLETED 10-16-2025
WORK COMPLETED BY Gomez Lawn Service

Maintenance Resources	Invoice Number	Amount
Gomez Lawn Service	8412	\$ 200.00
City of Edgewater Admin Fee		\$ 30.00
		TOTAL \$ 230.00

Notes
LAWN MOWED BY GOMEZ LAWN SERVICE


Department Signature

10/16/25
Date

Code Enforcement Division

10/16/2025

Invoice No. 8412

To

City of Edgewater

Edgewater, FL 32132

Quantity	Description	Unit Price	Total
1	2804 Mango Tree Dr. - 25-122906		200.00
Subtotal			\$200.00
Sales Tax			N/A
Shipping & Handling			0
Total Due			\$200.00

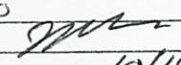
THANK YOU FOR SUPPORTING OUR SMALL BUSINESS!

CODE/ACO

PO/BPO/FPO # 712188

Line # 00122305223410

Amount \$ 200.00

Signature 

Date 10/16/25

Gomez Lawn Service

386-747-1786

Javigomez67@aol.com

709 N. Garfield Ave

Deland FL 32724



Nuisance Abatement NOTICE OF VIOLATION

Code Enforcement Division

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

codeenforcement@cityofedgewater.org



Date: October 16, 2025

Case Number: 25-00122906

HEMLINGER KENNETH LEWIS DAVID
2804 MANGO TREE DR
EDGEWATER, FL 321415722

Violation Location: 2804 MANGO TREE DR
Parcel ID: 8402-01-09-9770
Property Owner: HELMLINGER KENNETH LEWIS DAVID
Date of Violation: September 30, 2025
Violation(s) of 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.

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



(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.
- (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

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



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 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

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



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 or a request for a hearing must be received by: **October 10, 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.)

Kathleen Capetillo

From: Miron San Miguel
Sent: Monday, September 29, 2025 1:54 PM
To: Robert Hazelwood
Subject: FW: Voice Message Attached from 3868521592 - ROSE CARMEN
Attachments: 3868521592_20250929_131630.wav

Can you please look into this and handle if you have time today or tomorrow.

Miron San Miguel
City of Edgewater – Supervisor Code Enforcement & Animal Control Division
Volusia Flagler County Association of Code Enforcement Secretary
Office. 386-410-3771 / Mobile 386-895-1408 msanmiguel@cityofedgewater.org

From: voicemail@bhn.net
Date: Monday, September 29, 2025 at 13:16
To: Miron San Miguel
Cc: Miron San Miguel
Subject: Voice Message Attached from 3868521592 - ROSE CARMEN

Time: Sep 29, 2025 1:16:30 PM

Click attachment to listen to Voice Message



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3942370

Parcel ID: 840201099770

HELMLINGER KENNETH LEWIS DAVID

2804 MANGO TREE DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3942370
Parcel ID:	840201099770
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 09 - 9770
Owner(s):	HELMLINGER KENNETH LEWIS DAVID - FS - Fee Simple - 100%
Mailing Address On File:	2804 MANGO TREE DR EDGEWATER FL 32141 5722
Physical Address:	2804 MANGO TREE DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4783
Subdivision Name:	
Homestead Property:	No



City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 25-00122906

Address/Location of Violation 2804 Mango 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: 9-30-25

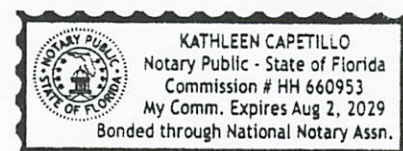
R. Hazelwood *R. Hazelwood*
Print Name / Signature / Date

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: September 30, 2025

Kathleen Capetillo
Notary Public

SEAL





City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 25-122906

Address/Location of Violation 2804 Mango 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: 9-30-25

R. Hazelwood

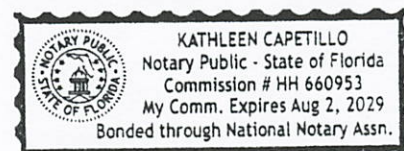
Print Name / Signature / Date

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: September 30, 2025

Notary Public

SEAL





CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # **0549**

11-13-25

25-122906

City of Edgewater
Code Enforcement Division
PO Box 100
Edgewater, FL 32132-0100

CERTIFIED MAIL®



9589 0710 5270 0402 0415 30

PITNEY BOWES
\$6.04⁰
US POSTAGE^{IMI}
FIRST-CLASS
028W0002312164
2000256499
ZIP 32132
SEP 30 2025



ML
Kenneth Lewis David Helmlinger
(25-122906 RH) Code Enf.
2804 Mango Tree Dr.
Edgewater, FL 32141

NAME: _____
1st Attempt: 10/24
2nd Attempt: _____
Return: _____

R-T-S- 32141-RFS-1N *95 10/20/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER



NAME: LD
1st Attempt: 10/3/28
2nd Attempt: 10/8 KO
Return: _____



City of Edgewater
Code Enforcement Division
PO Box 100
Edgewater, FL 32132- 0100

CERTIFIED MAIL®



9589 0710 5270 0402 0415 30

Kenneth Lewis David Helmlinger
(25-122906 RH) Code Enf.
2804 Mango Tree Dr.
Edgewater, FL 32141



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3942370

Parcel ID: 840201099770

HELMLINGER KENNETH LEWIS DAVID

2804 MANGO TREE DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3942370
Parcel ID:	840201099770
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 09 - 9770
Owner(s):	HELMLINGER KENNETH LEWIS DAVID - FS - Fee Simple - 100%
Mailing Address On File:	2804 MANGO TREE DR EDGEWATER FL 32141 5722
Physical Address:	2804 MANGO TREE DR, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.0414
Neighborhood:	4783
Subdivision Name:	
Homestead Property:	No



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0555

26-417



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 26-417

Address/Location of Violation 2804 Mango 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: 6-8-26

R. Hazelwood

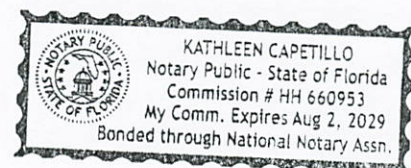
Print Name / Signature / Date

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: June 8, 2026

[Signature]
Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



Case No. 26-000417

Address/Location of Violation 2804 Mango 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.

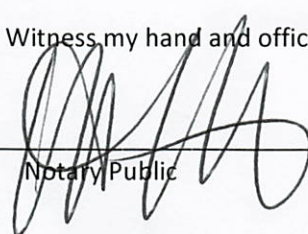
Date: 6-8-26

R. Hazelwood 

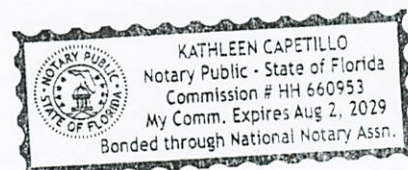
Print Name / Signature / Date

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: June 8, 2026

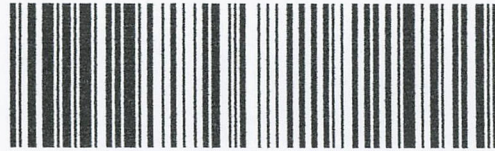

Notary Public

SEAL



City of Edgewater
Code Enforcement Division
PO Box 100
Edgewater, FL 32132- 0100

CERTIFIED MAIL®



9589 0710 5270 0402 0400 83

Kenneth Lewis Davis Helmlinger
(26-417 RH) Code Enf
2804 Mango Tree Dr.
Edgewater, FL 32141