

## **Case Summary**

**Case # 25-122901**

**Citation # 838**

**Hearing Date: 1/8/2026**

**Code Enforcement Officer: Jacob McGlothlin**

### **Description:**

PROPERTY ADDRESS IN VIOLATION: 302 S Ridgewood Ave

PARCEL ID: 7452-01-00-0320

OWNER: BLUE GABLES MHP LLC

MAILING ADDRESS: % CAE MANAGEMENT LLC, 6619 N SCOTTSDALE RD, ATTN CHARLES A ELLIS, SCOTTSDALE AZ 8525

### **Background:**

On September 29<sup>th</sup>, 2025, we received a complaint regarding a shed without a permit on lot 40 of the Blue Gables Community. Upon inspection, I saw a crudely built shed next to the home. There were no permits on file for the lot or the property. I left a door hanger to make contact. I also called the office, who said they will contact the tenant.

On October 13<sup>th</sup>, I posted a Notice of Violation at the property for 7-1 of the Florida Building Code, Section 105.1 – Permit Required. I left a voicemail for the office notifying them as well.

On October 23<sup>rd</sup>, I spoke with Mr. Miller, who resides at Lot 40 and built the shed. He said he would be getting the permit and needs to find an engineer, as directed by the building department.

On November 11<sup>th</sup>, Mr. Miller called and asked for additional time, which I granted.

On November 21<sup>st</sup>, I met with Mr. Miller, who was in contact with Blueprints by Design in Deland. As he had found an engineer, I offered another 2-week extension.

On December 8<sup>th</sup>, I reinspected. Mr. Miller told me that things fell through with the engineer he was hiring. Due to the length of time already given, I met with Mr. Miller and Sandy, the manager of Blue Gables. I gave them both copies of Citation #838 for 7-1 (105.1) Permit Required.

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

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### **Staff Recommendation:**

Citation – \$75 (PAID)

Daily Fines per violation – Staff recommends daily fines of \$100 per day that the violation is still present after 2/9/2026.



PAID

CITATION # 838

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

Date: 12/9/2025 Time: 11:00 AM Case# 25-122901

Name: Blue Gables MHP LLC

Address: 302 S Ridgewood Ave

Date/Time violation first observed: 9/29/2025

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

1. Sec 7-1 FBC 105.1 Description Permit Required
2. Sec Description
3. Sec Description

Civil fine (violation 1) \$ 75

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

Lot 40 has an unpermitted structure behind its driveway.

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

Either acquire a permit for the structure or remove it from the 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: 1/8/2026 Time: 2:00 PM

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

Code Enforcement Officer: JACOB MCGLOTHLIN

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**

City of Edgewater  
REPRINT  
\*\*\* CUSTOMER RECEIPT \*\*\*  
Oper: EDGELXH Type: OC Drawer: 1  
Date: 12/12/25 01 Receipt no: 25024

| Description         | Quantity | Amount  |
|---------------------|----------|---------|
| CF CODE ENFORCEMENT | 1.00     | \$75.00 |

CITATION # 838  
CASE # 25-122901  
BLUE GABLES MHP LLC  
302 S RIDGEWOOD AVE

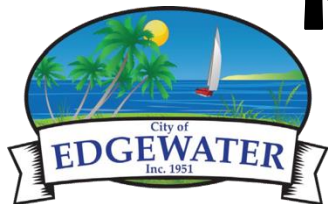
| Tender detail  |          |
|----------------|----------|
| CA CASH        | \$100.00 |
| Total tendered | \$100.00 |
| Total payment  | \$75.00  |
| Change         | \$25.00  |

Trans date: 12/12/25 Time: 12:34:41

\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*

[WWW.CITYOFEDGEWATER.ORG](http://WWW.CITYOFEDGEWATER.ORG)

City of Edgewater  
Po Box 100 Edgewater, FL 32132



# NOTICE OF VIOLATION

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

[codeenforcement@cityofedgewater.org](mailto:codeenforcement@cityofedgewater.org)



**Date:** December 9, 2025

**Case Number:** 25-00122901

BLUE GABLES MHP LLC  
%CAE MANAGEMENT LLC  
6619 N SCOTTSDALE RD  
ATTN CHARLES A ELLIS  
SCOTTSDALE, AZ 85250

**Violation Location:** 302 S RIDGEWOOD AVE  
**Parcel ID:** 7452-01-00-0320  
**Property Owner:** BLUE GABLES MHP LLC  
**Date of Violation(s):** September 29, 2025

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

**Violation Detail 00010 7-1 FBC 105.1 Permit Required**

Date Est: September 29, 2025 Location: Qty: 001

Any owner or authorized agent who intends to construct, enlarge, alter, repair, moved, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Contact the Building Department at [buildingdept@cityofedgewater.org](mailto:buildingdept@cityofedgewater.org) 2111 S Ridgewood Ave., Edgewater, FL 32132 in order to obtain the appropriate required for work completed.

**CORRECTIVE ACTION: LOT 40 HAS AN UNPERMITTED STRUCTURE BEHIND ITS DRIVEWAY. EITHER ACQUIRE A PERMIT FOR THE STRUCTURE OR REMOVE IT FROM THE PROPERTY.**

**Violation(s) must be corrected BEFORE: October 27, 2025**

Signature of owner/tenant \_\_\_\_\_ Date \_\_\_\_\_

Code Enforcement Officer: Jacob McGlothlin | [jmcglothlin@cityofedgewater.org](mailto:jmcglothlin@cityofedgewater.org) | 386-424-2400 x2212

**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.**



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3894677

Parcel ID: 745201000320

BLUE GABLES MHP LLC

302 S RIDGEWOOD AVE, EDGEWATER, FL

### Parcel Summary

|                          |                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------|
| Alternate Key:           | 3894677                                                                                     |
| Parcel ID:               | 745201000320                                                                                |
| Township-Range-Section:  | 17 - 34 - 52                                                                                |
| Subdivision-Block-Lot:   | 01 - 00 - 0320                                                                              |
| Owner(s):                | BLUE GABLES MHP LLC - FS - Fee Simple - 100%                                                |
| Mailing Address On File: | % CAE MANAGEMENT LLC<br>6619 N SCOTTSDALE RD<br>ATTN CHARLES A ELLIS<br>SCOTTSDALE AZ 85250 |
| Physical Address:        | 302 S RIDGEWOOD AVE, EDGEWATER 32132                                                        |
| Property Use:            | 2800 - PKG LT / MH PK                                                                       |
| Tax District:            | 604-EDGEWATER                                                                               |
| 2024 Final Millage Rate: | 18.5435                                                                                     |
| Neighborhood:            | 7091                                                                                        |
| Subdivision Name:        | ALVAREZ GRANT ASSOR                                                                         |
| Homestead Property:      | No                                                                                          |



# CITY OF EDGEWATER

## CODE ENFORCEMENT

CITATION # **0838**

25-122901

*[Handwritten signature]*





City of Edgewater  
Affidavit of Service  
Citation / Notice of Hearing



Case No. 25-122901

Address/Location of Violation 302 S Ridgewood Ave  
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: 12/9/2025

☒ 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: 12/9/2025

Jacob McGlothlin

Print Name / Signature / Date

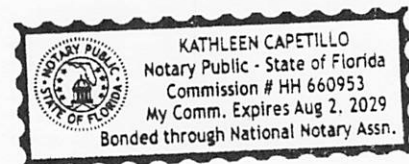
[Signature] 12/9/2025

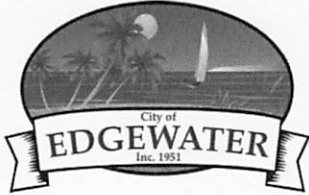
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

Witness my hand and official seal dated: December 9, 2025

[Signature]  
Notary Public

SEAL





City of Edgewater  
Affidavit of Service  
NOTICE OF VIOLATION



Case No. 25-122901

Address/Location of Violation 302 S Ridgewood Ave  
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: 10/13/2025

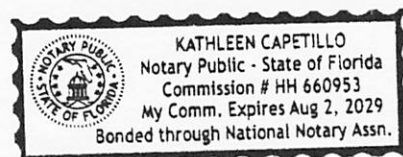
Jacob McGlothlin [Signature] 10/13/2025  
Print Name / Signature / Date

I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, 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: October 13, 2025

[Signature]  
Notary Public

SEAL





**CERTIFIED MAIL®**

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



9589 0710 5270 0402 0424 90

Blue Gables MHP LLC %Cae Management LLC  
(25-122901 JM) Code Enf.  
6619 N Scottsdale Rd.  
Attn Charles A Ellis  
Scottsdale, AZ 85250

**CERTIFIED MAIL®**

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



9589 0710 5270 0402 0419 12

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