

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 29th, 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 13th, 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 23rd, 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 11th, Mr. Miller called and asked for additional time, which I granted.

On November 21st, 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 8th, 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

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

**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:
W City of Edgewater
R E P R I N T
*** 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

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



Date: December 9, 2025

Case Number: 25-00122901

BLUE GABLES MHP LLC
%CAE MANAGEMENT LLC
6619 N SCOTTS DALE RD
ATTN CHARLES A ELLIS
SCOTTS DALE, 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 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 | 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

AltKey: 3894677

Parcel ID: 745201000320

BLUE GABLES MHP LLC

302 S RIDGEWOOD AVE, EDGEWATER, FL

Parcel Summary

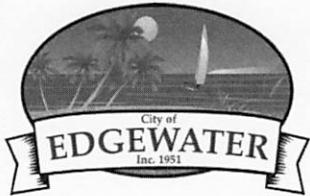
Alternate Key: 3894677
Parcel ID: 745201000320
Township-Range-Section: 17 - 34 - 52
Subdivision-Block-Lot: 01 - 00 - 0320
Owner(s): BLUE GABLES MHP LLC - FS - Fee Simple - 100%
Mailing Address On File: % CAE MANAGEMENT LLC
6619 N SCOTTSDALE RD
ATTN CHARLES A ELLIS
SCOTTSDALE AZ 85250
Physical Address: 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

25-12290)



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

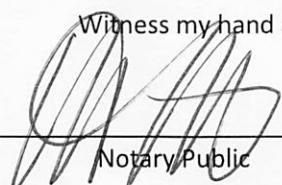
Jacob McGlothlin

J. McGlothlin
Print Name / Signature / Date

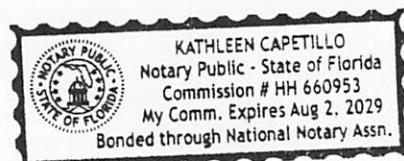
12/9/2025

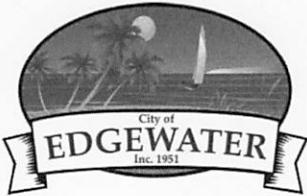
I, Kathleen Capetillo, a Notary Public of Volusia County within the State of Florida, hereby certify that Jacob McGlothlin, who is personally known to me, who, after being duly sworn, did thereupon say that the information contained in the foregoing affidavit is true.

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


Notary Public

SEAL





City of Edgewater
Affidavit of Service
NOTICE OF VIOLATION



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Edgewater, Florida

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Date: _____

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City Hall, 104 North Riverside Drive, Edgewater, Florida.

Date: 10/13/2025

Jacob McGlothlin

10/13/2025

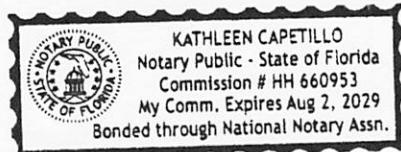
Print Name / Signature / Date

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

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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