Case Summary

Case # 25-122888

Citation # 846

Hearing Date: 4/9/2026

Code Enforcement Officer: Jacob M.

Description:

PROPERTY ADDRESS IN VIOLATION: 191 Pine Ave

PARCEL ID: 840200000080

OWNER: Kenneth A Gilbert

MAILING ADDRESS: 191 Pine Ave, Edgewater FL 32141

Background:

On September 24th, 2025, I received a complaint regarding outdoor storage at 191 Pine Ave.

I inspected the property with my supervisor. We met Kenny Gilbert, the owner. There were outdoor storage violations, unpermitted fencing and structures, cars parked throughout the property, as well as inoperable vehicles, trailers, and boats. There were tarps laid out everywhere, dressers and furniture sitting outside, and a cooler with flies surrounding it.

On October 13th, I hand delivered an NOV to the owner. We went through the property and identified all the violations and corrective actions.

On November 10th, I reinspected and saw that were was progress. Some of the fencing had been removed, the outdoor storage was somewhat consolidated, and the tarps on the ground were mostly removed.

On December 9th, I was notified that Kenny got sick and needed additional time. I agreed to an extension until January 5th, 2026.

On January 5th, I met with Kenny and saw he removed most of the fencing. He had placed tiles and other objects along the property line as a small makeshift barrier. I informed him that this would have to be removed. He also put mulch, shell, and rugs in his right-of-way, which had to be removed. No progress was made regarding permits for any accessory structures or the fencing. I ensured Kenny understood that 1, he had too many accessory structures, and 2, it was likely that most of them would not be permitted in their current state. The outdoor storage violations and the vehicles still remained.

On February 9th, I met with Kenny, his sister, and his brother-in-law. I went over all the violations again and I explained the corrective actions required. I asked Kenny how the permit process was going, to which he informed he hasn't contacted the building department yet. Due

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to the length of time already provided, I gave a final extension until March. I created a new NOV going over the remaining violations and hand delivered it.

On March 4th, I met with Kenny and walked the property. He made minimal progress on some violations, but nothing was in compliance.

After reviewing the nature of the violations and the ordinances, A citation for Outdoor Storage, Permit Required, and Inoperable Vehicles was issued on March 5th.

On April 8th, I reinspected the property with Kenny. The unpermitted structures were still present, the outdoor storage was piled near the entrance to the property, and the inoperable vehicle was still there.

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

Staff Recommendation:

Citation – 3x $75 ($225)

Daily Fines per violation – $100

Staff recommends a civil fine of $75 for each of the 3 violations totaling $225; as well as daily fines of $100 per day per violation that is still present after May 9th, 2026.

CITATION # 846

City of Edgewater Code Enforcement Division

PO BOX 100
1605 S. Ridgewood Ave., Edgewater, FL 32132
(386) 424-2400
codeenforcement@cityofedgewater.org

Date: 3/5/2026 Time: 10:00 AM Case# 25-122888

Name: GILBERT KENNETH A

Address: 191 PINE AVE

Date/Time violation first observed: 9/24/2025

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

1. Sec 7-1 FBC 105.1 Description PERMIT REQUIRED
2. Sec 10-5 (1)(4) Description OUTDOOR STORAGE AND DEBRIS
3. Sec 10-113 Description INOP, ABANDONDED, WRECKED VEHICLE

Civil fine (violation 1) $ 75

Civil fine (violation 2) $ 75

Civil fine (violation 3) $ 75

Nature of the Violation(s)

1) Various structures without permits. Including fencing, a makeshift shed, walkways, and overhangs.
2) Junk, debris, building materials, and other outdoor storage items are scattered throughout the property.
3)Unregistered/inoperable GMC Envoy, as well as inoperable boats/trailers.

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

1) Remove all unpermitted structures from the property.
2) Remove all junk, debris, and other outdoor storage items from the property, or store them inside enclosed garage.
3) Repair/register all inoperable vehicles or remove them 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: 4/9/2026 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 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

NOTICE OF VIOLATION

Code Enforcement Division
1605 South Ridgewood Ave
Edgewater, Florida 32132
(386) 424-2400 Ext. 2210
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Date: February 10, 2026 **Case Number:** 25-00122888

GILBERT KENNETH A
191 PINE AVE
EDGEWATER, FL 32141

Violation Location: 191 PINE AVE
Parcel ID: 8402-00-00-0080
Property Owner: GILBERT KENNETH A
Date of Violation(s): September 24, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 7-1 FBC 105.1 Permit Required
Date Est: September 24, 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.

Violation Detail 00020 10-207 ACCESSORY STRUCTURES
Date Est: September 24, 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.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

Violation Detail 00100 21-38 (.01) (.02) FENCES,WALLS,HEDGES - GENERAL
Date Est: September 24, 2025 Location: Qty: 001
21-38.01 - Purpose The purpose of this Section is to set forth the standards necessary to regulate the use of fences.
21-38.02 - General Requirements The following regulations shall apply to the erection of fences and walls.
a. All fencing materials must comply with the definition in Article II and shall be consistent with or similar to other fencing in the vicinity.
b. All fences shall comply with the provisions of the applicable building codes and are required to obtain a building permit.
c. Fences may be located in all front, side and rear yard setback areas and directly on property lines, provided that if a fence encroaches into a utility access easement or right-of-way, the City shall not be responsible.

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.

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d. The maximum allowable height of all fences located between the front property line and the primary building frontage line of residential properties and river front lots of residential property not subject to site plan review shall be four feet (4'). Fences located in these areas must be non-opaque. The maximum allowable height of all other fences in residential areas shall be six feet (6') including side corner yards and meet the site triangle requirements. Six (6') foot fences on side corner lots shall be setback ten feet (10') from the property line. In commercial and industrial areas no fence shall exceed ten feet (10') feet in height unless otherwise approved as part of a development plan and meet the site triangle requirements. The filling or berming of property solely for the purpose of creating a barrier that exceeds the height requirements contained herein is prohibited.
e. Concrete block walls shall be constructed with appropriate reinforcement as determined by the Building Official. Block walls shall be stucco and painted to compliment the surrounding character of the area.

CORRECTIVE ACTION: THERE ARE NO PERMITS ON FILE FOR THE FENCES, GATE, SHEDS, OR ANY OF THE ACCESSORY STRUCTURES THAT HAVE BEEN CONSTRUCTED ON THE PROPERTY. THESE STRUCTURES PRESENT VARIOUS SAFETY CONCERNS. REMOVE ALL OF THE UNPERMITTED STRUCTURES AND FENCING FROM THE PROPERTY. ALL STRUCTURES AND FENCING BUILT IN THE RIGHT-OF-WAY OR BUILT INTO SOMEONE ELSE'S PROPERTY NEED TO BE REMOVED AS WELL.

Violation Detail 00030 10-83 NEGLECTED PREMISE
Date Est: September 24, 2025 Location: Qty: 001
(a)It shall be the duty of any person owning or controlling a house or other building or premises to maintain such premises in a reasonably clean and orderly manner and to a standard conforming to other orderly premises in that vicinity. It shall be a violation of this section to abandon, neglect, or disregard the condition or appearance of any premises.
(b)Every exterior wall of every building shall be free of holes, breaks, loose or rotting boards, or timbers. All siding material shall be kept in repair. Roofs shall be structurally sound and maintained in a safe manner and have no defects.
(c)All portions of existing buildings, both interior and exterior, shall be maintained in such a manner that structural strength, stability, sanitation, adequate light and indoor air quality, and safety to life and property from fire and other hazards are provided for public safety, health, and general welfare.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

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.

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Violation Detail 00040 10-5 (1) (4) Outdoor Storage and Debris
Date Est: September 24, 2025 Location: Qty: 001
No person shall keep or permit to remain upon his premises, or upon any premises owned, used or controlled by him or her in any dwelling house, warehouse or other building, or upon any vacant lot, or in any yard or other place within the corporate limits of the city, any nuisance to the annoyance of those residing or being in the vicinity thereof, or any unwholesome, decayed or decaying animal or vegetable matter, or any other matter or thing detrimental to the health or comfort of residents to include, but not be limited to, the following conditions:
(1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials, or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare;
(4) Any garbage; rubbish; trash; refuse; cans; bottles; boxes; container; paper; tobacco products; tires; abandoned or inoperative appliances; mechanical equipment or parts; building or construction materials; tools; machinery; wood; vessels; aircraft; farm machinery or equipment; sludge from a waste treatment facility, water supply treatment plant, or air pollution control facilities; or a substance in any form resulting from domestic, industrial, commercial, mining or agricultural operations; or dead or decaying plants (except for compost piles) or exotic animals of any kind; Remove all items from the property or store inside an enclosed garage. No items should be viewable from a public right of way. Items are prohibited to be stored outside on the property.

Violation Detail 00050 10-42 ALLOWING OF DEBRIS - NUISANCE
Date Est: September 24, 2025 Location: Qty: 001
The allowing of debris, rubbish, garbage, trash, tin cans, papers, or other unsanitary accumulations on any lot, tract, or parcel of land in the city to the extent that it constitutes or may reasonably become a menace to life, property, health, the public welfare, or provide a nest and/or breeding ground for mosquitoes, rats, mice, other rodents, snakes and other types of pests and vermin shall be unlawful and hereby prohibited and declared to be a public nuisance.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

CORRECTIVE ACTION: THERE IS TRASH, JUNK, AND DEBRIS STORED OUTSIDE ON THE PROPERTY. THE TRASH IN FRONT OF THE HOUSE IS ATTRACTING ANIMALS, FLIES, AND BUGS. REMOVE ALL ITEMS THAT ARE LISTED ABOVE FROM THE PROPERTY, TO INCLUDE ALL JUNK, TRASH AND DEBRIS. THE PREMISE NEEDS TO BE MAINTAINED IN A CLEAN AND ORDERLY MANNER.

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.

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Violation Detail 00070 15-1 NUMBERING OF BUILDINGS
Date Est: September 24, 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, 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)

CORRECTIVE ACTION: THERE ARE NO BUILDING NUMBERS VISIBLE FROM THE STREET FOR THIS PROPERTY. OBTAIN AND ATTACH BUILDING NUMBERS TO THE BUILDING OR DISPLAY THEM IN A CLEARLY SEEN LOCATION FROM THE STREET.

Violation Detail 00090 10-115 PARKING - RESIDENTIAL
Date Est: September 24, 2025 Location: Qty: 001
All motor vehicles shall be kept on an approved driveway. Overflow parking is allowed only after the approved driveway has reached its parking capacity. Overflow parking is limited to no more than two operable motor vehicles parked in the area immediately parallel towards the side lot line away from the front yard of an approved driveway. The ground beneath the vehicle parked off the approved driveway must be maintained to promote an aesthetically pleasing appearance.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

Violation Detail 00060 10-113 INOP,ABANDONED,WRECKED VEH
Date Est: September 24, 2025 Location: Qty: 001
(a)A vehicle shall be determined or defined as inoperable, abandoned, and/or wrecked by the code enforcement officer should any of the following be applicable:
(1)The vehicle creates a threat to public health, safety or welfare due to its condition or the conditions in, under or around subject vehicle.

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(2)The vehicle causes violations of federal, state or local environmental regulations by leaking noncontained hazardous fluids, such as oil, fuel, gear grease, hydraulic fluid, ethylene-glycol or antifreeze coolant additives and any other regulated chemicals which pose a threat to public health, safety or welfare by entering the groundwater supply or significantly running off the vehicle onto the surrounding area, creating dangerous/hazardous conditions for passing motorists or persons.
(3)The vehicle is associated with discarded items accumulating in, on or around its immediate area, causing vehicle to meet criteria for "nuisance".
(4)A vehicle that is stored with open hood, doors, hatches and compartments exposed to the general public or neighboring properties for any period exceeding 24 hours.
(5)A vehicle visible to the general public or neighboring properties, which a code enforcement officer cannot establish ownership or the responsible party declines to resolve valid issues contained within this article, shall be determined to be abandoned.
(6)The vehicle is without a current valid assigned license tag and registration that is appropriately displayed or a current vehicle restoration permit.
(7)The vehicle is wrecked, meaning any motor vehicle the condition of which is wrecked, dismantled, partially dismantled, incapable of operation by its own power on any public street, or from which the wheels, engine, transmission or other substantial part thereof is inoperable and/or removed.
(b)Vehicles deemed to be inoperable, abandoned and/or wrecked shall not be stored in any zoning district except as provided for in section 10-114.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-23, Pt. A(Exh. A), 7-17-17)

THERE ARE VEHICLES PARKED IMPROPERLY ON THE PROPERTY. THERE ARE ALSO INOPERABLE VEHICLES ON THE PROPERTY. PARK ALL VEHICLES IN ACCORDANCE WITH THE ATTACHED PARKING DIAGRAM. REPAIR AND REGISTER ALL INOPERABLE VEHICLES, OR REMOVE THEM FROM THE PROPERTY.

Violation Detail 00110 10-121 RECREATIONAL VEHICLE/CAMPER
Date Est: September 25, 2025 Location: Qty: 001
(a)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall have a current and valid assigned license tag and registration that is appropriately displayed, except any boat or trailer out of view of the general public or neighboring properties shall not be required to have a valid license tag.
(b)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall be maintained in an operable condition.
(c)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers may be parked or stored on an approved driveway, immediately parallel towards 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.

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side lot line away from the front yard of an approved driveway, alongside the house behind the front dwelling line or in the backyard subject to the following conditions:
(1)No watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers or any part thereof may rest on or occupy airspace past the property line or right-of-way.
(2)Watercraft must be stored on operable trailers.
(d)Boat motors of watercraft parked or stored on property designated for residential use shall not be operated before 7:00 a.m. or after 10:00 p.m.
(e)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall not be used as a dwelling nor shall waste materials be permitted to discharge.
(f)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall meet reasonable standards of appearance and maintenance as follows:
(1)The ground beneath the watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers shall be maintained to promote an aesthetically pleasing appearance and not create a nuisance.
(2)Watercraft trailers, motor homes, trailers, recreational vehicle trailers and camper tires shall be inflated to tire specifications.
(3)The watercraft, watercraft trailer, motor home, trailer, recreational vehicle trailer and camper shall be kept clean and not be allowed to become a nuisance that can be detected beyond the owner's property line.
(4)Only routine repairs and maintenance may be performed on watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers parked in front yards.
(g)The owner of the watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers must reside on the premises where the item is parked or stored. Additional property owned by the resident adjacent to the residence is considered to be a part of the premises for this purpose. The vehicles shall not be used for residential purposes, except during an emergency or natural disaster. The vehicles may be used for residential purposes only after application for building permit(s) for repair after a natural disaster and until the restoration of water, sewer and electrical services. If the building is uninhabitable, as determined by the building official, an additional six months from utility restoration may be permitted at the discretion of the city manager.
(h)Visitors may reside in their motor homes on property designated for residential use for a maximum of a two-week period with a permit. Waste materials shall not be permitted to discharge. A visitor residing in a motor home shall be permitted no more than twice in a six-month period. These permits shall be issued by the city clerk's office and prominently displayed so as to be visible from the street.

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

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(i)A limit of one vehicle (watercraft, watercraft trailer, motor home, trailer, recreational vehicle trailer or camper) per 4,000 square feet of lot area may be stored on residentially zoned property.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-23, Pt. A(Exh. A), 7-17-17)

CORRECTIVE ACTION: THERE ARE TRAILERS AND RECREATIONAL VEHICLES IMPROPERLY STORED ON THE PROPERTY THAT ARE NOT BEING MAINTAINED. ALSO, THIS PROPERTY IS ONLY ZONED TO HAVE 4 OF THE ABOVE LISTED VEHICLES. REMOVE ALL ADDITIONAL VEHICLES FROM THE PROPERTY AND PROPERLY STORE THE ONES THAT REMAIN. ALSO, THE VEHICLES NEED TO BE MAINTAINED IN ACCORDANCE WITH THE ABOVE ORDINANCE.

Violation(s) must be corrected BEFORE: March 2, 2026

Signature of owner/tenant _____ Date_____

Code Enforcement Officer: Jacob McGlothlin | jmcglothlin@cityofedgewater.org | 386-424-2400 x2212

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NOTICE OF VIOLATION

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1605 South Ridgewood Ave
Edgewater, Florida 32132
(386) 424-2400 Ext. 2210
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Date: October 7, 2025 **Case Number:** 25-00122888

GILBERT KENNETH A
191 PINE AVE
EDGEWATER, FL 32141

Violation Location: 191 PINE AVE
Parcel ID: 8402-00-00-0080
Property Owner: GILBERT KENNETH A
Date of Violation(s): September 24, 2025

Violation(s) City of Edgewater Code of Ordinances:

Violation Detail 00010 7-1 FBC 105.1 Permit Required
Date Est: September 24, 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.
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Date Est: September 24, 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.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

Violation Detail 00100 21-38 (.01) (.02) FENCES,WALLS,HEDGES - GENERAL
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b. All fences shall comply with the provisions of the applicable building codes and are required to obtain a building permit.
c. Fences may be located in all front, side and rear yard setback areas and directly on property lines, provided that if a fence encroaches into a utility access easement or right-of-way, the City shall not be responsible.

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d. The maximum allowable height of all fences located between the front property line and the primary building frontage line of residential properties and river front lots of residential property not subject to site plan review shall be four feet (4'). Fences located in these areas must be non-opaque. The maximum allowable height of all other fences in residential areas shall be six feet (6') including side corner yards and meet the site triangle requirements. Six (6') foot fences on side corner lots shall be setback ten feet (10') from the property line. In commercial and industrial areas no fence shall exceed ten feet (10') feet in height unless otherwise approved as part of a development plan and meet the site triangle requirements. The filling or berming of property solely for the purpose of creating a barrier that exceeds the height requirements contained herein is prohibited.
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CORRECTIVE ACTION: THERE ARE NO PERMITS ON FILE FOR THE FENCES, GATE, SHEDS, OR ANY OF THE ACCESSORY STRUCTURES THAT HAVE BEEN CONSTRUCTED ON THE PROPERTY. THESE STRUCTURES PRESENT VARIOUS SAFETY CONCERNS. REMOVE ALL OF THE UNPERMITTED STRUCTURES AND FENCING FROM THE PROPERTY. ALL STRUCTURES AND FENCING BUILT IN THE RIGHT-OF-WAY OR BUILT INTO SOMEONE ELSE'S PROPERTY NEED TO BE REMOVED AS WELL.

Violation Detail 00030 10-83 NEGLECTED PREMISE
Date Est: September 24, 2025 Location: Qty: 001
(a)It shall be the duty of any person owning or controlling a house or other building or premises to maintain such premises in a reasonably clean and orderly manner and to a standard conforming to other orderly premises in that vicinity. It shall be a violation of this section to abandon, neglect, or disregard the condition or appearance of any premises.
(b)Every exterior wall of every building shall be free of holes, breaks, loose or rotting boards, or timbers. All siding material shall be kept in repair. Roofs shall be structurally sound and maintained in a safe manner and have no defects.
(c)All portions of existing buildings, both interior and exterior, shall be maintained in such a manner that structural strength, stability, sanitation, adequate light and indoor air quality, and safety to life and property from fire and other hazards are provided for public safety, health, and general welfare.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

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

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

Violation Detail 00040 10-5 (1) (4) Outdoor Storage and Debris
Date Est: September 24, 2025 Location: Qty: 001
No person shall keep or permit to remain upon his premises, or upon any premises owned, used or controlled by him or her in any dwelling house, warehouse or other building, or upon any vacant lot, or in any yard or other place within the corporate limits of the city, any nuisance to the annoyance of those residing or being in the vicinity thereof, or any unwholesome, decayed or decaying animal or vegetable matter, or any other matter or thing detrimental to the health or comfort of residents to include, but not be limited to, the following conditions:
(1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials, or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare;
(4) Any garbage; rubbish; trash; refuse; cans; bottles; boxes; container; paper; tobacco products; tires; abandoned or inoperative appliances; mechanical equipment or parts; building or construction materials; tools; machinery; wood; vessels; aircraft; farm machinery or equipment; sludge from a waste treatment facility, water supply treatment plant, or air pollution control facilities; or a substance in any form resulting from domestic, industrial, commercial, mining or agricultural operations; or dead or decaying plants (except for compost piles) or exotic animals of any kind; Remove all items from the property or store inside an enclosed garage. No items should be viewable from a public right of way. Items are prohibited to be stored outside on the property.

Violation Detail 00050 10-42 ALLOWING OF DEBRIS - NUISANCE
Date Est: September 24, 2025 Location: Qty: 001
The allowing of debris, rubbish, garbage, trash, tin cans, papers, or other unsanitary accumulations on any lot, tract, or parcel of land in the city to the extent that it constitutes or may reasonably become a menace to life, property, health, the public welfare, or provide a nest and/or breeding ground for mosquitoes, rats, mice, other rodents, snakes and other types of pests and vermin shall be unlawful and hereby prohibited and declared to be a public nuisance.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

CORRECTIVE ACTION: THERE IS TRASH, JUNK, AND DEBRIS STORED OUTSIDE ON THE PROPERTY. THE TRASH IN FRONT OF THE HOUSE IS ATTRACTING ANIMALS, FLIES, AND BUGS. REMOVE ALL ITEMS THAT ARE LISTED ABOVE FROM THE PROPERTY, TO INCLUDE ALL JUNK, TRASH AND DEBRIS. THE PREMISE NEEDS TO BE MAINTAINED IN A CLEAN AND ORDERLY MANNER.

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.

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Violation Detail 00070 15-1 NUMBERING OF BUILDINGS
Date Est: September 24, 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, 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)

CORRECTIVE ACTION: THERE ARE NO BUILDING NUMBERS VISIBLE FROM THE STREET FOR THIS PROPERTY. OBTAIN AND ATTACH BUILDING NUMBERS TO THE BUILDING OR DISPLAY THEM IN A CLEARLY SEEN LOCATION FROM THE STREET.

Violation Detail 00090 10-115 PARKING - RESIDENTIAL
Date Est: September 24, 2025 Location: Qty: 001
All motor vehicles shall be kept on an approved driveway. Overflow parking is allowed only after the approved driveway has reached its parking capacity. Overflow parking is limited to no more than two operable motor vehicles parked in the area immediately parallel towards the side lot line away from the front yard of an approved driveway. The ground beneath the vehicle parked off the approved driveway must be maintained to promote an aesthetically pleasing appearance.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14)

Violation Detail 00060 10-113 INOP,ABANDONED,WRECKED VEH
Date Est: September 24, 2025 Location: Qty: 001
(a)A vehicle shall be determined or defined as inoperable, abandoned, and/or wrecked by the code enforcement officer should any of the following be applicable:
(1)The vehicle creates a threat to public health, safety or welfare due to its condition or the conditions in, under or around subject vehicle.

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

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NOTICE OF VIOLATION

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(2)The vehicle causes violations of federal, state or local environmental regulations by leaking noncontained hazardous fluids, such as oil, fuel, gear grease, hydraulic fluid, ethylene-glycol or antifreeze coolant additives and any other regulated chemicals which pose a threat to public health, safety or welfare by entering the groundwater supply or significantly running off the vehicle onto the surrounding area, creating dangerous/hazardous conditions for passing motorists or persons.
(3)The vehicle is associated with discarded items accumulating in, on or around its immediate area, causing vehicle to meet criteria for "nuisance".
(4)A vehicle that is stored with open hood, doors, hatches and compartments exposed to the general public or neighboring properties for any period exceeding 24 hours.
(5)A vehicle visible to the general public or neighboring properties, which a code enforcement officer cannot establish ownership or the responsible party declines to resolve valid issues contained within this article, shall be determined to be abandoned.
(6)The vehicle is without a current valid assigned license tag and registration that is appropriately displayed or a current vehicle restoration permit.
(7)The vehicle is wrecked, meaning any motor vehicle the condition of which is wrecked, dismantled, partially dismantled, incapable of operation by its own power on any public street, or from which the wheels, engine, transmission or other substantial part thereof is inoperable and/or removed.
(b)Vehicles deemed to be inoperable, abandoned and/or wrecked shall not be stored in any zoning district except as provided for in section 10-114.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-23, Pt. A(Exh. A), 7-17-17)

THERE ARE VEHICLES PARKED IMPROPERLY ON THE PROPERTY. THERE ARE ALSO INOPERABLE VEHICLES ON THE PROPERTY. PARK ALL VEHICLES IN ACCORDANCE WITH THE ATTACHED PARKING DIAGRAM. REPAIR AND REGISTER ALL INOPERABLE VEHICLES, OR REMOVE THEM FROM THE PROPERTY.

Violation Detail 00110 10-121 RECREATIONAL VEHICLE/CAMPER
Date Est: September 25, 2025 Location: Qty: 001
(a)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall have a current and valid assigned license tag and registration that is appropriately displayed, except any boat or trailer out of view of the general public or neighboring properties shall not be required to have a valid license tag.
(b)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall be maintained in an operable condition.
(c)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers may be parked or stored on an approved driveway, immediately parallel towards 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.

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side lot line away from the front yard of an approved driveway, alongside the house behind the front dwelling line or in the backyard subject to the following conditions:
(1)No watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers or any part thereof may rest on or occupy airspace past the property line or right-of-way.
(2)Watercraft must be stored on operable trailers.
(d)Boat motors of watercraft parked or stored on property designated for residential use shall not be operated before 7:00 a.m. or after 10:00 p.m.
(e)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall not be used as a dwelling nor shall waste materials be permitted to discharge.
(f)Watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers stored on property designated for residential use shall meet reasonable standards of appearance and maintenance as follows:
(1)The ground beneath the watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers shall be maintained to promote an aesthetically pleasing appearance and not create a nuisance.
(2)Watercraft trailers, motor homes, trailers, recreational vehicle trailers and camper tires shall be inflated to tire specifications.
(3)The watercraft, watercraft trailer, motor home, trailer, recreational vehicle trailer and camper shall be kept clean and not be allowed to become a nuisance that can be detected beyond the owner's property line.
(4)Only routine repairs and maintenance may be performed on watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers parked in front yards.
(g)The owner of the watercraft, watercraft trailers, motor homes, trailers, recreational vehicle trailers and campers must reside on the premises where the item is parked or stored. Additional property owned by the resident adjacent to the residence is considered to be a part of the premises for this purpose. The vehicles shall not be used for residential purposes, except during an emergency or natural disaster. The vehicles may be used for residential purposes only after application for building permit(s) for repair after a natural disaster and until the restoration of water, sewer and electrical services. If the building is uninhabitable, as determined by the building official, an additional six months from utility restoration may be permitted at the discretion of the city manager.
(h)Visitors may reside in their motor homes on property designated for residential use for a maximum of a two-week period with a permit. Waste materials shall not be permitted to discharge. A visitor residing in a motor home shall be permitted no more than twice in a six-month period. These permits shall be issued by the city clerk's office and prominently displayed so as to be visible from the street.

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

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(i)A limit of one vehicle (watercraft, watercraft trailer, motor home, trailer, recreational vehicle trailer or camper) per 4,000 square feet of lot area may be stored on residentially zoned property.
(Ord. No. 2014-O-10, Pt. A(Exh. A), 6-2-14; Ord. No. 2017-O-23, Pt. A(Exh. A), 7-17-17)

CORRECTIVE ACTION: THERE ARE TRAILERS AND RECREATIONAL VEHICLES IMPROPERLY STORED ON THE PROPERTY THAT ARE NOT BEING MAINTAINED. ALSO, THIS PROPERTY IS ONLY ZONED TO HAVE 4 OF THE ABOVE LISTED VEHICLES. REMOVE ALL ADDITIONAL VEHICLES FROM THE PROPERTY AND PROPERLY STORE THE ONES THAT REMAIN. ALSO, THE VEHICLES NEED TO BE MAINTAINED IN ACCORDANCE WITH THE ABOVE ORDINANCE.

Violation(s) must be corrected BEFORE: November 7, 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: 3904834 **Parcel ID: 840200000080**
GILBERT KENNETH A **191 PINE AVE, EDGEWATER, FL**

Parcel Summary

Alternate Key:	3904834
Parcel ID:	840200000080
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	00 - 00 - 0080
Owner(s):	GILBERT KENNETH A - LE - Life Estate - 100%
Mailing Address On File:	191 PINE AVE EDGEWATER FL 32141
Physical Address:	191 PINE AVE, EDGEWATER 32141
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.5435
Neighborhood:	4742
Subdivision Name:	
Homestead Property:	Yes

CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0846

25-122888

City of Edgewater

Affidavit of Service
Citation / Notice of Hearing

Case No. 25-122888 Address/Location of Violation 191 Pine 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: _____

☒ 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: 3/5/2026

Jacob McGlothlin 3/5/2026
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: March 5, 2026

Notary Public

SEAL

KATHLEEN CAPETILLO
Notary Public - State of Florida
Commission # HH 660953
My Comm. Expires Aug 2, 2029
Bonded through National Notary Assn.

City of Edgewater

Affidavit of Service
NOTICE OF VIOLATION

Case No. 25-122888 Address/Location of Violation 191 Pine 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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☑ 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: 10/7/2025

Jacob McGlothlin 10/7/2025
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.

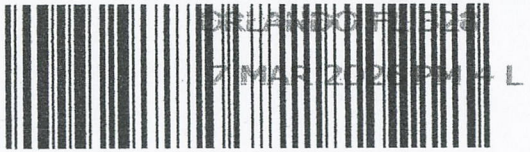
Witness my hand and official seal dated: October 7, 2025

Notary Public

SEAL

KATHLEEN CAPETILLO
Notary Public - State of Florida
Commission # HH 660953
My Comm. Expires Aug 2, 2029
Bonded through National Notary Assn.

CERTIFIED MAIL®



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

Kenneth A Gilbert
(25-122888 JM) Code Enf.
191 Pine Ave
Edgewater, FL 32141

NAME: JR
1st Attempt: 3/9
2nd Attempt: 3/21
Return:

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
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32141>4109

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

CERTIFIED MAIL®

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Kenneth A Gilbert
(25-122888 JM) Code Enf.
191 Pine Ave
Edgewater, FL 32141

CERTIFIED MAIL®

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ZIP 32132
OCT 07 2025

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

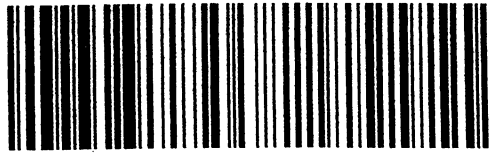
Kenneth A Gilbert
(25-122888 JM) Code Enf.
121 Pine Ave.
Edgewater, FL 32141

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

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
RETURN TO SENDER

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

CERTIFIED MAIL®



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