

CASE SUMMARY
2026-CE-402
Citation# 0554
Hearing Date: July 07, 2026
Code Officer: R. Hazelwood

DESCRIPTION:

Susan Hood is the owner of the property located at 1724 Kumquat Dr in Edgewater, Florida. It has been found in violation of Section 19-4 (Unlawful Connections) of the City of Edgewater's Code of Ordinances.

BACKGROUND:

On June 01, 2026 Code enforcement received an internal complaint ref to the listed location straight piping the water pipe into the residence after the water meter was pulled in mid-October 2025. The information provided was the property was quick claimed in 2024 to Susan Hood and she contacted the city to start water service again when the straight pipe was discovered. I observed the violation and due to this offense being a class III offense, a \$300.00 citation was issued. Citation #0554 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. The owner Susan Hood contacted Code Enforcement after receiving the citation. She advised the property was quick claimed to her from her brother who previously owned the property. She was unaware of the illegal connection and advised she will take care of the violation and possibly evict her relations out of this location.

STAFF RECOMMENDATION:

Staff recommends the Special Magistrate find Susan Hood, in violation of 19-4 (Unlawful Connections) of the Code of Ordinances and assess the citation fine of \$300.00. The violation has been corrected as the straight pipe removed and no daily fines are being requested.



CITATION #

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

codeenforcement@cityofedgewater.org

Date: Time: Case#

Name:

Address:

Date/Time violation first observed:

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

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

Civil fine (violation 1) \$

Civil fine (violation 2) \$

Civil fine (violation 3) \$

Nature of the Violation(s)

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

Signature of owner/tenant:

Signature is not an admission of guilt.

Willful refusal to accept and sign this citation is a second-degree misdemeanor. FS162.21(6) 775.082, 775.083

Method of notice: Certified & Posted

The Code Enforcement Hearing has been scheduled for:

Date: Time:

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

UPON RECEIPT OF THIS CITATION, YOU MAY ELECT TO:

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

Failure to appear at the hearing will indicate that you have waived your right to contest the violation and an order may be entered against you for the maximum applicable penalties that include but are not limited to fines, administrative costs, daily fines and liens. Daily Fines may be liened up to \$500 per day in accordance with section 10-348.

This citation is issued pursuant to Ordinance Sec. 10-344. It is your responsibility to contact the Code Enforcement Officer issuing this citation at (386) 424-2400 Ext. 2210 once the violation has been corrected. The violation will be deemed to be in existence until the Code Enforcement Officer determines that the violation has been corrected. Failure to pay the fine, the violation will be heard before the special magistrate and the date, time, and place that said hearing will be conducted.

The fine(s) may be paid in person at Edgewater City Hall, 104 N. Riverside Dr. or by mail to:

City of Edgewater
Po Box 100 Edgewater, FL 32132

Code Enforcement Officer:



Fw: 1724 Kumquat Dr

From Jeff Lariscy <jlariscy@CITYOFEDGEWATER.ORG>

Date Fri 5/29/2026 5:14 PM

To Code Officer Group <CodeOfficerGroup@CITYOFEDGEWATER.ORG>

 2 attachments (5 MB)

75221-3109 new owner.pdf; 75221-03109 Straight Pipe.jpg;

Jeffrey J. Lariscy
Director
City of Edgewater

Fire Rescue – (386) 424-2400 Ext. 2202

Public Works & Utilities – (386) 424-2400 Ext. 4007

Code Enforcement – (386) 424-2400 Ext. 2210

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From: Bridgette Vaissiere <bvaissiere@CITYOFEDGEWATER.ORG>

Sent: Friday, May 29, 2026 1:17 PM

To: Jeff Lariscy <jlariscy@CITYOFEDGEWATER.ORG>

Subject: FW: 1724 Kumquat Dr

Don't we forward these scenarios to code for additional investigation?

From: Kristi Bates <kbates@CITYOFEDGEWATER.ORG>

Sent: Friday, May 29, 2026 1:09 PM

To: Todd Schneider <tschneider@CITYOFEDGEWATER.ORG>; Matthew Hixson <mhixson@CITYOFEDGEWATER.ORG>; Robert Polizzi <rpolizzi@CITYOFEDGEWATER.ORG>

Cc: Bridgette Vaissiere <bvaissiere@CITYOFEDGEWATER.ORG>; Joe Mahoney <jmahoney@CITYOFEDGEWATER.ORG>; UtilityBilling <UtilityBilling@CITYOFEDGEWATER.ORG>

Subject: 1724 Kumquat Dr

Good afternoon,

It was just discovered today that 1724 Kumquat Dr was straight piped. Their meter was pulled sometime in mid-October of 2025. So for about 6 months they have had no water consumption or paid for whatever they used. This property has had high bills for 14 months before the meter was pulled. Also old owners owe a total of \$1642.64.

A new owner now owns the property they did a quick claim deed in October of 2024 but just now setup their account as of May 4th 2026.

Not too sure what we can do about this but that is a lot of water that I'm sure we lost and is unaccounted for.

Thank you,

Kristi Bates
Finance Clerk II

Email: customerservice@cityofedgewater.org

Website: www.cityofedgewater.org

Phone: (386) 424-2400, ext. 4000

Fax: (386) 424-2409



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 3909356

Parcel ID: 840201010080

HOOD SUSAN

1724 KUMQUAT DR, EDGEWATER, FL

Parcel Summary

Alternate Key:	3909356
Parcel ID:	840201010080
Township-Range-Section:	18 - 34 - 02
Subdivision-Block-Lot:	01 - 01 - 0080
Owner(s):	HOOD SUSAN - FS - Fee Simple - 100%
Mailing Address On File:	6108 HICKSON HILL RD POLAND IN 47868 7217
Physical Address:	1724 KUMQUAT DR, EDGEWATER 32132
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2024 Final Millage Rate:	18.0414
Neighborhood:	4742
Subdivision Name:	
Homestead Property:	No



CITY OF EDGEWATER

CODE ENFORCEMENT

CITATION # 0554

26-402

7-7-26



City of Edgewater
Affidavit of Service
Citation / Notice of Hearing



Case No. 26-000000402

Address/Location of Violation 1724 Kumquat 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: 6-1-26

R. Hazelwood

Print Name / Signature / Date

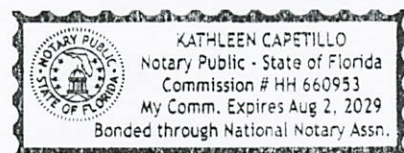
Kathleen Capetillo

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 1, 2026

[Signature]
Notary Public

SEAL



CERTIFIED MAIL®



9589 0710 5270 0402 0402 29

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

Susan Hood
(26-402 RH) Code Enf
6108 Hickson Hill Rd
Poland, IN 47868