

## **Case Summary**

**Case # 26-218**

**Citation # 848**

**Hearing Date: 4/9/2026**

**Code Enforcement Officer: Jacob M.**

### **Description:**

PROPERTY ADDRESS IN VIOLATION: 3128 W Indian River Blvd

PARCEL ID: 843803000050

OWNER: Kahn Conrad Tr, SR 442 Rev Trust, SR 442 Rev Trust, Kahn Gerlin Tr

MAILING ADDRESS: 230 Hunters Trl, Longwood FL 32779

### **Background:**

On March 19<sup>th</sup>, 2026, I was forwarded an email from our fire chief regarding a shed on vacant property. I verified that there was a newer shed on the property next to a lawn mower. The shed had a dish on the roof and cables along the side. There is no permit on file for the shed, and no accessory structures/buildings/uses are permitted on vacant lots.

On March 20<sup>th</sup>, I posted a NOV on the property for 21-36 .01 and .02 (Accessory Use – General).

On March 26<sup>th</sup>, Jerry Kahn Esquire came in representing the property owners. He stated the shed is not an accessory structure. I informed him that per the Land Development Code and definitions, a shed is always considered an accessory structure/building/use.

These definitions are found in 21-36.01, which states that “the term other accessory buildings shall include, but not be limited to such structures as storage building, storage shed, and the like.

They are also found in 21-20 Definitions – Accessory building means a structure, the use of which is customarily incidental and subordinate to that of the main building on the same lot, including sheds. Accessory use means a use that is incidental, related, appropriate, and clearly subordinate to the principal use of the building, lot, or parcel.

Jerry disagreed, and requested that a citation be issued so we can dispute this at magistrate. I informed him that this would include a civil fine, which he understood. A citation was issued March 26<sup>th</sup> for violation of Accessory Use – General.

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

## **Case Summary**

**Case # 26-218**

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**Code Enforcement Officer: Jacob M.**

### **Staff Recommendation:**

Citation – \$75

Daily Fines per violation – \$100

Staff recommends a civil fine of \$75 for the unpermitted shed. We also request daily fines of \$100 per day that the violation is still present after May 9<sup>th</sup>, 2026.



CITATION #

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: 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:

# 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: March 20, 2026**

**Case Number: 26-00000218**

KAHN CONRAD TR  
SR 442 REV TRUST  
SR 442 REV TRUST  
KAHN GERLIN TR  
230 HUNTERS TRL  
LONGWOOD, FL 32779

**Violation Location:** 3128 W INDIAN RIVER  
BLVD  
**Parcel ID:** 8438-03-00-0050  
**Property Owner:** KAHN CONRAD TR, SR  
442 REV TRUST, SR 442 REV TRUST, KAHN  
GERLIN TR  
**Date of Violation(s):** March 20, 2026

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

**Violation Detail 00010 21-36 (.01) (.02) ACCESSORY USE - GENERAL**

Date Est: March 19, 2026 Location: Qty: 001

21-36.01 - Purpose

This Section includes those accessory uses and detached structures that are subordinate to the main use or building or located on the same lot. The term other accessory buildings shall include, but not be limited to such structures as greenhouses, gazebos, storage buildings, storage shed, garages, carports and the like.

**21-36.02 - General Regulations**

a. No accessory structure or use shall be permitted on any lot which does not have an established principal use conforming to the requirements of this code and no accessory structure shall be permitted on any lot which does not have a permitted principal or primary structure.

CITY OF EDGEWATER LAND DEVELOPMENT CODE 2018-O-28 III-19

**CORRECTIVE ACTION: THERE IS AN UNPERMITTED SHED ON THIS VACANT LOT. NO ACCESSORY STRUCTURES ARE PERMITTED ON VACANT LOTS. REMOVE THE SHED FROM THE PROPERTY.**

**Violation(s) must be corrected BEFORE: April 20, 2026**

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

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

*Please contact me with any questions using the email/phone number above.*

**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.**

## Jacob McGlothlin

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**From:** Miron San Miguel  
**Sent:** Thursday, March 19, 2026 11:05 AM  
**To:** Code Officer Group  
**Subject:** Fw: 3128 W INDIAN RIVER BLVD  
**Attachments:** IMG\_8186.jpeg; IMG\_8187.jpeg; IMG\_8188.jpeg

Please look into the shed. It may be a shed without a permit and or being used as a residence.

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### Miron San Miguel

Interim Public Works Division Manager  
Code Enforcement Supervisor

office. [386-444-6035](tel:386-444-6035)  
email. [msanmiguel@cityofedgewater.org](mailto:msanmiguel@cityofedgewater.org)

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**From:** Jeff Lariscy <[jariscy@CITYOFEDGEWATER.ORG](mailto:jariscy@CITYOFEDGEWATER.ORG)>  
**Sent:** Thursday, March 19, 2026 10:58:50 AM  
**To:** Miron San Miguel <[msanmiguel@CITYOFEDGEWATER.ORG](mailto:msanmiguel@CITYOFEDGEWATER.ORG)>  
**Subject:** 3128 W INDIAN RIVER BLVD

Can you have a code officer look into this? (Shed on unimproved property.)

Sent from a mobile device.

**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



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: 3980018

Parcel ID: 843803000050

KAHN CONRAD TR

3128 W INDIAN RIVER BLVD, EDGEWATER, FL

### Parcel Summary

<b>Alternate Key:</b>	3980018
<b>Parcel ID:</b>	843803000050
<b>Township-Range-Section:</b>	18 - 34 - 38
<b>Subdivision-Block-Lot:</b>	03 - 00 - 0050
<b>Owner(s):</b>	KAHN CONRAD TR - TR - Trust - 100% SR 442 REV TRUST - TR - Trust - 100% SR 442 REV TRUST - TR - Trust - 100% KAHN GERLIN TR - TR - Trust - 100%
<b>Mailing Address On File:</b>	230 HUNTERS TRL LONGWOOD FL 32779 3062
<b>Physical Address:</b>	3128 W INDIAN RIVER BLVD, EDGEWATER 32141
<b>Property Use:</b>	1000 - VACANT COMM
<b>Tax District:</b>	604-EDGEWATER
<b>2024 Final Millage Rate:</b>	18.0414
<b>Neighborhood:</b>	7471
<b>Subdivision Name:</b>	MODEL LAND CO BETTS GRANT
<b>Homestead Property:</b>	No



**CITY OF EDGEWATER**

**CODE ENFORCEMENT**

CITATION # **0848**

*Timothy*

26-218

**CERTIFIED MAIL®**



9589 0710 5270 0402 0454 15

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

Conrad & Gerlin Kahn Tr  
(26-218 JM) Code Enf.  
230 Hunters Trl  
Longwood, FL 32779



City of Edgewater  
Affidavit of Service  
Citation / Notice of Hearing



Case No. 26-218

Address/Location of Violation 3128 W Indian River Blvd  
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:

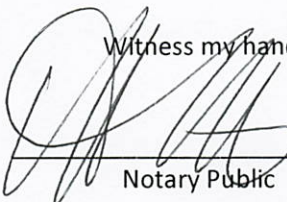
- Pursuant to Florida Statute 162.12(2)(b)(1), a copy of the citation / notice of hearing was properly posted at least ten days prior to the expiration of any deadline or hearing;
- On the real property listed above upon which the alleged violation exists;

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

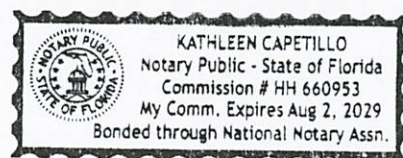
Date: 3/26/26

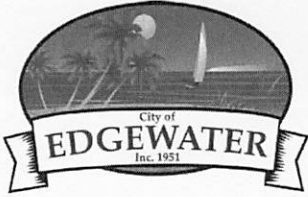
Jacob McGlothlin  3/26/26  
Print Name / Signature / Date

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 26, 2026  
  
Notary Public

SEAL





City of Edgewater  
Affidavit of Service  
NOTICE OF VIOLATION



Case No. 26-218

Address/Location of Violation 3128 W Indian River Blvd  
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: 3/20/2026

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: 3/20/2026

Jacob McGlothlin [Signature] 3/23/26  
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 23, 2026

[Signature]  
Notary Public

SEAL

