City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, July 6, 2023 - 2:00 p.m.

Commission Chamber

City Hall, 800 Seminole Road

Page(s)

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A. Approve minutes of the 5-11-23 regular meeting of the Special Magistrate meeting. 3 - 8

5-11-23 Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

4.A. CASE# 22-061 9 - 33
NAME: DORIS COLEMAN *
ADDRESS: 705 BONITA
CE 705 Bonita Rd Case #22-061
Case Details 22-061

4.B. CASE# 23-051 35 - 59
NAME: 1411 HIBISCUS ST LLC
ADDRESS: 1411 HIBISCUS ST
CE 1411 Hibiscus St Case #23-051
Case Details 23-051

4.C. CASE# 17-551 LIEN REDUCTION REQUEST 61 - 109
NAME: B & K PROPERTY MANAGEMENT
ADDRESS: 10 DONNER RD
CE 10 Donner Road Case #17-551

5. NEW BUSINESS

5.A. CASE# 23-052 111 - 131
NAME: OCEANSIDE COLLISION
ADDRESS: 61 W 2ND ST
CE 61 W 2nd St, Case #23-052
Case Details 23-052

5.B. CASE# 22-066 133 - 151
NAME: ALAN GRANT

ADDRESS: 732 CAVALLA
CE 732 Cavalla Road Case #23-066
Case Details 23-066

5.C. CASE# 23-038 153 - 161
NAME: ROBERT JOSEPH WILLIAMS *
ADDRESS: 67 CORAL ST
CE 67 Coral St Case #23-038
Case Details 23-038

6. ADJOURNMENT

* Homesteaded Properties

This meeting will be live-streamed and videotaped. To access live or recorded videos, click on the Meeting Videos tab on the city's home page at www.coab.us.

If any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26 of the Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office not less than three (3) days prior to the date of this meeting at (904) 247-5800 or 800 Seminole Road.

MINUTES
Code Enforcement Special Magistrate Meeting
Thursday, May 11, 2023 - 2:00 PM
Commission Chamber

Present: Suzanne Green, Special Magistrate
Ladayija Nichols, Deputy City Clerk (DCC)
Angela Irizarry, Code Enforcement Officer

1. CALL TO ORDER
Magistrate Green called the meeting to order at 2:00 P.M.

3. ADMINISTRATION OF OATH
Magistrate Green administered the Oath to the attendees, staff and respondents.

4. OLD BUSINESS
None.

5. NEW BUSINESS

E. FINE REDUCTION REQUEST
CASE# 13-396
NAME: CASCADE FUNDING MORTGAGE TRUST HB5
ADDRESS: 981 SAILFISH DRIVE

Testified: CE Officer Irirzarry

Respondent: Ryan Courson, representative on behalf of Cascade Funding Mortgage Trust HB5 was present.

Mr. Courson referenced a Certificate of Title and Writ of Possession which are attached hereto and made part of this Official Record as **Exhibit 1**.

Action: The lien shall be reduced to $50,000.00 payable within sixty (60) days and the Respondent/Bank shall work with the City of Atlantic Beach to remove the remaining violations (if any) in a timely manner.

COAB Exh. 1

A. CASE# 22-111
NAME: CHIMAL JUAN GABRIEL ABAN
ADDRESS: 1226 HIBISCUS ST

DRAFT

Testified: CE Officer Irizarry

Respondent: Chimal Juan Gabriel Aban was not present.

Action: The Respondent was found in violation which is now cured and no fine is assessed.

B. CASE # 22-125
NAME: HONG CHRISTOPHER *
ADDRESS: 760 SAILFISH DR

Testified: CE Officer Irizarry

Respondent: Christopher Hong was not present.

Action: The Respondent was in violation, but has come into compliance. No fine is assessed.

C. CASE# 23-017
NAME: HOLLIDAY KENNETH W *
ADDRESS: 195 MAIN ST

Testified: CE Officer Irizarry

Respondent: Kenneth Holiday was not present.

Action: The Respondent has thirty (30) days from the date of this Order to bring the Property into compliance. Failure to timely come into compliance will result in a $250.00 per day fine.

D. CASE# 23-051
NAME: 1411 HIBISCUS ST LLC
ADDRESS: 1411 HIBISCUS ST

Testified: CE Officer Irizarry

Respondent: 1411 Hibiscus St LLC was not present.

Action: The matter is deferred until the July 6, 2023 Code Enforcement hearing date.

2. APPROVAL OF MINUTES

The minutes were approved as submitted.

A. Approve minutes of the March 2, 2023 regular meeting of the Special Magistrate meeting.

The minutes were approved as submitted.

DRAFT

6. ADJOURNMENT

The meeting adjourned at 2:28 p.m.

Attest:

Suzanne Green, Special Magistrate

Ladayija Nichols, Deputy City Clerk

Date Approved:_____

DRAFT

Doc # 2022297634, OR BK 20518 Page 1549, Number Pages: 1,
Recorded 12/06/2022 04:13 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
DEED DOC ST $1400.70

COAB Exh. 1
05-22-23 Minutes

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CIVIL ACTION NO: 16-2020-CA-001398-XXXX-MA
DIVISION: FC-A

SPACE FOR RECORDING ONLY F.S. §695.26

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB5

Plaintiff(s)

FILED
DEC 05 2022
DUVAL CLERK OF COURT

vs.
RENA KOENIG
UNKNOWN TENANT 1
CITY OF ATLANTIC BEACH, FLORIDA
UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF
ANY AND ALL UNKNOWN PARTIES CLAIMING BY THROUGH UN
Defendant(s)

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on Nov 21, 2022 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

Lot 41, Block 6, Royal Palms, Unit One, according to the plat thereof recorded in Plat Book 30, Pages 60 and 60A of Current Public Records of Duval County, Florida
Property address: 981 Sailfish Drive, Atlantic Beach, FL 32233

was sold to Cascade Funding Mortgage Trust HB5, C/O PHH Mortgage Corporation
whose address is: 5720 Premier Park Drive , West Palm Beach, FL 33407

WITNESS my hand and the seal of the court on Nov 21 2022 , as Clerk of the Circuit Court.

JODY PHILLIPS
CLERK OF THE CIRCUIT AND COUNTY COURTS
By: PAMELA R. HARRELL Deputy Clerk

COAB Exh. 1
05-22-23 Minutes

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR DUVAL COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 16-2020-CA-001398-XXXX-MA

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB5

Plaintiff(s),

v.

RENA KOENIG, et al.,

Defendant

SHERIFF DUVAL COUNTY FL
Date: 4/18/23 Time: 1:30pm
By: JM61140

WRIT OF POSSESSION

THE STATE OF FLORIDA

TO THE SHERIFF OF DUVAL COUNTY, FLORIDA

YOU ARE COMMANDED to remove all persons from the following described property in Duval County, Florida:

Lot 41, Block 6, Royal Palms, Unit One, according to the plat thereof recorded in Plat Book 30, Pages 60 and 60A of Current Public Records of Duval County, Florida

a/k/a 981 SAILFISH DRIVE, ATLANTIC BEACH, FL 32233

and to put CASCADE FUNDING MORTGAGE TRUST HB5 in possession of it after 24 hours notice conspicuously posted on the premises.

WITNESS my hand and seal of the court this 31 day of MARCH, 2023.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY: PAMELA R. HARRELL
Deputy Clerk

CLERK OF THE CIRCUIT COURT * DUVAL COUNTY, FLORIDA * MMXII

Contact: Dawn Appolon/Eviction Department
McCalla Raymer Leibert Pierce, LLC
110 S.E. 6th Street, Suite 2400
Ft. Lauderdale, FL 33301
Telephone: 407-392-0423
Fax:

TO THE SHERIFF OF DUVAL COUNTY, PLEASE EVICT RENA KOENIG, INCLUDING ALL PERSONS IN POSSESSION FROM THE REAL PROPERTY LOCATED AT 981 SAILFISH DRIVE, ATLANTIC BEACH, FL 32233



Permit Reviews
City of Atlantic Beach

Permit Number: ACC22-0031

Description: **10 ft. x 8 ft. shed**

Applied: **7/26/2022**
Approved:
Issued:
Finaled:

Site Address: **705 BONITA RD**
City, State Zip Code: **Atlantic Beach, Fl 32233**

Status: **AWAITING CORRECTIONS**
Parent Permit:
Parent Project:

Applicant: **<NONE>**
Owner: **COLEMAN DORIS**
Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
7/26/2022	7/26/2022		SUBMITTAL COMPLETENESS	Jennifer Johnston	APPROVED	
Notes: received in person and via email, uploaded as attachment						
7/26/2022	7/27/2022	8/9/2022	ZONING	Zoning	DENIED	
Notes: Please provide a site plan that shows the location of the new structure. Sheds must be at least 5 feet from the side property line, 5 feet from the rear property line, and 5 feet from any other struture on the property. Please provide the overall height of the proposed structure. The maximum shed height is 12 feet.						
7/26/2022	8/6/2022	8/9/2022	BUILDING	Building	DENIED	
Notes: 1. The engineered drawings submitted are not from a current Code date era. I have personally contacted Kaleb Sadler and informed him that this department needs the updated approved documents. He will be contacting the shed manufacturer and submitted those documents directly to me. 2. A plot plan survey is needed to show where the shed is located on your property in respect to your property lines. The shed should be no closer than 5 feet to rear and side property lines. 3. At this time, plan review for the installation of this shed, information needs to be submitted as to how this shed will be secured to the ground, by you the installer. If it is not attached to a concrete slab then it should be secured by auger pile type of equipment that are located on each corner of the building. If that is the case please provide copies of the purchase receipts of these items. Their installation will be inspected at the final shed inspection. 4. Resubmittals may generate other review comments. 5. The link to the revision/correction form is : http://coab.us/DocumentCenter/View/10495/Revision-Request-Correction-to-Comments-Route-Sheet-v20181017?bidId= 6. The email address to send resubmittals is : Building-dept@coab.us						
7/26/2022	8/8/2022	8/9/2022	PUBLIC WORKS	Public Works	APPROVED W/CONDITIONS	
Notes: See Conditions of Approval that will be printed on Permit.						

Permit Reviews
City of Atlantic Beach

7/26/2022	7/29/2022	8/9/2022	PUBLIC UTILITIES	Public Utilities	NOT APPLICABLE TO DEPARTMENT	

Notes:

CITY OF ATLANTIC BEACH

800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

CERTIFIED RETURN RECEIPT
7016 0910 0001 6799 3540

10/4/2022

COLEMAN DORIS
705 BONITA RD
ATLANTIC BEACH, FL 32233-4206

Real Estate Number: 171140 0000 **Case Number:** 22-061
Location of Violation: 705 BONITA RD, 30-60 17-2S-29E ROYAL PALMS UNIT 1 LOT 16 BLK 2 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and also maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 705 BONITA RD was conducted on 10/4/2022. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

VIOLATION CODE: FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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.

NATURE OF VIOLATION: A stop work order was posted on this property on 6/23/2022 for installation of a shed without a permit. A permit application was received on 7/26/2022 and was denied. To date, no revised permit application has been received.

This letter requests that the noted violation(s) be corrected by removing the shed or completing the permit application process and obtaining a valid permit within ten (10) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or airizarry@coab.us if you have any questions or need additional information.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

70160910000167993540

Copy **Add to Informed Delivery**
(https://informeddelivery.usps.com/)

Latest Update

Your item has been delivered to an agent for final delivery in ATLANTIC BEACH, FL 32233 on October 7, 2022 at 11:59 am.

Feedback

Delivered to Agent
Delivered to Agent for Final Delivery
ATLANTIC BEACH, FL 32233
October 7, 2022, 11:59 am

Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
October 6, 2022, 10:33 pm

Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
October 5, 2022, 7:29 pm

Hide Tracking History

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information

See Less

Track Another Package

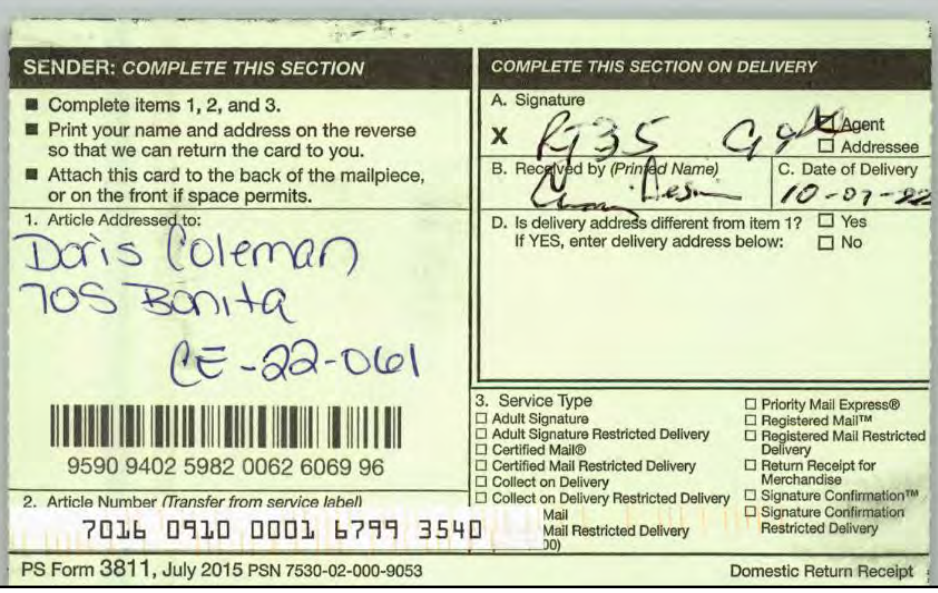
Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Feedback



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Doris Coleman
705 Bonita
CE-22-061

9590 9402 5982 0062 6069 96

2. Article Number *(Transfer from service label)*

7016 0910 0001 6799 3540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [illegible] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible]

C. Date of Delivery 10-07-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

11/28/2022

Case Number: 22-061

COLEMAN DORIS
705 BONITA RD
ATLANTIC BEACH, FL 32233-4206

Certified Mail Return Receipt:
7016 0910 0001 6799 3632

Property Address: 705 BONITA RD
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **January 19, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 705 BONITA RD, 30-60 17-2S-29E ROYAL PALMS UNIT 1 LOT 16 BLK 2 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

VIOLATION CODE(S): FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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.

STATEMENT OF CODE ENFORCEMENT OFFICER: A stop work order was posted on this property on 6/23/2022 for installation of a shed without a permit. A permit application was received on 7/26/2022 and was denied. To date, no revised permit application has been received.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

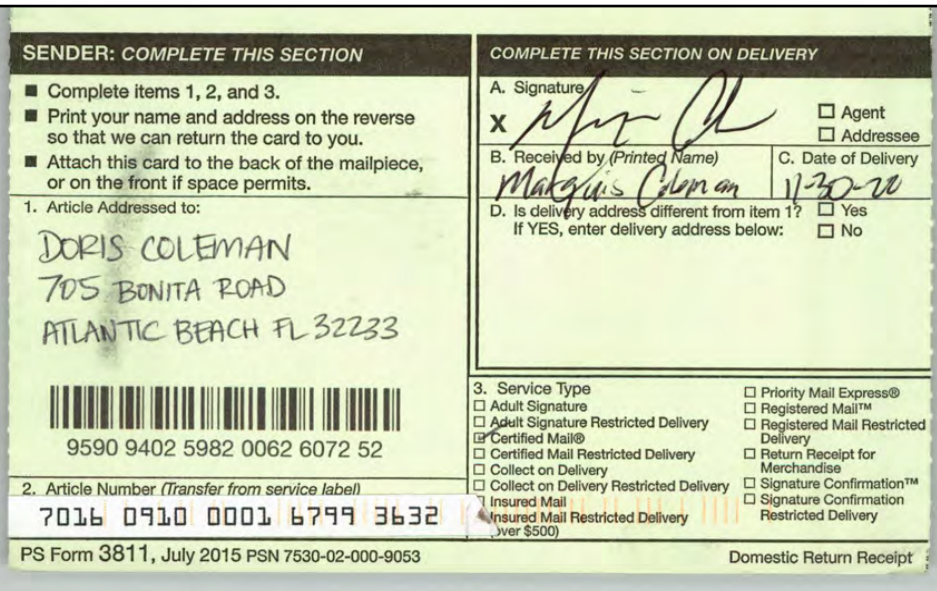
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Vanessa Angers, Records Clerk



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DORIS COLEMAN
705 BONITA ROAD
ATLANTIC BEACH FL 32233

9590 9402 5982 0062 6072 52

2. Article Number *(Transfer from service label)*
7016 0910 0001 6799 3632

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Makayla Coleman
C. Date of Delivery 11-30-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

Doris Coleman
705 Bonita Road
Atlantic Beach, Florida 32233

Respondent.

First Class and Certified Mail Return Receipt Requested: 7013 1710 0002 1691 9585

Property Address: 705 Bonita Road
Atlantic Beach, FL 32233

CASE NUMBER: 22-061
REAL ESTATE NUMBER: 171140-0000
LEGAL DESCRIPTION: 30-60 17-2S-29E, ROYAL PALMS UNIT 1 LOT 16, BLK 2

ORDER ON CASE NO. 22-061

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on January 19, 2023, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, issues findings of fact, conclusions of law, and orders as follows:

FINDINGS OF FACT

1. Respondent owns the Property located at 705 Bonita Road, Atlantic Beach, Florida. ("The Property").

2. Notice of the hearing was sent certified mail on November 28, 2022, and received on December 6, 2022 for the January 19, 2023, Code Enforcement hearing. The Respondent did not appear.

3. The Respondent was cited for violation of City of Atlantic Beach Code, FBC Section 105 Permit 105.1, installing a shed without a permit. The City of Atlantic Beach stated previously a stop work order was issued and the Respondent and a family illness delayed a permit application.

4. The City of Atlantic Beach stated a subsequent permit was applied for, but denied for failure to meet the Code requirements. The City of Atlantic Beach requested the Respondent have ten (10) days from the date of this Order to submit the requested missing information in order to complete the permit process. The City of Atlantic Beach stated the Respondent is aware of the required information to be submitted.

CONCLUSIONS OF LAW

5. The City of Atlantic Beach provided proper notice to the Respondent. The Respondent has not supplied the proper information to complete the permit process.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Code of Ordinances of the City of Atlantic Beach, Florida it is Ordered:

A. Withing ten (10) days from the date of this Order, the Respondent shall submit the missing required information for a permit.

DONE AND ORDERED THIS 30th DAY OF JANUARY, 2023.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Vanessa Angers, Records Clerk

Suzanne W. Green, Special Magistrate

Executed this 30th day of JANUARY, 2023.

PLEASE NOTE: Florida Statutes § 162.11 requires that any appeal of this Order must be filed in the circuit court for Duval County within 30 days of this Order's execution.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

Postmark Here

Sent To Dons Coleman
Street, Apt. No.; or PO Box No. # 22-061
City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

7013 1710 0002 1691 9585



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Doris Coleman
705 Bonita Road
Atlantic Beach FL 32233
22-061

9590 9402 7880 2234 5496 71

2. Article Number *(Transfer from service label)*
7013 1710 0002 1691 9585

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Agent
Addressee

B. Received by *(Printed Name)* Patricia Coleman C. Date of Delivery 2/8/23

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

6/7/2023

Case Number: 22-061

COLEMAN DORIS
705 BONITA RD
ATLANTIC BEACH, FL 32233-4206

Certified Mail Return Receipt:
7017 0660 0000 3856 5514

Property Address: 705 BONITA RD
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 6, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 705 BONITA RD, 30-60 17-2S-29E ROYAL PALMS UNIT 1 LOT 16 BLK 2 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

VIOLATION CODE(S): FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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.

STATEMENT OF CODE ENFORCEMENT OFFICER: A stop work order was posted on this property on 6/23/2022 for installation of a shed without a permit. A permit application was received on 7/26/2022 and was denied. To date, no revised permit application has been received.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

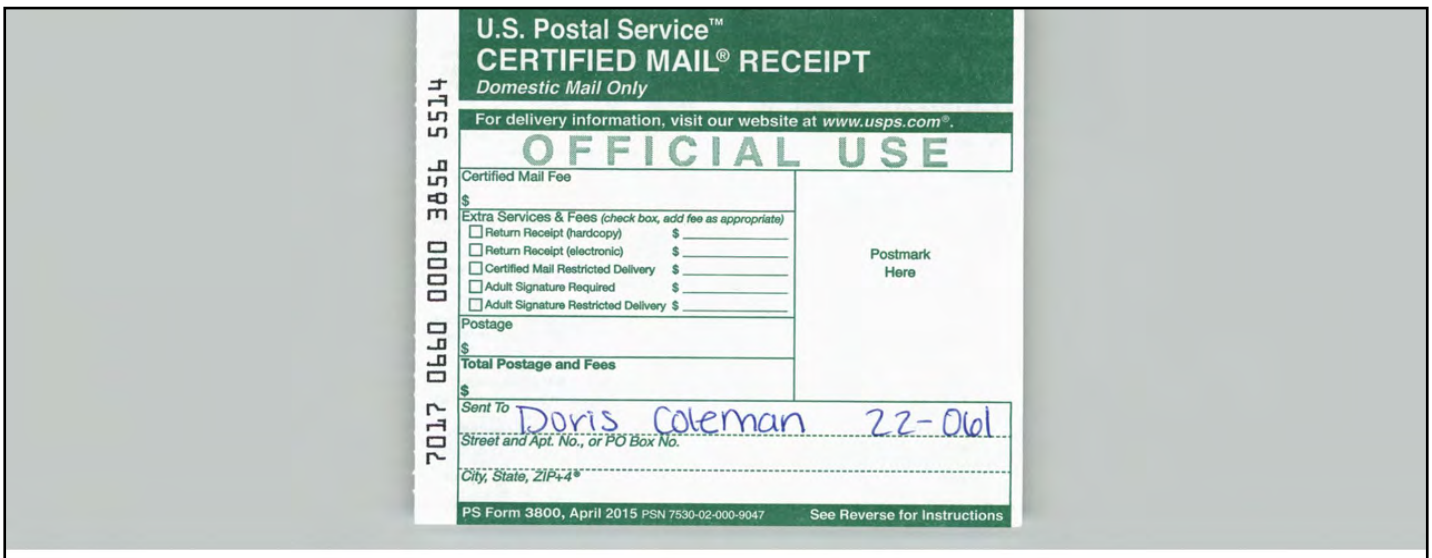
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk



7017 0660 0000 3856 5514

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and Fees
$

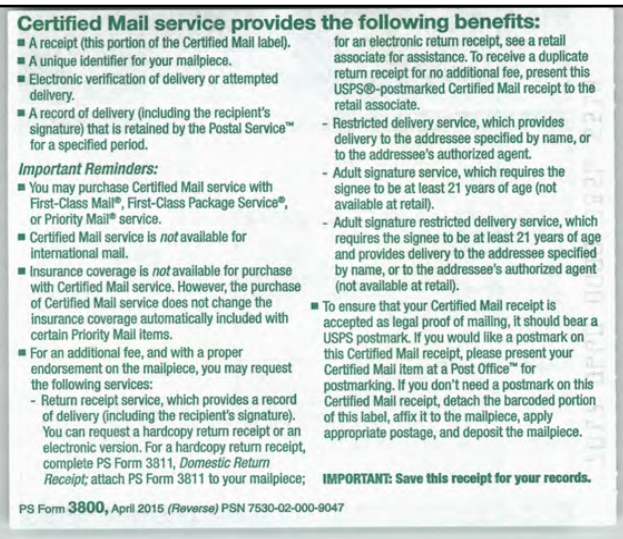
Postmark Here

Sent To Doris Coleman 22-061

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

PS Form **3800,** April 2015 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL
DATE: 6/26/23

6/7/2023

Case Number: 22-061

COLEMAN DORIS
705 BONITA RD
ATLANTIC BEACH, FL 32233-4206

Certified Mail Return Receipt:
7017 0660 0000 3856 5514

Property Address: 705 BONITA RD
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 6, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 705 BONITA RD, 30-60 17-2S-29E ROYAL PALMS UNIT 1 LOT 16 BLK 2 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

VIOLATION CODE(S): FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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.

STATEMENT OF CODE ENFORCEMENT OFFICER: A stop work order was posted on this property on 6/23/2022 for installation of a shed without a permit. A permit application was received on 7/26/2022 and was denied. To date, no revised permit application has been received.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk



Case Details

City of Atlantic Beach

Case Number
22-061

Description: Shed - No Permit		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 6/28/2022	Closed:	Last Action: 7/21/2023	Fllw Up: 6/16/2023
Site Address: 705 BONITA RD ATLANTIC BEACH, FL 32233			
Site APN: 171140 0000		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
STOP WORK ORDER POST	Angela Irizarry	6/23/2022	6/23/2022	Unpermitted shed reported by Inspector Jones
TELEPHONE CALL	Angela Irizarry	6/27/2022	6/27/2022	Received call from occupant Patricia Coleman. She said she came into the office today to pick up a permit application. She needed to look more through her mother's stuff to find a survey.
TELEPHONE MESSAGE	Angela Irizarry	7/18/2022	7/18/2022	Returned call to Patricia Coleman and left message.
TELEPHONE CALL	Angela Irizarry	7/18/2022	7/18/2022	Spoke with Patricia Coleman (daughter of the owner) Everyone in the house has been sick. She will be here by the end of the week to pull the permit.
PERMIT APPLIED FOR	Angela Irizarry	7/25/2022	7/25/2022	Respondent's daughter, Patricia Coleman, came to the office and dropped off a permit application.
PERMIT DENIED	Angela Irizarry	8/23/2022	8/23/2022	Per building department records, the denial was emailed.
NOV CERT	Angela Irizarry	10/4/2022	10/4/2022	

Case Details

City of Atlantic Beach

Case Number
22-061

CMRR STATUS UPDATE	**Angela Irizarry**	**10/7/2022**	**10/7/2022**	**Per usps.com - certified letter was delivered to Agent at 11:59am on 10/7/2022**
NOTICE OF HEARING	**Angela Irizarry**	**11/26/2022**	**11/28/2022**	
CMRR STATUS UPDATE	**Angela Irizarry**	**12/6/2022**	**12/6/2022**	**Received sign green card for the NOH for the January 19th meeting.**
CODE ENFORCEMENT AGENDA	**Vanessa Angers**	**12/29/2022**	**1/12/2023**	
CODE ENFORCEMENT ORDER	**Vanessa Angers**	**1/17/2023**	**1/30/2023**	**RESPONDENT ORDERED TO SBUMIT MISSING REQUIRED INFORMATION FOR THE PERMIT WTHIN 10 DAYS OF DATE OF THE ORDER.**
CMRR RECEIVED W/SIGNATURE	**Angela Irizarry**	**2/9/2023**	**2/9/2023**	**Received signed green card for Order.**
NOTICE OF HEARING	**Angela Irizarry**	**6/7/2023**	**6/7/2023**	**NOH for 7/6/23 magistrate hearing**
NOTICE OF HEARING	**Angela Irizarry**	**6/7/2023**	**6/7/2023**	
CMRR STATUS UPDATE	**Angela Irizarry**	**6/21/2023**	**6/26/2026**	**Certified letter has not been delivered.**
NOH POST AND AFF	**Angela Irizarry**	**6/26/2023**	**6/26/2023**	**Posted NOH on property at City Hall**
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**6/29/2023**	**6/28/2023**	
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**7/18/2023**		
SCAN & UPLOAD EXECUTED ORDERS	**Angela Irizarry**	**7/21/2023**		

Case Details

City of Atlantic Beach

Case Number
22-061

CONTACTS					
NAME TYPE	**NAME**	**ADDRESS**	**PHONE**	**FAX**	**EMAIL**
OWNER	COLEMAN DORIS	705 BONITA RD ATLANTIC BEACH, FL 32233-4206			

INSPECTIONS						
INSPECTION TYPE	**INSPECTOR**	**SCHEDULED DATE**	**COMPLETED DATE**	**RESULT**	**REMARKS**	**NOTES**
INITIAL INSPECTION	**AI**	**6/23/2022**	**6/23/2022**	**VIOLATION FOUND**		**Unpermitted shed - SWO posted.**
REINSPECTION	**AI**	**10/4/2022**	**10/4/2022**	**VIOLATION CONTINUES**		**Checked building files - No revised application has been received.**
REINSPECTION	**AI**	**11/28/2022**	**11/28/2022**	**VIOLATION CONTINUES**		**Still no revised permit application**
REINSPECTION	**AI**	**1/9/2023**	**1/9/2023**	**VIOLATION CONTINUES**		**No revised permit has been received.**

VIOLATIONS						
VIOLATION TYPE	**USER NAME**	**OBSERVED DATE**	**CORRECTED DATE**	**LOCATION**	**REMARKS**	**NOTES**
SWO FLORIDA BLDG CODE	**Angela Irizarry**	**6/23/2022**		**Rear Side yard**		**FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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.**





1411 HIBISCUS ST LLC
399 BEACH AVE
ATLANTIC BEACH, FL 32233

Primary Site Address
1411 HIBISCUS ST
Atlantic Beach FL 32233

Official Record Book/Page
17514-01069

Tile #
9417

1411 HIBISCUS ST

Property Detail

RE #	171072-0000
Tax District	USD3
Property Use	4897 Warehouse/Prefab
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03119 ATLANTIC BEACH SEC H
Total Area	12013

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	Income	Income
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$67,084.00	$67,084.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$333,800.00	$333,800.00
Assessed Value	$331,210.00	$333,800.00
Cap Diff/Portability Amt	$2,590.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$331,210.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17514-01069	4/4/2016	$503,000.00	WD - Warranty Deed	Unqualified	Vacant
14782-01245	1/30/2009	$435,000.00	WD - Warranty Deed	Qualified	Improved
14782-01241	11/18/2008	$100.00	WD - Warranty Deed	Unqualified	Improved
11551-02278	12/9/2003	$170,000.00	WD - Warranty Deed	Qualified	Vacant
06097-01089	2/24/1986	$20,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	3,195.00	$5,291.00
2	CPAC2	Carport Aluminum	1	30	18	540.00	$2,580.00
3	FCLC1	Fence Chain Link	1	0	0	36.00	$441.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	ACG	0.00	0.00	Common	12,197.00	Square Footage	$67,084.00

Legal

LN	Legal Description
1	18-34 17-2S-29E .28
2	SEC H ATLANTIC BEACH
3	LOTS 3,4 BLK 241

Buildings

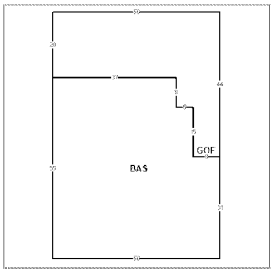
Building 1
Building 1 Site Address
1411 HIBISCUS ST
Atlantic Beach FL 32233

Building Type	4807 - WHSE PREFAB
Year Built	2004
Building Value	$196,897.00

Type	Gross Area	Heated Area	Effective Area
Good Office	1237	1237	3092
Base Area	2513	2513	2513
Total	3750	3750	5605

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	12	12 Modular Metal
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	5	5 S-Steel

Element	Code	Detail
Baths	8.000	
Stories	1.000	
Rooms / Units	3.000	
Avg Story Height	16.000	
Restrooms	2.000	



2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$331,210.00	$0.00	$331,210.00	$2,454.33	$2,658.36	$2,444.76
Public Schools: By State Law	$333,800.00	$0.00	$333,800.00	$1,071.92	$1,080.18	$1,044.99
By Local Board	$333,800.00	$0.00	$333,800.00	$676.87	$750.38	$659.89
FL Inland Navigation Dist.	$331,210.00	$0.00	$331,210.00	$9.64	$10.60	$9.51
Atlantic Beach	$331,210.00	$0.00	$331,210.00	$972.10	$1,069.31	$958.42
Water Mgmt Dist. SJRWMD	$331,210.00	$0.00	$331,210.00	$65.91	$65.38	$65.38
Urban Service Dist3	$331,210.00	$0.00	$331,210.00	$0.00	$0.00	$0.00
			Totals	$5,250.77	$5,634.21	$5,182.95

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$301,100.00	$301,100.00	$0.00	$301,100.00
Current Year	$333,800.00	$331,210.00	$0.00	$331,210.00

2022 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

3/10/2023

1411 HIBISCUS ST LLC
399 BEACH AVE
ATLANTIC BEACH, FL 32233

Real Estate Number: 171072 0000 **Case Number:** 23-051
Location of Violation: 1411 HIBISCUS ST, 18-34 17-2S-29E .28 SEC H ATLANTIC BEACH LOTS 3,4 BLK 241 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and also maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 1411 HIBISCUS ST was conducted on 3/9/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: There is no approved business tax receipt for any business at this address. It appears boat operations are being performed inside and outside of the building and boats are being stored on the city's right of way.

APPLICABLE CODES:

Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

Sec. 24-154. - Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. - (c)Unless expressly permitted by this section or elsewhere within these land development regulations, all business-related products services and activities shall be conducted within an enclosed building, subject to compliance with applicable licensing requirements.

Sec. 21-20. - Parking limitations. (c)No person shall stop, stand, or park a recreational vehicle, camper, bus, flatbed truck, trailer or commercial vehicle upon any right-of-way, except for the purpose of loading or unloading, for more than four (4) hours, except when authorized by the city manager or their designee provided that the vehicle does not obstruct traffic as described in section 21-18.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by applying for a business tax receipt, moving all business activities inside the building and removing all boats from the right of way within ten (10) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or airizarry@coab.us if you have any questions or need additional information.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

cc: Tenant/Occupant
1411 Hibiscus Street
Atlantic Beach, FL 32233

CITY OF ATLANTIC BEACH

800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

CERTIFIED RETURN RECEIPT
7013 1710 0002 1691 3651

3/31/2023

1411 HIBISCUS ST LLC
399 BEACH AVE
ATLANTIC BEACH, FL 32233

Real Estate Number: 171072 0000 **Case Number:** 23-051
Location of Violation: 1411 HIBISCUS ST, 18-34 17-2S-29E .28 SEC H ATLANTIC BEACH LOTS 3,4 BLK 241 Atlantic Beach, Florida

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APPLICABLE CODES:

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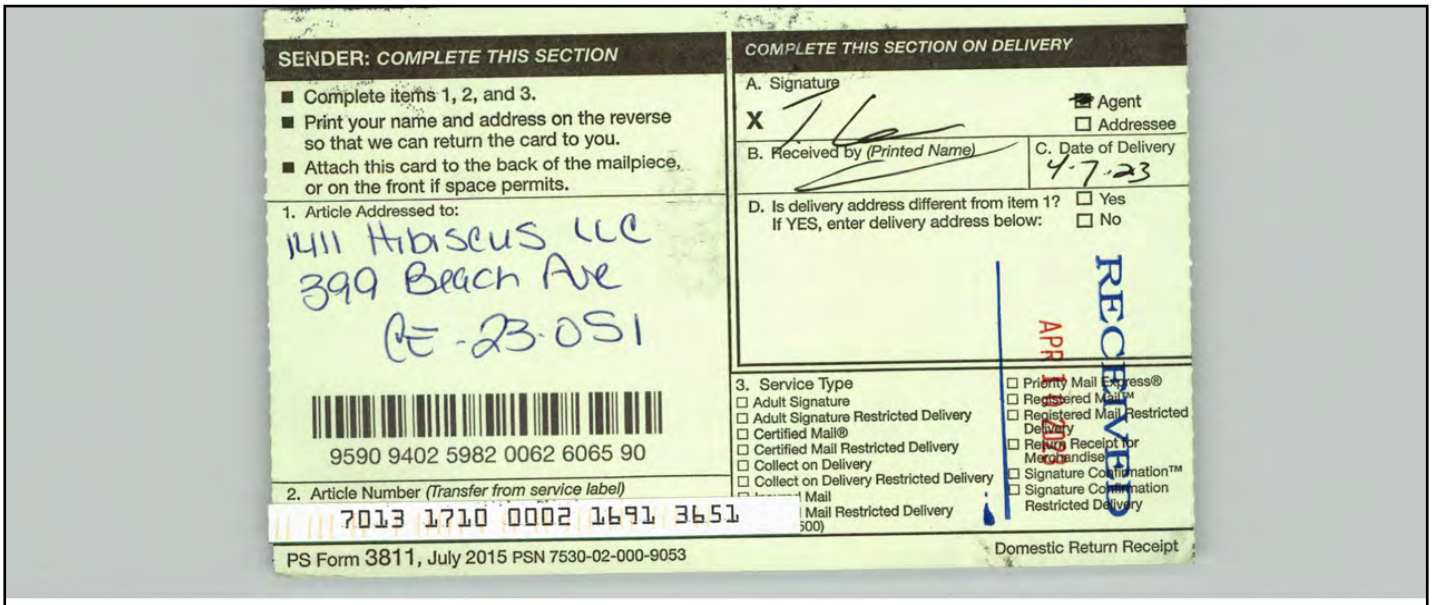
Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or airizarry@coab.us if you have any questions or need additional information.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

cc: Tenant/Occupant
1411 Hibiscus Street
Atlantic Beach, FL 32233
Certified return receipt no# 7013 1710 0002 1691 3644



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1411 Hibiscus LLC
399 Beach Ave
RE-23-051

9590 9402 5982 0062 6065 90

2. Article Number (Transfer from service label)

7013 1710 0002 1691 3651

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
4.7.23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
APR 10 2023

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
500)

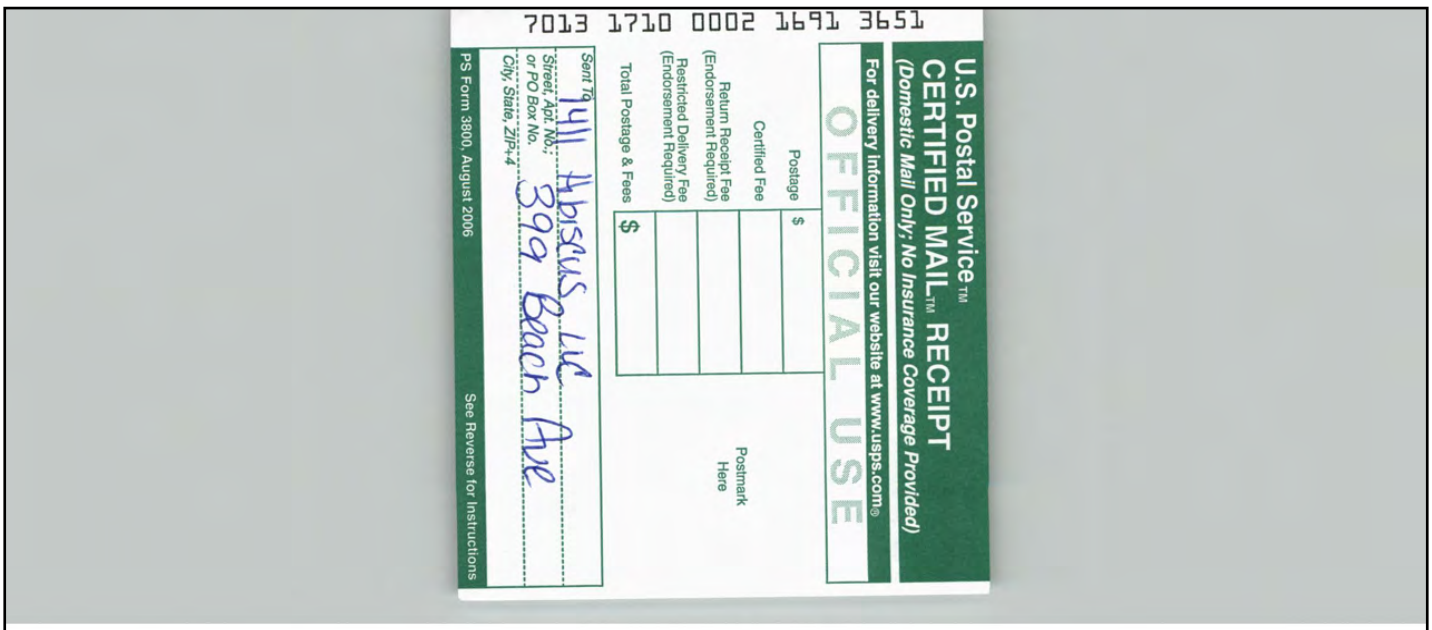
☐ Priority Mail Express®
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☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

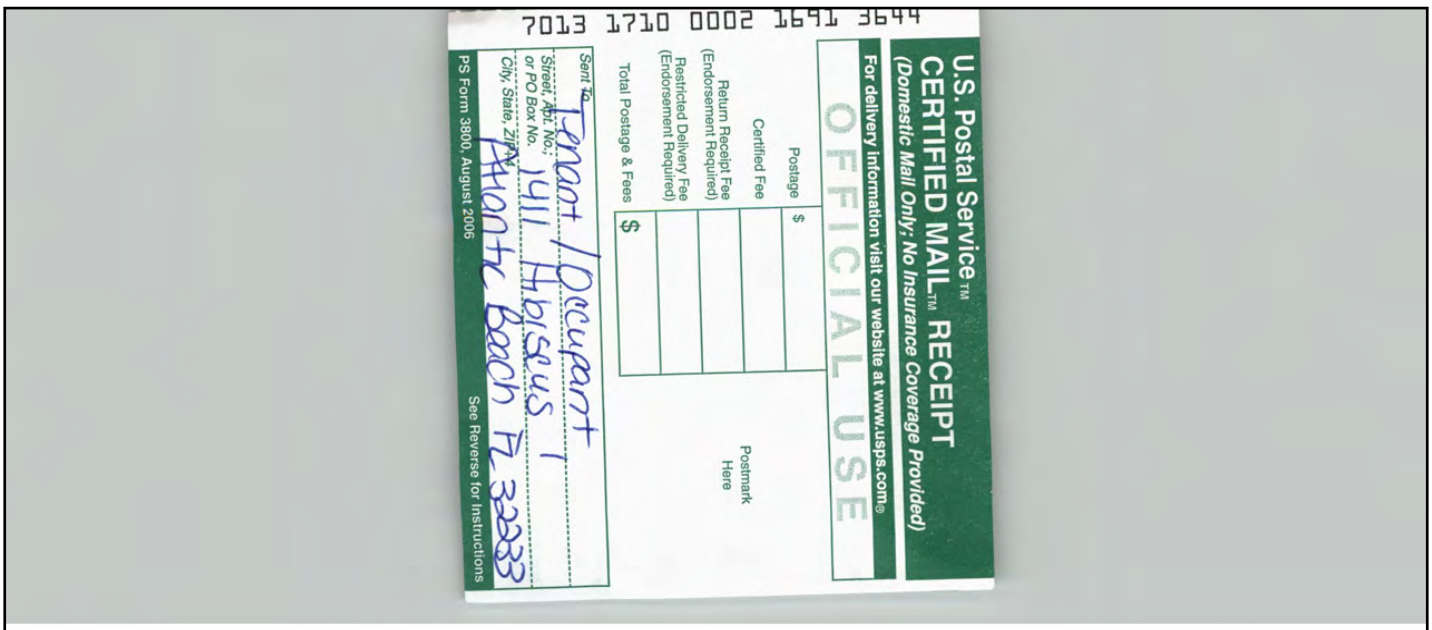
PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt


CERTIFIED MAIL™
CITY OF ATLANTIC BEACH
800 Seminole Road
Atlantic Beach, Florida 32233
7013 1710 0002 1691 3644
NEOPOST
FIRST-CLASS MAIL
04/03/2023
US POSTAGE
$008.10⁰
ZIP 32233
041M11299654
Tenant
1411 Hibiscus St.
Atlantic Beach FL 32233
deliver to
3 APR 2023 PM 3 L
JACKSONVILLE FL 320
C012


U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
7013 1710 0002
Sent To Tenant / Occupant
Street, Apt. No.; or PO Box No. 1411 Hibiscus
City, State, ZIP+4 Miami Beach FL 33333
PS Form 3800, August 2006
See Reverse for Instructions


7013 1710 0002 1691 3651
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
Sent To 141 Abscus LLC
Street, Apt. No.; or PO Box No. 399 Beach Ave
City, State, ZIP+4
PS Form 3800, August 2006
See Reverse for Instructions


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For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
Sent To Tenant / Occupant
Street, Apt. No.; or PO Box No. 1411 Hibiscus I
City, State, ZIP+4 Panama Beach FL 32833
PS Form 3800, August 2006
See Reverse for Instructions

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

4/21/2023

Case Number: 23-051

1411 HIBISCUS ST LLC
399 BEACH AVE
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt:
7017 0660 0000 3856 5583

Property Address: 1411 HIBISCUS ST
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **May 11, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 1411 HIBISCUS ST, 18-34 17-2S-29E .28 SEC H ATLANTIC BEACH LOTS 3,4 BLK 241 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

Sec. 24-154. - Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. - (c)Unless expressly permitted by this section or elsewhere within these land development regulations, all business-related products services and activities shall be conducted within an enclosed building, subject to compliance with applicable licensing requirements.

Sec. 21-20. - Parking limitations. (c)No person shall stop, stand, or park a recreational vehicle, camper, bus, flatbed truck, trailer or commercial vehicle upon any right-of-way, except for the purpose of loading or unloading, for more than four (4) hours, except when authorized by the city manager or their designee provided that the vehicle does not obstruct traffic as described in section 21-18.

STATEMENT OF CODE ENFORCEMENT OFFICER: There is no approved business tax receipt for any business at this address. It appears boat operations are being performed inside and outside of the building and boats are being stored on the city's right of way.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk

cc: Business Owner
1411 Hibiscus Street
Atlantic Beach, FL 32233

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

1411 Hibiscus Street LLC
1411 Hibiscus Street
Atlantic Beach, Florida 32233

Respondent.

First Class and Certified Mail Return Receipt Requested: 7022 2410 0000 9397 1391

Property Address: 1411 Hibiscus Street
Atlantic Beach, FL 32233

CASE NUMBER: 23-051
REAL ESTATE NUMBER: 171072-0000
LEGAL DESCRIPTION: 18-34 17-2S-29E .28, SEC H ATLANTIC BEACH, LOTS 3,4 BLK 241

ORDER ON CASE NO. 23-051

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on May 11, 2023, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, issues findings of fact, conclusions of law, and orders as follows:

FINDINGS OF FACT

1. Respondent owns the Property located at 1411 Hibiscus Street, Atlantic Beach, Florida. ("The Property").

2. The tenant, Chad Stonecipher, was notified of the violations of Chapter 20-52, Business Tax Receipts requiring a business license, Sec. 21-20 parking limitations and Sec. 24-154 violation of outdoor display, sale and storage of furniture. The Respondent did not appear at the hearing.

3. The City of Atlantic Beach stated the "boat repair" useage in that zoning district. The City of Atlantic Beach also stated that Mr. Stonecipher has applied for a business tax receipt and requests this matter be deferred until the July 6, 2023 Code hearing.

CONCLUSIONS OF LAW

4. THE TENANT IS IN VIOLATION OF THE CITED SECTIONS. THE PROPERTY OWNER HAS BEEN MADE AWARE OF THE VIOLATIONS AND THE TENANT IS CORRECTING THE VIOLATIONS.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Code of Ordinances of the City of Atlantic Beach, Florida it is Ordered:

A. The matter is deferred until the July 6, 2023 Code Enforcement hearing date.

DONE AND ORDERED THIS 11th DAY OF MAY, 2023.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Ladayija Nichols, Deputy City Clerk

Suzanne W. Green, Special Magistrate

Executed this 19th day of MAY, 2023.

PLEASE NOTE: Florida Statutes § 162.11 requires that any appeal of this Order must be filed in the circuit court for Duval County within 30 days of this Order's execution.



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1911 Hibiscus Street LLC
23-051

9590 9402 7880 2234 5497 87

2. Article Number *(Transfer from service label)*
022 2410 0000 9397 1391

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* OLEKSY
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
JUN 27 '23

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

6/7/2023

Case Number: 23-051

1411 HIBISCUS ST LLC
399 BEACH AVE
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt:
7017 0660 0000 3856 5668

Property Address: 1411 HIBISCUS ST
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 6th, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 1411 HIBISCUS ST, 18-34 17-2S-29E .28 SEC H ATLANTIC BEACH LOTS 3,4 BLK 241 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

Sec. 24-154. - Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. - (c)Unless expressly permitted by this section or elsewhere within these land development regulations, all business-related products services and activities shall be conducted within an enclosed building, subject to compliance with applicable licensing requirements.

Sec. 21-20. - Parking limitations. (c)No person shall stop, stand, or park a recreational vehicle, camper, bus, flatbed truck, trailer or commercial vehicle upon any right-of-way, except for the purpose of loading or unloading, for more than four (4) hours, except when authorized by the city manager or their designee provided that the vehicle does not obstruct traffic as described in section 21-18.

STATEMENT OF CODE ENFORCEMENT OFFICER: There is no approved business tax receipt for any business at this address. It appears boat operations are being performed inside and outside of the building and boats are being stored on the city's right of way. This case was heard at the May 2023 meeting and was deferred until 7/6/2023.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

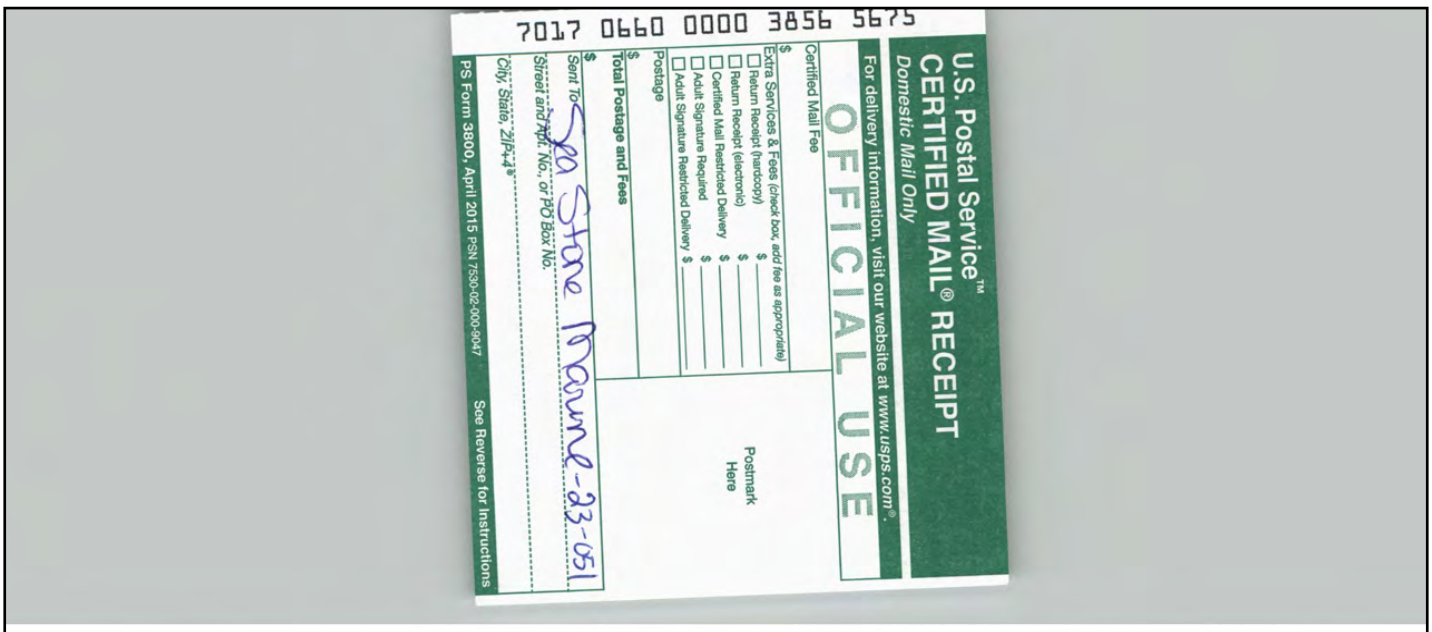
I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk

cc: Sea Stone Marine LLC
1411 Hibiscus Street
Atlantic Beach, FL 32233
Certified mail number: 7017 0660 0000 3856 5675


7017 0660 0000 3856 5675
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
$
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Postmark Here
Sent To
20 Stone Mountain-23-051
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

7017 0660 0000 3856 5668

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To 1411 Hibiscus LLC-23-051

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Case Details

City of Atlantic Beach

Case Number
23-051

Description: No BTR. Business activities outside		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: COMMERCIAL	
Opened: 3/10/2023	Closed:	Last Action: 7/21/2023	Fllw Up: 6/16/2023
Site Address: 1411 HIBISCUS ST ATLANTIC BEACH, FL 32233			
Site APN: 171072 0000		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	3/10/2023	3/10/2023	Sent to property owner and tenant/occupant.
NOV CERT	Angela Irizarry	3/31/2023	3/31/2023	
CMRR RECEIVED W/SIGNATURE	Angela Irizarry	4/10/2023	4/10/2023	
NOTICE OF HEARING	Angela Irizarry	4/21/2023	4/21/2023	
CMRR STATUS UPDATE	Angela Irizarry	4/26/2023		
TELEPHONE CALL	Angela Irizarry	4/27/2023	4/27/2023	Spoke with Chad Stonecipher who is the tenant at the property. He stated he is working to correct the issue. The boat that was on the right way was dropped off by the boat owner and he had to get in touch with them to move it. He has applied for his business tax receipt and would be willing to move if his business isn't allowed to be there at that location.
CODE ENFORCEMENT AGENDA	Angela Irizarry	5/8/2023	5/8/2023	

Case Details

City of Atlantic Beach

Case Number
23-051

CODE ENFORCEMENT ORDER	**Angela Irizarry**	**5/19/2023**	**5/19/2023**	**Case deferred to 7/6/2023 meeting. Tenant is seeking the help of the Mayor.**
NOTICE OF HEARING	**Angela Irizarry**	**6/7/2023**	**6/7/2023**	**NOH for July meeting**
CMRR STATUS UPDATE	**Angela Irizarry**	**6/21/2023**	**6/26/2023**	**NOH has not been delivered. Posting notice for meeting.**
MEETING WITH TENANT/OCCUPANT	**Angela Irizarry**	**6/26/2023**	**6/26/2023**	**Met with Chad while delivering the NOH letter. He stated he spoke with the Mayor and had a plan to move locations if he was not successful at the hearing.**
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**6/29/2023**		
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**7/18/2023**		
SCAN & UPLOAD EXECUTED ORDERS	**Angela Irizarry**	**7/21/2023**		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	1411 HIBISCUS ST LLC	399 BEACH AVE ATLANTIC BEACH, FL 32233			
TENANT	Chad Stonecipher	1411 HIBISCUS ST ATLANTIC BEACH, FL 32233	(844)333-7889		chadstonecipher@seastonemarine.net

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	**AI**	**3/9/2023**	**3/9/2023**	**VIOLATION FOUND**		

Case Details

City of Atlantic Beach

Case Number
23-051

INSPECTION						
REINSPECTION	AI	3/27/2023	3/30/2023	VIOLATION CONTINUES		
REINSPECTION	AI	4/17/2023	4/20/2023	VIOLATION CONTINUES		

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Business Tax Receipt	Angela Irizarry	3/9/2023				Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, or the privilege of engaging in or managing any profession or occupation within it's jurisdiction.
HEAVY VEHICLE IN ROW	Angela Irizarry	3/10/2023				Sec. 21-20. - Parking limitations. (c)No person shall stop, stand, or park a recreational vehicle, camper, bus, flatbed truck, trailer or commercial vehicle upon any right-of-way, except for the purpose of loading or unloading, for more than four (4) hours, except when authorized by the city manager or their designee provided that the vehicle does not obstruct traffic as described in section 21-18.
Zoning District	Angela Irizarry	3/9/2023				Sec. 24-154. - Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. - (c)Unless expressly permitted by this section or elsewhere within these land development regulations, all business-related products services and activities shall be conducted within an enclosed building, subject to compliance with applicable licensing requirements.

B & K PROPERTY MANAGEMENT & DEVELOPMENT INC
1403 UNIVERSITY BLVD N SUITE 236
JACKSONVILLE, FL 32211-5249

Primary Site Address
10 DONNER RD
Atlantic Beach FL 32233

Official Record Book/Page
11162-01810

Tile #
9417

10 DONNER RD

Property Detail

RE #	171090-0040
Tax District	USD3
Property Use	4899 Warehouse/Flex Space
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03120 ROYAL PALMS UNIT 01
Total Area	11717

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification
Learn how the Property Appraiser's Office values property.

Value Summary

	2016 Certified	2017 In Progress
Value Method	Income	Income
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$64,691.00	$64,691.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$280,600.00	$277,500.00
Assessed Value	$227,667.00	$250,433.00
Cap Diff/Portability Amt	$52,933.00 / $0.00	$27,067.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$227,667.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
11162-01810	5/13/2003	$200,000.00	WD - Warranty Deed	Qualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	9,020.00	$10,617.00
2	FWDC1	Fence Wood	1	0	0	44.00	$265.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	ACL	0.00	0.00	Common	11,762.00	Square Footage	$64,691.00

Legal

LN	Legal Description
1	30-60 38-2S-29E .27
2	ROYAL PALMS UNIT 01
3	PT TRACT A RECD O/R 11162-1810
4	BEING PARCEL A

Buildings

Building 1
Building 1 Site Address
10 DONNER RD Unit
Atlantic Beach FL 32233

Building Type	4809 - WHSE FLEX
Year Built	1974
Building Value	$151,142.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1056	1056	1056
Fair Office	128	128	224
Finished upper story 1	128	128	128
Finished upper story 1	3078	3078	3078

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	



Florida Department of State DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation
B & K PROPERTY MANAGEMENT & DEVELOPMENT, INC.

Filing Information

Document Number	P00000059229
FEI/EIN Number	59-3659453
Date Filed	06/12/2000
State	FL
Status	INACTIVE
Last Event	PENDING REINSTATEMENT
Event Date Filed	06/06/2017

Principal Address

20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Changed: 10/11/2008

Mailing Address

20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Changed: 10/11/2008

Registered Agent Name & Address

ERHAYEL, BERNARD
20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Name Changed: 10/11/2008

Address Changed: 10/11/2008

Officer/Director Detail

Name & Address

Title PT

ERHAYEL, BERNARD M
20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Title VS

ERHAYEL, KELLY M
20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Annual Reports

Report Year	Filed Date
2012	02/14/2012
2013	03/22/2013
2014	02/26/2014

Document Images

02/26/2014 -- ANNUAL REPORT	View image in PDF format
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02/14/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
05/12/2010 -- REINSTATEMENT	View image in PDF format
10/11/2008 -- REINSTATEMENT	View image in PDF format
04/06/2007 -- ANNUAL REPORT	View image in PDF format
07/01/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
12/18/2003 -- REINSTATEMENT	View image in PDF format
04/22/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
06/12/2000 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

REV 1/30

Compliance Investigation Form

Investigation #_____ Date of Request: 1/25/17 Time of Request: _____

Location (Address) of Violation: 20 Donner

Property Owner/Manager: _____

VIOLATIONS: _____

Site - Applied for ABC

Action Taken: _____

CH 24-111 CG District permitted use +

Compliance: 2/6/17 Spoke

24-154

Name of Person Making Request/Complaint: _____

Address: _____ Phone # _____

Investigation Type : _____

Storing fork lift + truck park outside

Applied for 1/25

Florida Department of State DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation
B & K PROPERTY MANAGEMENT & DEVELOPMENT, INC.

Filing Information

Document Number	P00000059229
FEI/EIN Number	59-3659453
Date Filed	06/12/2000
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/25/2015
Event Effective Date	NONE

Principal Address

20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Changed: 10/11/2008

Mailing Address

20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Changed: 10/11/2008

Registered Agent Name & Address

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20 DONNER ROAD
ATLANTIC BEACH, FL 32233

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Name & Address

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ATLANTIC BEACH, FL 32233

Title VS

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20 DONNER ROAD
ATLANTIC BEACH, FL 32233

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04/30/2004 -- ANNUAL REPORT	View image in PDF format
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04/22/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
06/12/2000 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Florida Department of State DIVISION OF CORPORATIONS

Sunbiz.org Division of Corporations — an official State of Florida website

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation
B & K PROPERTY MANAGEMENT & DEVELOPMENT, INC.

Filing Information

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State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/25/2015
Event Effective Date	NONE

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ATLANTIC BEACH, FL 32233

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20 DONNER ROAD
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Registered Agent Name & Address

ERHAYEL, BERNARD
20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Name Changed: 10/11/2008

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Officer/Director Detail

Name & Address

Title PT

ERHAYEL, BERNARD M
20 DONNER ROAD
ATLANTIC BEACH, FL 32233

Title VS

ERHAYEL, KELLY M
20 DONNER ROAD
ATLANTIC BEACH, FL 32233

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02/14/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
05/12/2010 -- REINSTATEMENT	View image in PDF format
10/11/2008 -- REINSTATEMENT	View image in PDF format
04/06/2007 -- ANNUAL REPORT	View image in PDF format
07/01/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
12/18/2003 -- REINSTATEMENT	View image in PDF format
04/22/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
06/12/2000 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

17-557

CITY OF ATLANTIC BEACH
CODE ENFORCEMENT DIVISION
800 Seminole Road
Atlantic Beach, Florida 32233
PHONE: 247-5855

1649 Penman Island Dr. Jul 25

COURTESY NOTICE OF VIOLATION

DATE 1-25-17 TIME 11:15AM

Anthony Santoiemmo, tenant
OWNER / OCCUPANT

20 Donner Rd Bldg Prop
ADDRESS

IRON FABRICATION

THE INSPECTION MADE OF THE ABOVE PREMISES THIS DATE DISCLOSED YOU WERE IN VIOLATION OF ORDINANCE: Land Development Code
CH 24 - Sec 24-111 CG DISTRICT. PERMITTED USES + 24.154 Outside storage
OF THE CODE OF THE CITY OF ATLANTIC BEACH, FLORIDA. CH 20 No Business tax receipt.

YOU CAN COMPLY BY Cease all business activity + remove fork lift + truck rack stored outside

WITHIN 24 HOURS ~~DAYS~~ OF THIS NOTICE

THIS IS A COURTESY NOTICE IN ORDER TO MAKE YOU AWARE OF A VIOLATION OF THE CITY CODE OF ATLANTIC BEACH. IF YOU HAVE ANY QUESTIONS OR WOULD LIKE ADDITIONAL INFORMATION PERTAINING TO THIS NOTICE, **PLEASE CALL ATLANTIC BEACH CODE ENFORCEMENT OFFICE.**

Debbie White CE#
CODE ENFORCEMENT OFFICER

RECEIVED BY _____

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5855

February 16, 2017 **CERTIFIED MAIL RETURN RECEIPT REQUESTED**
70112000000211241499

B & K PROPERTY MGMT & DEV, INC
1649 NORTON HILL DRIVE
JACKSONVILLE, FL 32225

Real Estate No. 171090-0040 CASE NO. 17-551
Location of Violation: 20 DONNER RD , ATLANTIC BEACH, FLORIDA

Dear Property Owner:

Please be advised, Atlantic Beach Code Enforcement has found your property referenced above to be in violation of the City of Atlantic Beach, Code of Ordinances, to wit:

VIOLATIONS

Sec. 24-111 Commercial general districts (c) 6.Contractors, not requiring outside storage, provided that no manufacture, construction, heavy assembly involving hoists or lifts, or equipment that makes excessive noise or fumes shall be permitted. Not more than one (1) contractor related vehicle shall be parked outdoors on a continuous basis. **(fork lift and other items stored outside)**

Plat

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.**(items stored outside)**

2/27 Sony CEO

This letter requests that the noted violations be corrected by ceasing all outside storage including fork lift and cease any and all outside storage upon receipt of this notice.

To avoid having this case be referred to the Code Enforcement Board, all listed violations on this notice must be in compliance on or before the date established by Atlantic Beach Code Enforcement. The Board may impose fines up to two hundred fifty ($250.00) per day for continuing violations. Upon completing the corrective action required, it is your responsibility to contact Atlantic Beach Code Enforcement and arrange for an inspection to verify compliance.

It is our goal to keep our neighborhoods looking well maintained while protecting property values and your cooperation in this matter is greatly appreciated. Please contact Atlantic Beach Code Enforcement at 904 247-5855 if you have any questions or need additional information.

Sincerely,

Deborah White
CODE ENFORCEMENT OFFICER



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B & K

17-851

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) K ERHART C. Date of Delivery 2/17

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service) 7011 2000 0002 1124 1499

PS Form 3811, July 2013 Domestic Return Receipt

REQUEST FOR NOTICE OF HEARING LETTER

DATE: 4-17-17 **RE#:** _____

CASE #: 17-051

PROPERTY ADDRESS OF VIOLATION: 20 Donner

LEGAL DESCRIPTION: _____

PROPERTY OWNER: B + K Prop Mgmt + Dev, Inc

SEND CERTIFIED LETTER(S) TO: (Please check *(√) and explain all that apply)*

☐ **PROPERTY OWNER AT:**

☐ ADDRESS (ABOVE)

☑ DIFFERENT MAILING ADDRESS AS FOLLOWS: 1649 Norton Hill Dr. Jax 25

☐ TENANT, _____ AT THE FOLLOWING ADDRESS:
(Tenant's Name)

MEETING DATE: 5-9-17

VIOLATION(S): (Please check *(√) and explain all that apply)*

☐ IPMC ☑ AB CODE SECTION: 24-111 Command General

☐ IPMC ☐ AB CODE SECTION: 6. Contractor

☐ IPMC ☒ AB CODE SECTION: 24-173 Neighborhood Preservation

☐ IPMC ☐ AB CODE SECTION: _____

☐ IPMC ☐ AB CODE SECTION: _____

☐ IPMC ☐ AB CODE SECTION: _____

☐ SAME AS ATTACHED:

☐ NOTICE OF VIOLATION DATED: 2/10/17

☐ NOTICE OF HEARING DATED: _____

Optional Section
SPECIAL INSTRUCTION:

☐ Mail copy of Notice to _____

☐ Other: _____

CODE ENFORCEMENT BOARD
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

April 21, 2017

CASE No. 17-551

CERTIFIED MAIL RETURN RECEIPT REQUESTED:
7009 1680 0001 9825 9515

B & K PROPERTY MGMT & DEV, INC
1649 NORTON HILL DR
JACKSONVILLE, FL 32225

Property Address: 10 DONNER RD
Atlantic Beach, Florida

Dear Respondent:

The Code Enforcement Board of the City of Atlantic Beach was created pursuant to Florida Statutes and exists for the purpose of facilitating the enforcement of the Code of Ordinances. It is comprised of seven citizens of Atlantic Beach who meet regularly to hear allegations of code violations.

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Board on **Tuesday, May 9, 2017, at 6:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard to the following alleged violations on the property known as Fairway Villas Lot 14, **RE#**171090-0040**.**

International Property Maintenance Code / City Code of Ordinances

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.

Sec. 24-111 Commercial general districts (c) 6.Contractors, not requiring outside storage, provided that no manufacture, construction, heavy assembly involving hoists or lifts, or equipment that makes excessive noise or fumes shall be permitted. Not more than one (1) contractor related vehicle shall be parked outdoors on a continuous basis. **(fork lift and other items stored outside)**

The Code Enforcement Board may levy fines up to $250.00 per day for the first violation and $500.00 per day for a repeat violation. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case could be presented to the Code Enforcement Board even if the violation has been corrected prior to the Board hearing. Upon completing the corrective action required, it is your

responsibility to contact Atlantic Beach Code Enforcement and arrange for an inspection to verify compliance at (904) 247-5855.

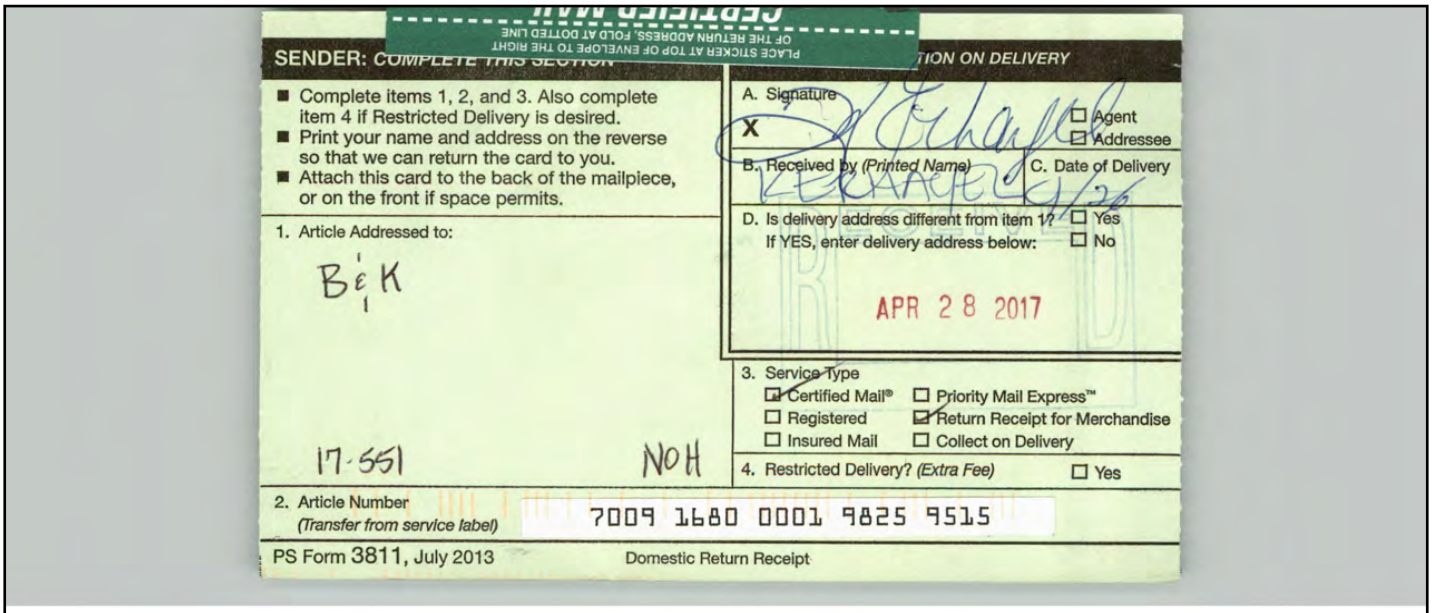
You have the right to obtain an attorney at your own expense and to present witnesses in your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact Dayna Williams, Secretary of the Code Enforcement Board **within five** (5) **days** of the receipt of this notice at (904) 247-5810. **Please note** the presence of a court reporter for the purpose of insuring a verbatim record in the event of an appeal should be secured at your expense.

SWORN TO AND ATTESTED BY:

ATTEST:

Dayna L. Williams, Secretary

Deborah White
Code Enforcement Officer



CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B & K

17-551 NOH

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

APR 28 2017

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 1680 0001 9825 9515

PS Form 3811, July 2013 Domestic Return Receipt

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

AFFIDAVIT OF NON COMPLIANCE

I, DEBBIE WHITE, Code Enforcement Officer for the City of Atlantic Beach Code Enforcement Division, verify that the property referenced below was inspected on 5/15/2017 and property remains in violation:

Property Address: 10 DONNER RD
Real Estate Number: 171090 0040 30-60 38-2S-29E .27 ROYAL PALMS UNIT 01 PT TRACT A RECD O/R

Case No. 17-551
Owner of record whose name and mailing address is:
B & K PROPERTY MGMT & DEV, INC
1403 N UNIVERSITY BLVD STE 230
JACKSONVILLE, FL 32211

5/26/17
Date

Signature

STATE OF FLORIDA
COUNTY OF DUVAL

I, Dayna Williams, a Notary Public of the County and State aforesaid, hereby certify that DEBBIE WHITE, personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 26th day of May, 2017.

Dayna H Williams
Notary Public, State of Florida

DAYNA H. WILLIAMS
MY COMMISSION # FF 217841
EXPIRES: August 7, 2019
Bonded Thru Notary Public Underwriters

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT BOARD
ORDER

CITY OF ATLANTIC BEACH, FLORIDA, Petitioner
vs.

CASE NO. 17-551

B & K PROPERTY MGMT & DEV, INC
1649 NORTON HILL DR
JACKSONVILLE, FL 32225

Respondent

FIRST CLASS AND
CERTIFIED MAIL RETURN RECEIPT
REQUESTED:
7009 1680 0001 9825 9614

Property Address: 10 DONNER RD
Atlantic Beach, FL

Real Estate No. 171090-0040
Legal Description: ~~Fairway Villas Lot 14~~

THIS CAUSE came for public hearing before the Code Enforcement Board on May 9, 2017, and the Board having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law and Order as follows:

FINDINGS OF FACT

1) That the Respondent owns the property located at 10 DONNER RD
2) That the Respondent was **not present** at the hearing.
3) That notification of the violations of the City of Atlantic Beach, were made and served on the Respondent as evidenced in this hearing.
4) That the evidence showed that Respondent is in violation of the following requirements:

   Sec. 24-173(b)(1) Outside Storage (comm)
   Zoning District-Chapter 24

CONCLUSIONS OF LAW

THAT the Respondent is not in compliance and has failed to correct such violation as of this hearing date.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Code of Ordinances of the City of Atlantic Beach, Florida it is Ordered:

THAT the Respondent is in violation for non-compliance and must obtain compliance on or before May 15, 2017. Failure to comply will result in fines of $250.00 for the first day and $250.00 for every day thereafter while the violation continues to exist, and will accrue interest at a rate of ten (10) percent per annum from the date of certification of non-compliance. In addition, any fine shall also include the administrative costs and filing fees to the City incurred in prosecuting this case.

THAT the Respondent is responsible for contacting the City of Atlantic Beach Code Enforcement Officer and obtaining an inspection of compliance.

THAT failure to comply on or before May 15, 2017, will result in a lien being placed against the property at 10 DONNER RD for the total accrued assessment plus accrued interest, plus administrative costs and filing fees incurred in prosecuting this case, from the date of certification of non-compliance until paid in full.

DONE AND ORDERED THIS May 9, 2017.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT BOARD

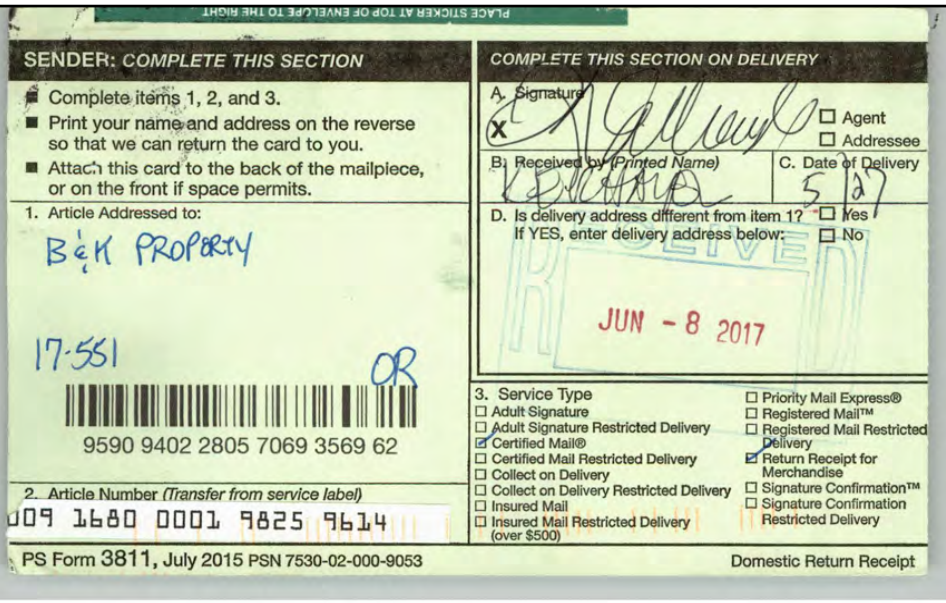
ATTEST:

Dayna L. Williams, Secretary

By: Benjamin de Luna, Chairman

Executed this 26th day of May, 2017.

PLEASE NOTE: Florida Statutes, Section 162.11, states that an appeal of this order shall be filed in circuit court within thirty (30) days of this order's execution.



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B&K PROPERTY

17-551

OR

9590 9402 2805 7069 3569 62

2. Article Number *(Transfer from service label)*

7009 1680 0001 9825 9614

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

5 27

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED

JUN - 8 2017

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT BOARD
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

July 31, 2017

CASE No. 17-551

CERTIFIED MAIL RETURN RECEIPT
70091680000198259768

B & K PROPERTY MGMT & DEV, INC
1403 N UNIVERSITY BLVD STE 230
JACKSONVILLE,
FL 32211

Property Address: 10 DONNER RD
ATLANTIC BEACH, FL

Dear Respondent:

The Code Enforcement Board of the City of Atlantic Beach was created pursuant to Florida Statutes and exists for the purpose of facilitating the enforcement of the Code of Ordinances. It is comprised of seven citizens of Atlantic Beach who meet regularly to hear allegations of code violations.

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Board on **September 12, 2017, at 6:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard to the following alleged violations on the property known 10 DONNER RD, RE#171090 0040.

International Property Maintenance Code / City Code of Ordinances

Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.

Chapter 24. Land Development Regulations. CL permitted uses

The Code Enforcement Board may levy fines up to $250.00 per day for the first violation and $500.00 per day for a repeat violation. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case could be presented to the Code Enforcement Board even if the violation has been corrected prior to the Board hearing. Upon completing the corrective action required, it is your responsibility to contact Atlantic Beach Code Enforcement and arrange for an inspection to verify compliance at (904) 247-5855.

You have the right to obtain an attorney at your own expense and to present witnesses in your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure,

please contact Dayna Williams, Secretary of the Code Enforcement Board within five days of the receipt of this notice at (904) 247-5810. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

ATTEST:

Dayna L. Williams, Secretary

Deborah White, Code Enforcement

CERTIFIED MAIL
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233
7009 1680 0001 9825 9768
neopost
07/31/2017
US POSTAGE
FIRST-CLASS MAIL
$06.56
ZIP 32233
041L11240784
CERTIFIED
NIXIE 322 SE 1 0008/05/17
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 322335446199 *1538-00965-01-40
B & K PROPERTY MGMT & DEV, INC
1403 N UNIVERSITY BLVD STE 230
JACKSONVILLE,
FL 32211
32211-524503461

CODE ENFORCEMENT BOARD
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

August 9, 2017

CASE No. 17-551

CERTIFIED MAIL RETURN RECEIPT
70170660000038565033

B & K PROPERTY MGMT & DEV, INC
1649 NORTON HILL DRIVE
JACKSONVILLE, FL 32225

Property Address: 10 DONNER RD
ATLANTIC BEACH, FL

Dear Respondent:

The Code Enforcement Board of the City of Atlantic Beach was created pursuant to Florida Statutes and exists for the purpose of facilitating the enforcement of the Code of Ordinances. It is comprised of seven citizens of Atlantic Beach who meet regularly to hear allegations of code violations.

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Board on **September 12, 2017, at 6:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard to the following alleged violations on the property known 10 DONNER RD, RE#171090 0040.

International Property Maintenance Code / City Code of Ordinances
Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.

Chapter 24. Land Development Regulations. CL permitted uses

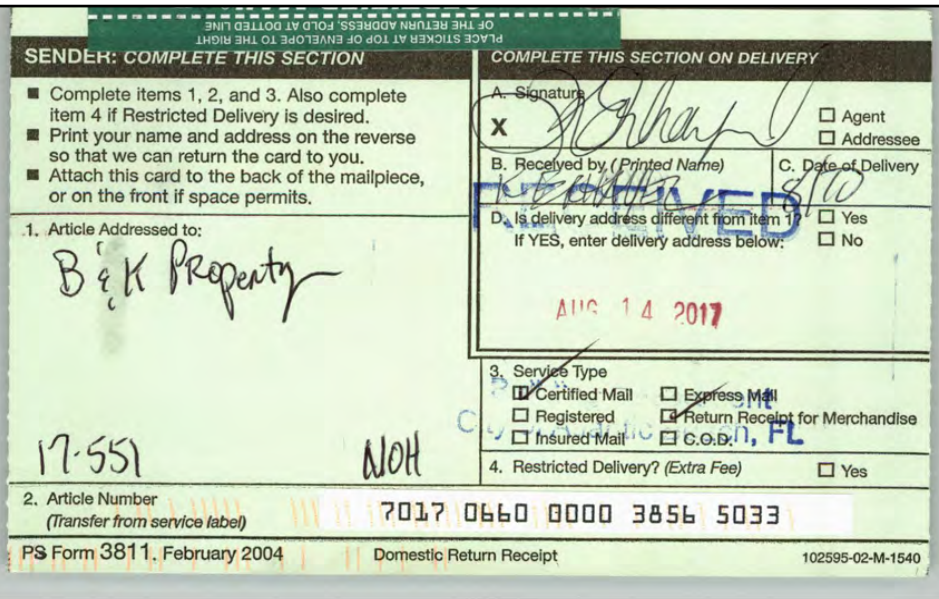
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You have the right to obtain an attorney at your own expense and to present witnesses in your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact Dayna Williams, Secretary of the Code Enforcement Board within five days of the receipt of this notice at (904) 247-5810. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

ATTEST:

Dayna L. Williams, Secretary

Deborah White, Code Enforcement



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B & K Property

17-551 NOH

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

AUG 14 2017

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7017 0660 0000 3856 5033

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CODE ENFORCEMENT BOARD
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

10/11/2017

CASE No. 17-551

CERTIFIED MAIL RETURN RECEIPT
70131710000216914894

B & K PROPERTY MGMT & DEV, INC
1403 N UNIVERSITY BLVD STE 230
JACKSONVILLE, FL 32211

Property Address: 10 DONNER RD
ATLANTIC BEACH, FL

Dear Respondent:

The Code Enforcement Board of the City of Atlantic Beach was created pursuant to Florida Statutes and exists for the purpose of facilitating the enforcement of the Code of Ordinances. It is comprised of seven citizens of Atlantic Beach who meet regularly to hear allegations of code violations.

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Board on **November 14, 2017 at 6:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard to the following alleged violations on the property known 10 DONNER RD, RE#171090 0040.

International Property Maintenance Code / City Code of Ordinances

Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

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ATTEST:

Dayna L. Williams, Secretary

Deborah White, Code Enforcement



CERTIFIED MAIL™

City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233

7013 1710 0002 1691 4894

neopost
10/11/2017
US POSTAGE

FIRST-CLASS MAIL
$06.56⁰

ZIP 32233
041L11240784

701317100002

RESENT TO NORTON HILL

B & K PROPERTY MGMT & DEV, INC
1403 N UNIVERSITY BLVD STE 230
JACKSONVILLE, FL 32211

NIXIE 322 FE 1 0010/14/17
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32233546199 *1638-05588-11-38

ANK
32233>5461

CODE ENFORCEMENT BOARD
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

10/11/2017

CASE No. 17-551

CERTIFIED MAIL RETURN RECEIPT
70131710000216914634

B & K PROPERTY MGMT & DEV, INC
1649 NORTON HILL DRIVE
JACKSONVILLE, FL 32225

Property Address: 10 DONNER RD
ATLANTIC BEACH, FL

Dear Respondent:

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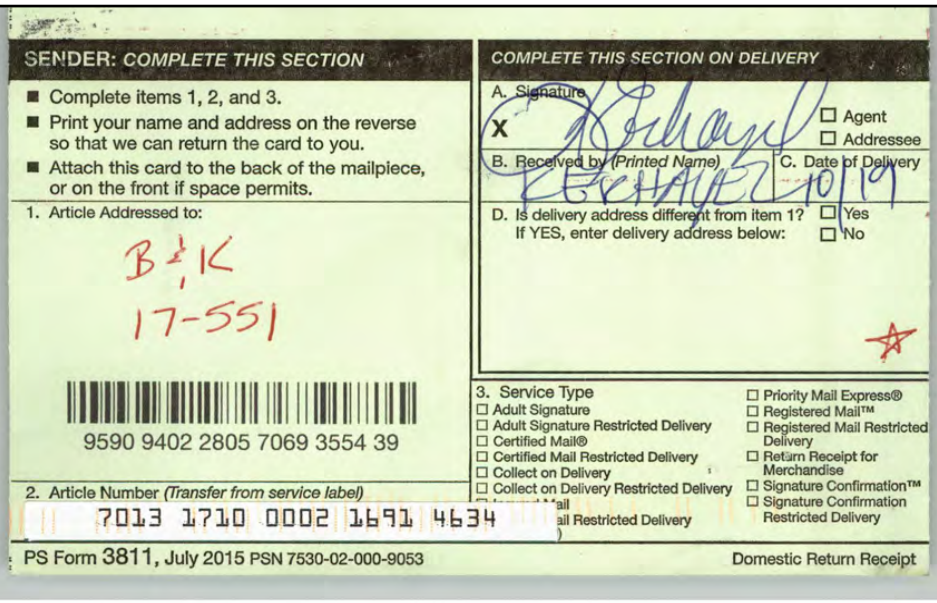
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ATTEST:

Dayna L. Williams, Secretary

Deborah White, Code Enforcement



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B & K
17-551

9590 9402 2805 7069 3554 39

2. Article Number (Transfer from service label)

7013 1710 0002 1691 4634

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT BOARD
ORDER

CITY OF ATLANTIC BEACH, FLORIDA, Petitioner
vs.

B & K PROPERTY MGMT & DEV, INC
1649 NORTON HILL DRIVE
JACKSONVILLE, FL 32225

First Class and Certified Mail Return Receipt Requested: 70131710000216914788

Property Address: 10 DONNER ROAD
ATLANTIC BEACH, FL

Case Number: 17-551
Real Estate Number: 171090 0040
Legal Description: 30-60 38-2S-29E .27 ROYAL PALMS UNIT 01 PT TRACT A RECD O/R

ORDER IMPOSING FINE

THIS CAUSE came for public hearing before the Code Enforcement Board on November 14, 2017, and the Board having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law and Order as follows:

FINDINGS OF FACT

1. That the Respondent owns the property located at 10 DONNER ROAD, Atlantic Beach, Florida.
2. That notice **was** sent by certified mail and that Respondent **was present** at the hearing.
3. That notification of the violations of the City of Atlantic Beach, were made and served on the Respondent as evidenced in this hearing.

Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.

Chapter 24. Land Development Regulations. CL permitted uses

CONCLUSIONS OF LAW

THAT the Respondent is NOT IN COMPLIANCE and has failed to correct such violation as of this hearing date.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Code of Ordinances of the City of Atlantic Beach, Florida it is Ordered:

THAT the Respondent is found in violation for non-compliance and must obtain compliance on or before January 2, 2018. Failure to comply will result in fines of $100.00 for the first day and $100.00 for every day thereafter while the violation continues to exist. In addition, any fine shall also include the administrative costs to the City incurred in prosecuting this case.

THAT the Respondent is responsible for contacting the City of Atlantic Beach Code Enforcement Officer and obtaining an inspection of compliance.

THAT failure to pay all accumulated fines will result in a lien being placed against the property at 10 DONNER ROAD for the total assessment plus costs incurred for the filing of the lien. All lien amounts are to be made payable at an interest rate of ten (10) percent per annum from date of certification until paid.

DONE AND ORDERED THIS November 14, 2017.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT BOARD

ATTEST:

Dayna L. Williams
Dayna L. Williams, Secretary

Don Lasser for
By: Benjamin de Luna, Chairman

Executed this 29th day of November, 2017.

PLEASE NOTE: Florida Statutes, Section 162.11, states that an appeal of this order shall be filed in circuit court within thirty (30) days of this order's execution.

USPS Tracking®

FAQs > (http://faq.usps.com/?articleId=220900)

Track Another Package +

Tracking Number: 70131710000216914788 Remove ×

Expected Delivery on

MONDAY

4 DECEMBER 2017 ⓘ by **8:00pm** ⓘ

Delivered

December 4, 2017 at 6:04 pm
DELIVERED, LEFT WITH INDIVIDUAL
JACKSONVILLE, FL 32225

Get Updates ∨

Text & Email Updates ∨

Tracking History ∨

Product Information ∨

See Less ∧

USPS Tracking®

FAQs > (http://faq.usps.com/?articleId=220900)

Track Another Package +

Tracking Number: 70131710000216914788 Remove ×

Expected Delivery on

MONDAY

4 DECEMBER 2017 ⓘ by **8:00pm** ⓘ

Delivered

December 4, 2017 at 6:04 pm
DELIVERED, LEFT WITH INDIVIDUAL
JACKSONVILLE, FL 32225

Get Updates ∨

Text & Email Updates ∨

Tracking History ∨

Product Information ∨

See Less ∧

Can't find what you're looking for?

Go to our **FAQs (http://faq.usps.com/?articleId=220900)** section to find answers to your tracking questions.

The easiest tracking number is the one you don't have to know.

With Informed Delivery®, you never have to type in another tracking number. Sign up to:

- See images* of incoming mail.
- Automatically track the packages you're expecting.
- Set up email and text alerts so you don't need to enter tracking numbers.
- Enter USPS Delivery Instructions™ for your mail carrier.

Sign Up

(https://reg.usps.com/entreg/RegistrationAction_input?

*NOTE: Black and white (grayscale) images show the outside, front of letter-sized envelopes and mailpieces that are processed through USPS automated equipment.

app=UspsTools&appURL=https%

(https://www.usps.com/)

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

POSTING AFFIDAVIT AND PROOF OF MAILING REGULAR MAIL

Case Number: 17-551

Pursuant to Chapter 162, Florida Statutes and Sec. 2-147, City of Atlantic Beach City Code of Ordinances, I, Deborah White, Code Enforcement Officer, City of Atlantic Beach, hereby affirm a Notice of Hearing, a copy of which is attached, was mailed regular mail and was posted at the following locations:

(1) Date Posted: 2/1/2018

Location: **10 DONNER ROAD, Atlantic Beach, Florida**

(2) Date Posted: 2/1/2018

Location: **ATLANTIC BEACH CITY HALL**
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233

Deborah White
Debbie White, Code Enforcement

County of Duval
State of Florida

The foregoing Affidavit was acknowledged before me this 1 **day of** Feb 2018 **2018, by Deborah White, who is personally known to me as Code Enforcement for the City of Atlantic Beach.**

Person taking acknowledgement:
(Notary Stamp/Seal)

TONI GINDLESPERGER
MY COMMISSION # FF 924951
EXPIRES: October 6, 2019
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

CODE ENFORCEMENT BOARD
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

12/6/2017

Case Number: 17-551

B & K PROPERTY MGMT & DEV, INC
1649 NORTON HILL DRIVE
JACKSONVILLE, FL 32225

Certified Mail Return Receipt:
70131710000216913316

Property Address: 10 DONNER RD
ATLANTIC BEACH, FL

Dear Respondent:

The Code Enforcement Board of the City of Atlantic Beach was created pursuant to Florida Statutes and exists for the purpose of facilitating the enforcement of the Code of Ordinances. It is comprised of seven citizens of Atlantic Beach who meet regularly to hear allegations of code violations.

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Board on **January 9, 2018 at 6:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard to the following alleged violations on the property known 10 DONNER ROAD, RE#171090 0040, 30-60 38-2S-29E .27 ROYAL PALMS UNIT 01 PT TRACT A RECD O/R

International Property Maintenance Code / City Code of Ordinances

Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.

Chapter 24. Land Development Regulations. CL permitted uses

The Code Enforcement Board may levy fines up to $250.00 per day for the first violation and $500.00 per day for a repeat violation. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case could be presented to the Code Enforcement Board even if the violation has been corrected prior to the Board hearing. Upon completing the corrective action required, it is your responsibility to contact Atlantic Beach Code Enforcement and arrange for an inspection to verify compliance at (904) 247-5855.

You have the right to obtain an attorney at your own expense and to present witnesses in your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact Dayna Williams, Secretary of the Code Enforcement Board within five days of the receipt of this notice at (904) 247-5810. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

ATTEST:

Dayna L. Williams, Secretary

Deborah White, Code Enforcement

CODE ENFORCEMENT BOARD

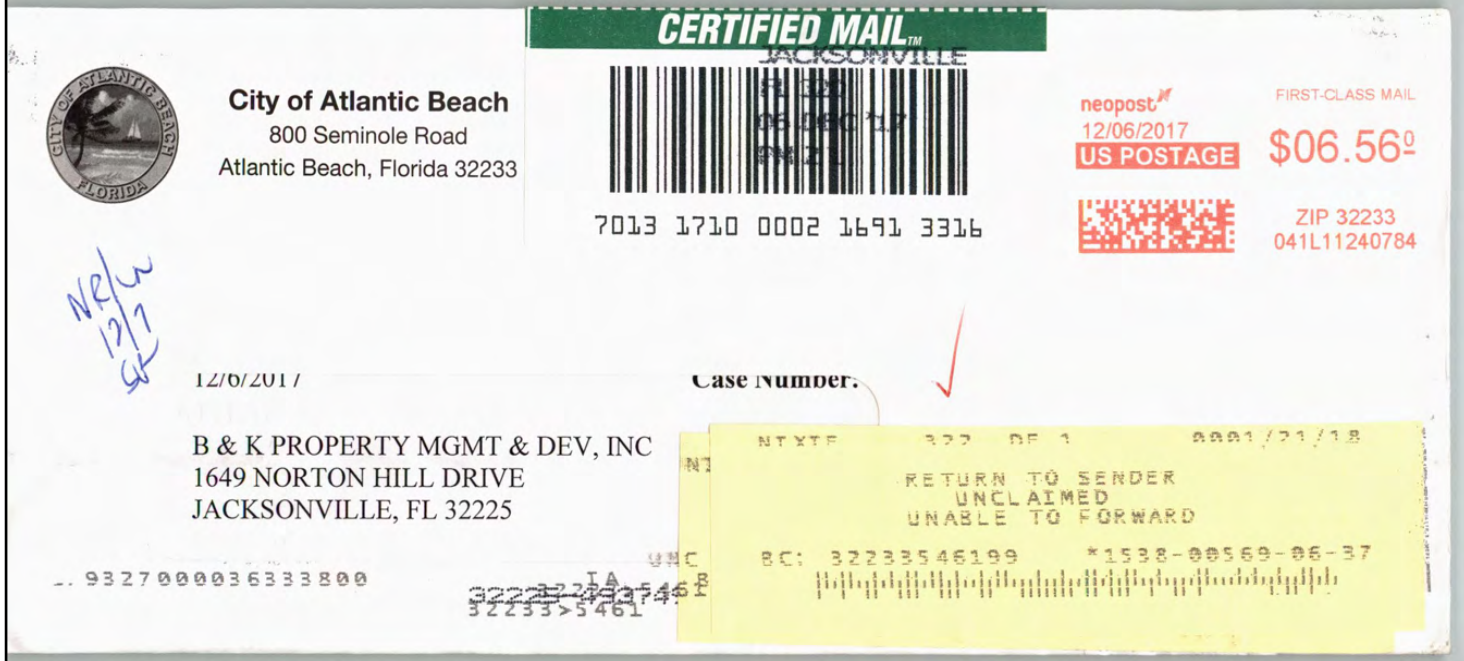
70131710000216913316 Track

USPS package #70131710000216913316
www.usps.com

In transit

Processed — In transit — Delivered

DATE	TIME	LOCATION	STATUS
			Reminder to schedule redelivery of your item
Dec 7	2:54 PM	Jacksonville, FL, United States	Notice left (no authorized recipient available)
Dec 7	8:10 AM	Jacksonville, FL, United States	Arrived at unit
Dec 7	2:13 AM	Jacksonville FI Distribution Center	Departed USPS regional facility
Dec 6	6:31 PM	Jacksonville FI Distribution Center	Arrived at USPS regional facility



CERTIFIED MAIL™

JACKSONVILLE

City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233

7013 1710 0002 1691 3316

neopost
12/06/2017
US POSTAGE

FIRST-CLASS MAIL
$06.56⁰

ZIP 32233
041L11240784

NR/W
12/7
GL

12/6/2017

Case Number:

B & K PROPERTY MGMT & DEV, INC
1649 NORTON HILL DRIVE
JACKSONVILLE, FL 32225

NTXTF 327 DF 1 0001/21/18

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32233546199 *1538-00569-06-37

9327000036333800

32233>5461

USPS Tracking®

FAQs > (http://faq.usps.com/?articleId=220900)

Track Another Package +

Tracking Number: 70131710000216913316 Remove ×

Your item could not be delivered on December 24, 2017 at 5:49 am in JACKSONVILLE, FL 32225. It was held for the required number of days and is being returned to the sender.

Alert

December 24, 2017 at 5:49 am
UNCLAIMED/BEING RETURNED TO SENDER
JACKSONVILLE, FL 32225

Get Updates ∨

Text & Email Updates ∨

Tracking History ∧

December 24, 2017, 5:49 am
Unclaimed/Being Returned to Sender
JACKSONVILLE, FL 32225
Your item could not be delivered on December 24, 2017 at 5:49 am in JACKSONVILLE, FL 32225.
It was held for the required number of days and is being returned to the sender.

Reminder to Schedule Redelivery of your item

December 7, 2017, 2:54 pm
Notice Left (No Authorized Recipient Available)
JACKSONVILLE, FL 32225

December 7, 2017, 8:10 am
Arrived at Unit
JACKSONVILLE, FL 32225

December 7, 2017, 2:13 am
Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

December 6, 2017, 6:31 pm
Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

Product Information

See Less

Can't find what you're looking for?

Go to our **FAQs (http://faq.usps.com/?articleId=220900)** section to find answers to your tracking questions.

Cash Register Receipt

City of Atlantic Beach

Receipt Number
R21686

DESCRIPTION	ACCOUNT	QTY	PAID
CodeTRAK			**$18,467.68**
17-551 Address: 10 DONNER RD APN: 171090 0040			**$18,467.68**
SET FINE AMOUNT			$18,467.68
SET FINE AMOUNT	001-0000-354-3000	0	$18,467.68
TOTAL FEES PAID BY RECEIPT:R21686			**$18,467.68**

Date Paid: Tuesday, November 22, 2022
Paid By: B & K PROPERTY MGMT & DEV, INC
Cashier: NP
Pay Method: CHECK 11106

Printed: Tuesday, November 22, 2022 10:28 AM

1 of 1

CENTRALSQUARE

EDWARDS COHEN
Attorneys at Law

200 West Forsyth Street, Suite 1300
Jacksonville, Florida 32202
Telephone 904.633.7979
Facsimile 904.633.9026

November 21, 2022

VIA FEDEX
City of Atlantic Beach
Finance Department
800 Seminole Rd.
Atlantic Beach, FL 32233

RE: Code Enforcement Board/Lien & Interest Calculation - VyStar Credit Union Loan with B & K Property Management & Development Inc.
Our File No. 9110.64

Dear Sir or Madam:

Enclosed is our Firm Check No. *11106* in the amount of $*18,467.68* for payment of the Code Enforcement Lien with the above-referenced matter.

Should you have any questions, please call.

Sincerely,

Michelle Pinson
Legal Assistant

Encl.

Status: In Compliance

City of Atlantic Beach

Lien & Interest Calculation
10 Donner Road
November 1, 2022

Fine Calculation

Code Compliance Lien Date	June 4, 2018	
Compliance Calculation date	January 3, 2018	
Total Days in Violation		152
Total Days in Violation		152
Daily Fine	$	100.00
Calculated Fine	**$**	**15,200.00**

Interest Calculation (if necessary)

Interest Rate		4.75%
Amount	$	15,200.00
Daily Interest Charged	$	1.98
Interest inception date	06/04/18	
Interest calculation as of	11/01/22	
Total days of accrued interest		1,611
Daily Interest Charged	$	1.98
Total days of accrued interest		1,611
Total Calculated Interest	**$**	**3,189.78**

Miscellaneous Fees (if necessary)

Filing Fee for Lien	$	18.50

Total Due (Lien + Interest + Fees)	**$**	**18,408.28**

Calculation by M. Burns - City of Atlantic Beach - Finance Department 904.247.5807

Doc # 2018129200, OR BK 18406 Page 88, Number Pages: 2,
Recorded 05/31/2018 03:50 PM, RONNIE FUSSELL CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $18.50

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT BOARD
ORDER IMPOSING FINE / LIEN

CITY OF ATLANTIC BEACH, FLORIDA, Petitioner
vs.

B & K PROPERTY MGMT & DEV, INC, Respondent.
1649 NORTON HILL DRIVE
JACKSONVILLE, FL 32225

First Class and Certified Mail Return Receipt Requested: 70170660000038566221

Property Address: 10 DONNER ROAD
ATLANTIC BEACH, FL

Case Number: 17-551
Real Estate Number: 171090 0040
Legal Description: 30-60 38-2S-29E 27 ROYAL PALMS UNIT 01 PT TRACT A RECD O/R

ORDER IMPOSING FINE

THIS CAUSE came for public hearing before the Code Enforcement Board on March 13, 2018, and the Board having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law and Order as follows:

FINDINGS OF FACT

1. That the Respondent owns the property located at 10 DONNER RD, Atlantic Beach, Florida.
2. That notice was sent by Posting and that Respondent was not present at the hearing.
3. That notification of the violations of the City of Atlantic Beach, were made and served on the Respondent as evidenced in this hearing.

Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken-and-abandoned-items.
Chapter 24. Land Development Regulations. CL permitted uses

CONCLUSIONS OF LAW

THAT the Respondent is NOT IN COMPLIANCE and has failed to correct such violation as of this hearing date.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Code of Ordinances of the City of Atlantic Beach, Florida it is Ordered:

THAT the Respondent is found violation for non-compliance with the Code Enforcement Board order November 14, 2017, and failed to obtain compliance on or before January 2, 2018, Board orders that a fine of one hundred ($100.00) dollars per day for the first day and one hundred ($100.00) for every day thereafter while the violation continues to exist be imposed commencing on January 3, 2018. In addition, fines shall include the administrative costs to the City incurred in prosecuting this case.

THAT the Respondent is responsible for contacting the City of Atlantic Beach Code Enforcement Officer and obtaining an inspection of compliance.

THAT failure to pay all accumulated fines will result in a lien being placed against the property at 10 DONNER RD for the total assessment plus costs incurred for the filing of the lien. All lien amounts are to be made payable at an interest rate of ten (10) percent per annum from date of certification until paid.

DONE AND ORDERED THIS March 13, 2018.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT BOARD

ATTEST:

Donna L. Bartle, City Clerk

By: Benjamin de Luna, Chairman

Executed this 20th day of March 2018.

PLEASE NOTE: Florida Statutes, Section 162.11, states that an appeal of this order shall be filed in circuit court within thirty (30) days of this order's execution.

STATE OF FLORIDA DUVAL COUNTY
I, the undersigned City Clerk for the City of Atlantic Beach, Duval County, Florida, do hereby certify the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the City Clerk for Atlantic Beach. Witness my hand and official seal of the City of Atlantic Beach, Florida,
this 31st day of May 2018.
City Clerk

City of Atlantic Beach
800 Seminole Road
Atlantic Beach, FL, 32233

INVOICE #
INV-5350
Date Due: 12/22/2022

B & K PROPERTY MANAGEMENT & DEVELOPMENT INC
1649 NORTON HILL DRIVE

Invoice Date: 11/22/2022

Record #	Record Type	Fee Group	Fee Description	Quantity	Amount
17-551	CODE ENFORCEMENT		SET FINE AMOUNT	0	$18,467.68
					$18,467.68

Invoice Total: $18,467.68

Please send your payment to this address:

Printed: Tuesday, November 22, 2022 10:26 AM

1 of 1

CENTRALSQUARE

OCEANSIDE COLLISION LLC
41 W 2ND ST
ATLANTIC BEACH, FL 32233

Primary Site Address
61 W 2ND ST
Atlantic Beach FL 32233

Official Record Book/Page
19841-00562

Tile #
9417

61 W 2ND ST

Property Detail

RE #	170733-0000
Tax District	USD3
Property Use	2792 Service Garage/Vehicle RP
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03119 ATLANTIC BEACH SEC H
Total Area	7287

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	Income	Income
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$42,075.00	$42,075.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$351,800.00	$351,800.00
Assessed Value	$351,800.00	$351,800.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$351,800.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19841-00562	7/22/2021	$1,100,000.00	SW - Special Warranty	Unqualified	Improved
17386-00020	11/9/2015	$312,000.00	MS - Miscellaneous	Unqualified	Improved
09374-00013	7/30/1999	$85,000.00	WD - Warranty Deed	Qualified	Improved
06266-01082	12/31/1986	$62,000.00	WD - Warranty Deed	Unqualified	Improved
06213-00049	10/10/1986	$100.00	QC - Quit Claim	Unqualified	Vacant
06174-01102	7/24/1986	$15,000.00	WD - Warranty Deed	Unqualified	Vacant
03627-00381	11/26/1973	$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	1,600.00	$3,180.00
2	FWDC1	Fence Wood	1	0	0	100.00	$506.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	ACG	0.00	0.00	Common	7,650.00	Square Footage	$42,075.00

Legal

LN	Legal Description
1	18-34 38-2S-29E 0.17
2	ATLANTIC BEACH SEC H
3	W1/2 LOT 6, LOT 7 BLK 26

Buildings

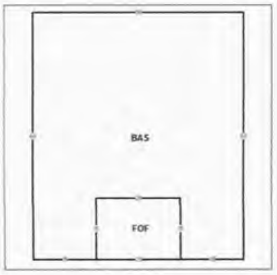
Building 1
Building 1 Site Address
61 W 2ND ST Unit
Atlantic Beach FL 32233

Building Type	2702 - SERV GAR / VEH RP
Year Built	1986
Building Value	$187,313.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2700	2700	2700
Fair Office	300	300	525
Total	3000	3000	3225

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	1.000	
Stories	1.000	
Rooms / Units	2.000	
Avg Story Height	10.000	
Restrooms	1.000	



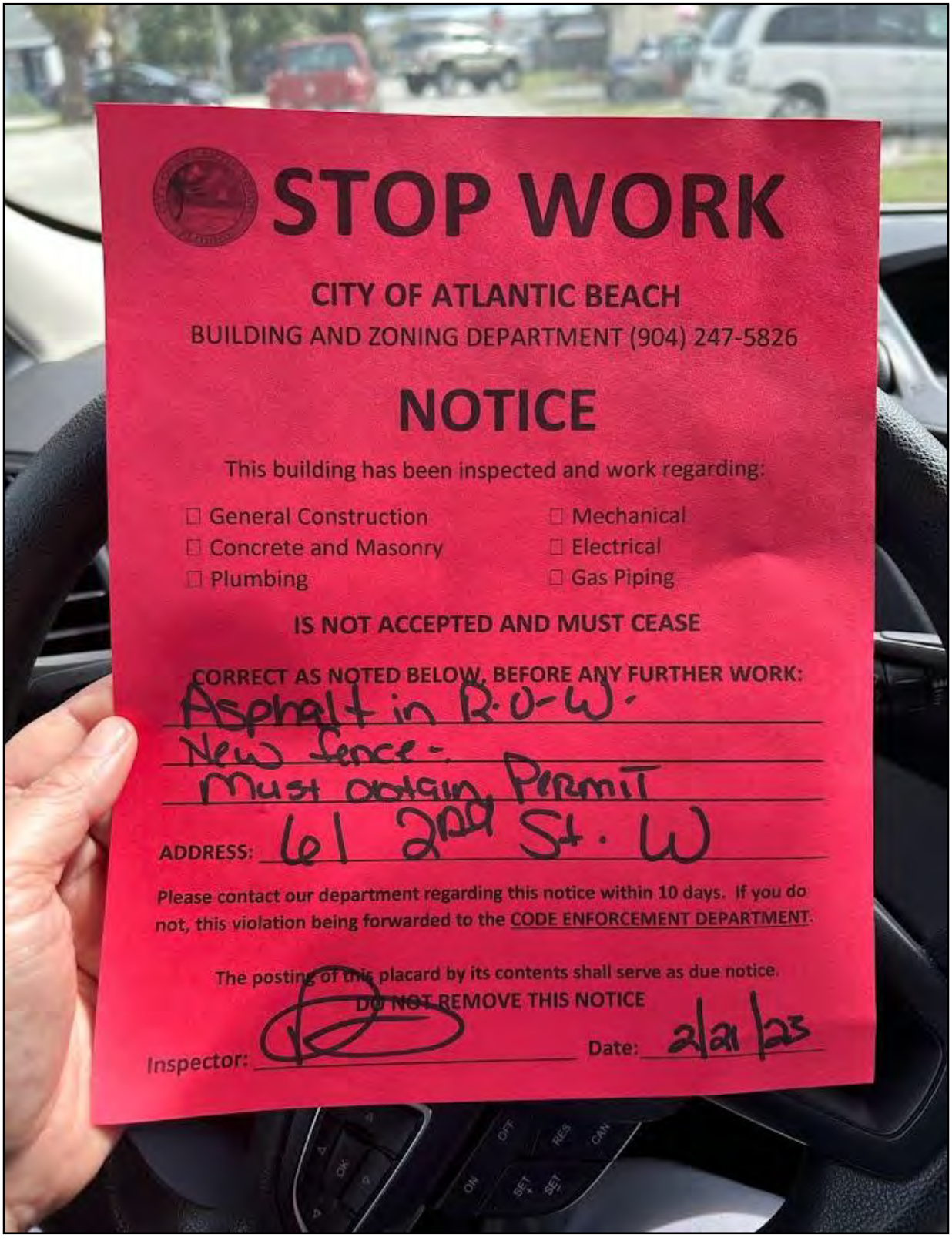
2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$351,800.00	$0.00	$351,800.00	$1,184.52	$2,823.62	$2,596.74
Public Schools: By State Law	$351,800.00	$0.00	$351,800.00	$517.33	$1,138.42	$1,101.35
By Local Board	$351,800.00	$0.00	$351,800.00	$326.67	$790.85	$695.47
FL Inland Navigation Dist.	$351,800.00	$0.00	$351,800.00	$4.65	$11.26	$10.10
Atlantic Beach	$351,800.00	$0.00	$351,800.00	$469.16	$1,135.79	$1,018.00
Water Mgmt Dist. SJRWMD	$351,800.00	$0.00	$351,800.00	$31.81	$69.45	$69.45
Urban Service Dist3	$351,800.00	$0.00	$351,800.00	$0.00	$0.00	$0.00
			Totals	$2,534.14	$5,969.39	$5,491.11

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$145,318.00	$145,318.00	$0.00	$145,318.00




OCEANSIDE
904-372-0667



STOP WORK

CITY OF ATLANTIC BEACH

BUILDING AND ZONING DEPARTMENT (904) 247-5826

NOTICE

This building has been inspected and work regarding:

- ☐ General Construction
- ☐ Concrete and Masonry
- ☐ Plumbing
- ☐ Mechanical
- ☐ Electrical
- ☐ Gas Piping

IS NOT ACCEPTED AND MUST CEASE

CORRECT AS NOTED BELOW, BEFORE ANY FURTHER WORK:

Asphalt in R.O-W.
New fence -
Must obtain Permit

ADDRESS: 61 2nd St. W

Please contact our department regarding this notice within 10 days. If you do not, this violation being forwarded to the CODE ENFORCEMENT DEPARTMENT.

The posting of this placard by its contents shall serve as due notice.

DO NOT REMOVE THIS NOTICE

Inspector: _____ **Date:** 2/21/23



CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

3/15/2023

OCEANSIDE COLLISION LLC
41 W 2ND ST
ATLANTIC BEACH, FL 32233

Real Estate Number: 170733 0000 **Case Number:** 23-052
Location of Violation: 61 W 2ND ST, 18-34 38-2S-29E 0.17 ATLANTIC BEACH SEC H W1/2 LOT 6, LOT 7 BLK 26 AND 18-34 17-2S-29E 0.23 SEC H ATLANTIC BEACH LOTS 1,2 BLK 81 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and also maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 61 W 2ND ST was conducted on 3/15/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: A stop work order was posted on the property for installation of a fence and asphalt in the right of way. To date, no application has been received for these projects.

APPLICABLE CODES:

Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.

Sec. 19-1. Construction of driveways and in rights-of-way. (c) Except as may be permitted in accordance with section 19-2 hereof, no person or entity shall undertake any use of or any type of construction within city rights-of-way, including without limitation, the following:

5. Barriers or obstructions of any kind.
11. Parking spaces or lots.
13. Any other improvement, object or item requiring a permanent foundation or which cannot be removed readily.
14. Any improvement, object or item designed and intended for personal or private use and not for public use.
16. Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.
17. Driveways, new, modified or replaced (see section 19-7).

This letter requests that the noted violation(s) be corrected by submitting a permit application within ten (10) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or airizarry@coab.us if you have any questions or need additional information.

I, Angela IRIzarry, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

CERTIFIED RETURN RECEIPT
7017 0660 0000 3856 5606

5/9/2023

OCEANSIDE COLLISION LLC
41 W 2ND ST
ATLANTIC BEACH, FL 32233

Real Estate Number: 170733 0000 **Case Number:** 23-052
Location of Violation: 61 W 2ND ST, 18-34 38-2S-29E 0.17 ATLANTIC BEACH SEC H W1/2 LOT 6, LOT 7 BLK 26 AND 18-34 17-2S-29E 0.23 SEC H ATLANTIC BEACH LOTS 1,2 BLK 81 Atlantic Beach, Florida

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A code enforcement inspection at 61 W 2ND ST was conducted on 3/15/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: A stop work order was posted on the property for installation of a fence and asphalt in the right of way. An after the fact permit application was submitted on 3/21/2023 but was subsequently denied. No revised application was received and the unpermitted improvements have not been removed.

APPLICABLE CODES:

Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.

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5. Barriers or obstructions of any kind.
11. Parking spaces or lots.
13. Any other improvement, object or item requiring a permanent foundation or which cannot be removed readily.
14. Any improvement, object or item designed and intended for personal or private use and not for public use.
16. Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.
17. Driveways, new, modified or replaced (see section 19-7).

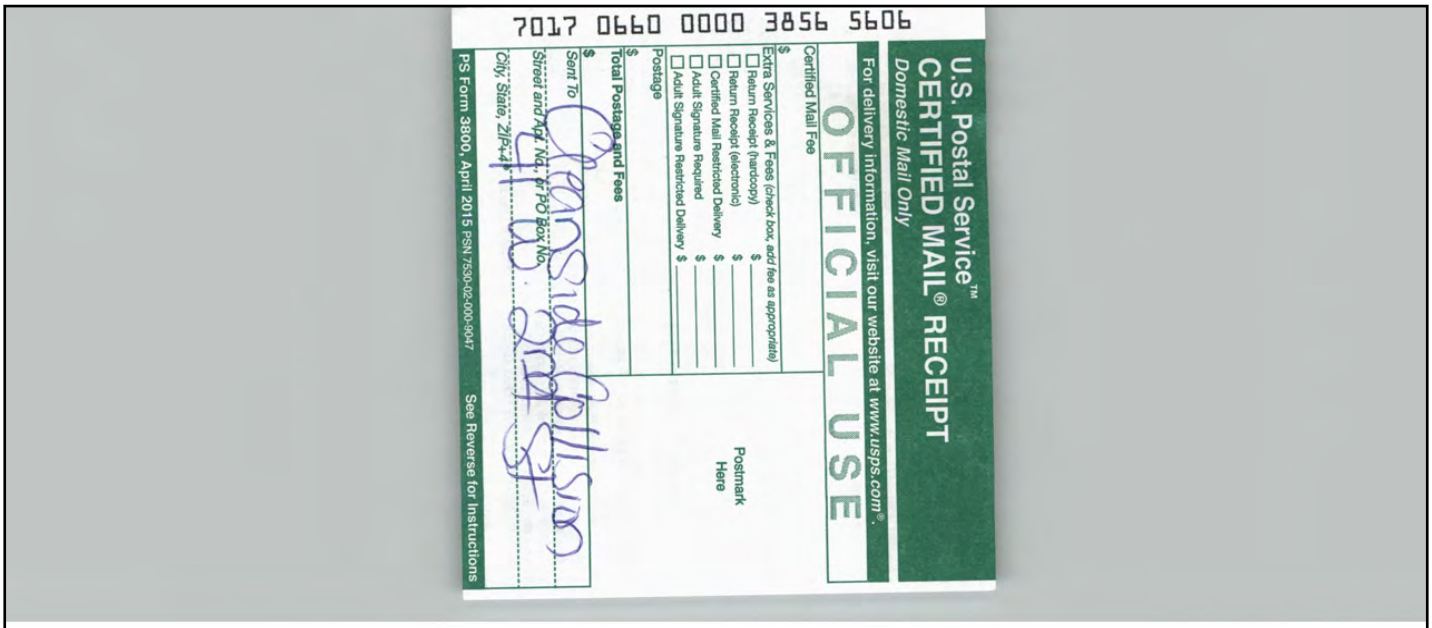
This letter requests that the noted violation(s) be corrected by submitting a permit application within ten (10) days of the receipt of this notice.

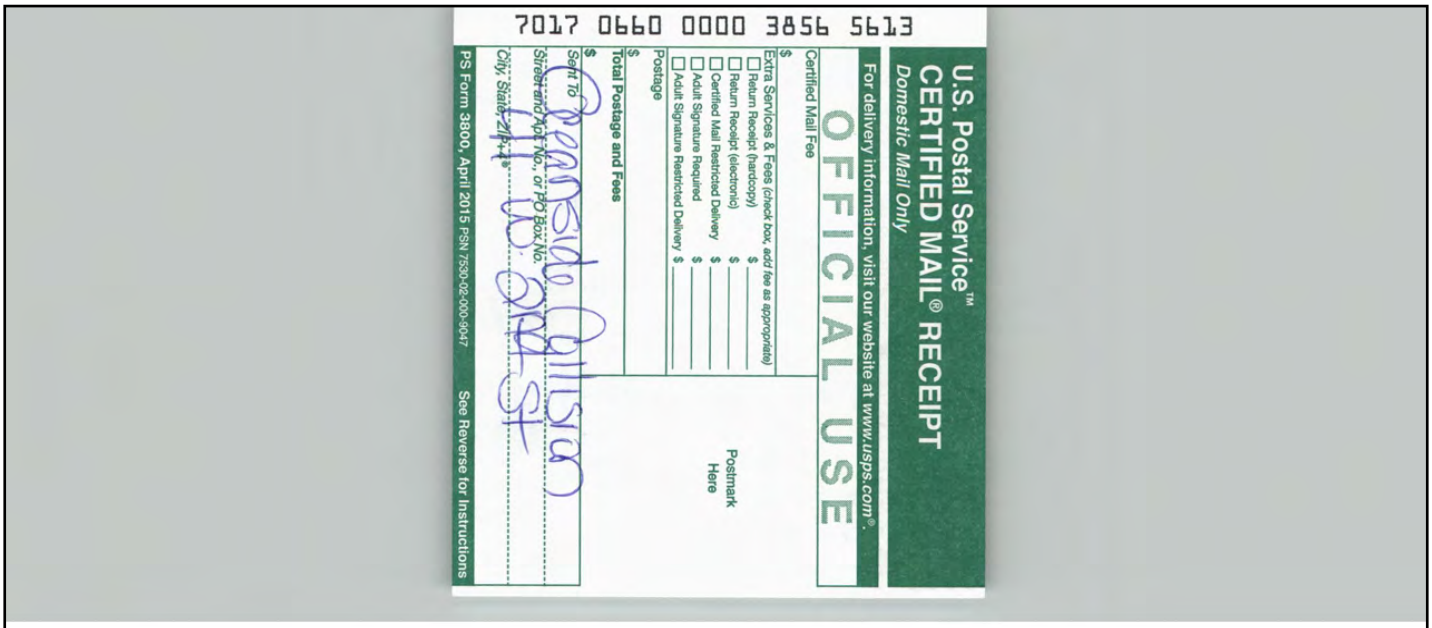
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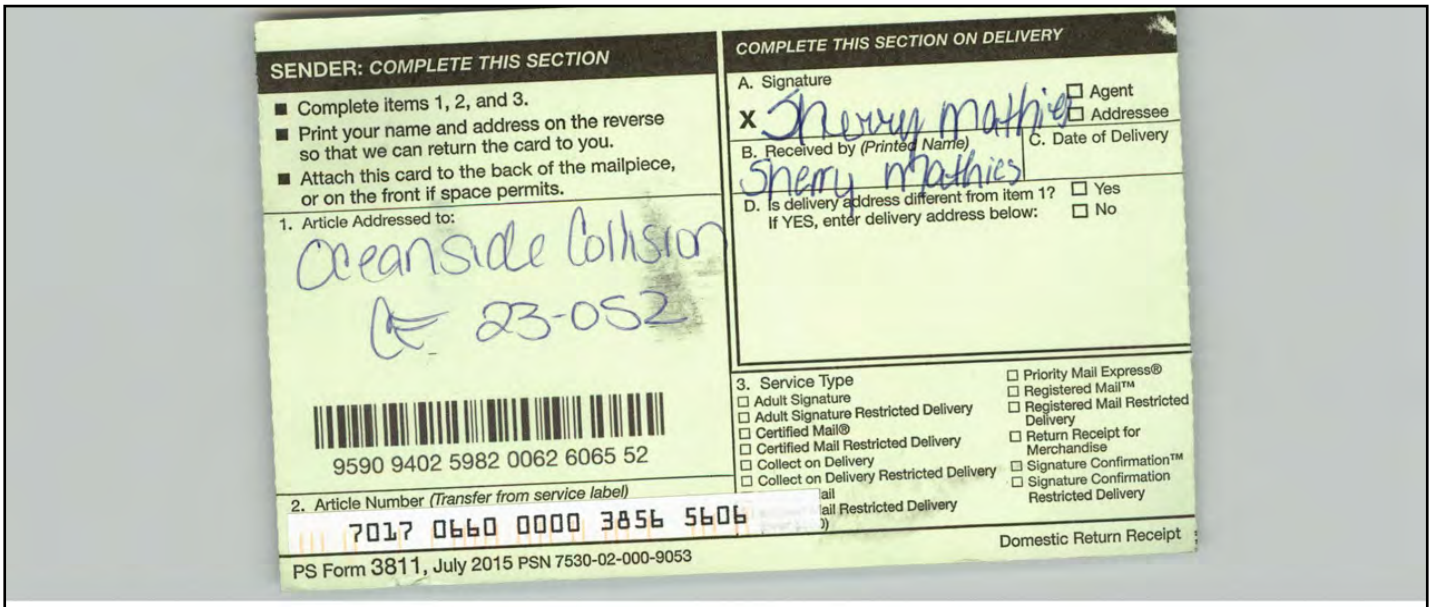
I, Angela IRizarry , hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT


7017 0660 0000 3856 5606
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Return Receipt (electronic) $
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Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
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Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Postmark Here
Sent To
Street and Apt No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Oceanside Collision
CE 23-052

9590 9402 5982 0062 6065 52

2. Article Number (Transfer from service label)

7017 0660 0000 3856 5606

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sherry Mathies ☐ Agent ☐ Addressee

B. Received by (Printed Name) Sherry Mathies C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

70170660000038565606

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 2:49 pm on May 22, 2023 in ATLANTIC BEACH, FL 32233.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered
Delivered, Front Desk/Reception/Mail Room
ATLANTIC BEACH, FL 32233
May 22, 2023, 2:49 pm

Redelivery Scheduled for Next Business Day
ATLANTIC BEACH, FL 32233
May 20, 2023, 2:39 pm

In Transit to Next Facility
May 19, 2023

Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
May 18, 2023, 8:18 pm

Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
May 17, 2023, 9:10 pm

● **Hide Tracking History**

Text & Email Updates ⌄

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Product Information ⌄

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Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

6/5/2023

Case Number: 23-052

OCEANSIDE COLLISION LLC
41 W 2ND ST
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt:
7017 0660 0000 3856 5651

Property Address: 61 W 2ND ST
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 6, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 61 W 2ND ST, 18-34 38-2S-29E 0.17 ATLANTIC BEACH SEC H W1/2 LOT 6, LOT 7 BLK 26 AND 18-34 17-2S-29E 0.23 SEC H ATLANTIC BEACH LOTS 1,2 BLK 81 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.

Sec. 19-1. Construction of driveways and in rights-of-way. (c) Except as may be permitted in accordance with section 19-2 hereof, no person or entity shall undertake any use of or any type of construction within city rights-of-way, including without limitation, the following:

5. Barriers or obstructions of any kind.
11. Parking spaces or lots.
13. Any other improvement, object or item requiring a permanent foundation or which cannot be removed readily.
14. Any improvement, object or item designed and intended for personal or private use and not for public use.
16. Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.
17. Driveways, new, modified or replaced (see section 19-7).

STATEMENT OF CODE ENFORCEMENT OFFICER: A stop work order was posted on the property for installation of a fence and for asphalt that was placed in the city's right of way. An after the fact permit application was received by the city on 3-21-2023 but was denied. No new application has been received and the fence and unapproved asphalt have not been removed.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk

7017 0660 0000 3856 5651

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To
Oceanside Collision LLC 23-052
Street and Apt. No.; or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Oceanside Collision LLC

23-052

9590 9402 7880 2234 5498 24

2. Article Number *(Transfer from service label)*

7017 0660 0000 3856 5651

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Justin Rook

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Details

City of Atlantic Beach

Case Number
23-052

Description: SWO for Fence and Paving ROW		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: STOP WORK ORDER	
Opened: 3/15/2023	Closed:	Last Action: 7/21/2023	Fllw Up: 6/30/2023
Site Address: 61 W 2ND ST ATLANTIC BEACH, FL 32233			
Site APN: 170733 0000		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
STOP WORK ORDER POST	Angela Irizarry	2/21/2023	2/21/2023	
NOV REG	Angela Irizarry	3/15/2023	3/15/2023	
PERMIT APPLIED FOR	Angela Irizarry	3/21/2023	3/21/2023	Received an application for a fence and to fill potholes.
PERMIT DENIED	Angela Irizarry	4/4/2023	4/4/2023	Permit denied. Awaiting corrections
NOV CERT	Angela Irizarry	5/9/2023	5/9/2023	
CMRR STATUS UPDATE	Angela Irizarry	5/22/2023	5/22/2023	Per usps.com, certified letter was delivered on 5/22 @ 2:49pm
NOTICE OF HEARING	Angela Irizarry	6/5/2023	6/5/2023	NOH for July meeting
CMRR STATUS UPDATE	Angela Irizarry	6/9/2023	6/9/2023	NOH Certified letter was delivered.
CODE ENFORCEMENT AGENDA	Angela Irizarry	6/28/2023	6/28/2023	

Case Details

City of Atlantic Beach

Case Number
23-052

CODE ENFORCEMENT ORDER	**Angela Irizarry**	**7/18/2023**		
SCAN & UPLOAD EXECUTED ORDERS	**Angela Irizarry**	**7/21/2023**		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	OCEANSIDE COLLISION LLC	41 W 2ND ST ATLANTIC BEACH, FL 32233			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
REINSPECTION	**AI**	**5/9/2023**	**5/9/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**5/24/2023**	**5/24/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**6/2/2023**	**6/5/2023**	**VIOLATION CONTINUES**		**No revised permit received.**

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
FENCES NO PERMIT	**Angela Irizarry**	**3/15/2023**		**Side Lot**		**Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.**

Case Details

City of Atlantic Beach

Case Number
23-052

Right of Way Obstructions	**Angela Irizarry**	**3/15/2023**				**Sec. 19-1. Construction of driveways and in rights-of-way. The construction of a new driveway in the city's right of way, or the modification of an existing driveway shall require construction permit within the city rights-of-way and easement. (c) Except as may be permitted in accordance with section 19-2 hereof, no person or entity shall undertake any use of or any type of construction within city rights-of-way, including without limitation, the following:** **5. Barriers or obstructions of any kind.** **11. Parking spaces or lots.** **12. Landscaping of any kind, except sod, which is permitted provided the adjoining landowner maintains the sod.** **14. Any improvement, object or item designed and intended for personal or private use and not for public use.** **16. Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.** **17. Driveways, new, modified or replaced (see section 19-7).**

GRANT ALAN R
61 TALLWOOD RD
JACKSONVILLE BEACH, FL 32250-2924

Primary Site Address
732 CAVALLA RD
Atlantic Beach FL 32233

Official Record Book/Page
05294-00035

Tile #
9417

732 CAVALLA RD

Property Detail

RE #	171365-0220
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03122 ROYAL PALMS UNIT 02A
Total Area	2022

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	$91,571.00	$96,157.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$125,000.00	$125,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$216,571.00	$221,157.00
Assessed Value	$136,126.00	$149,738.00
Cap Diff/Portability Amt	$80,445.00 / $0.00	$71,419.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$136,126.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
05294-00035	2/27/1981	$21,900.00	WD - Warranty Deed	Unqualified	Improved
06867-00203	3/14/1990	$22,000.00	WD - Warranty Deed	Unqualified	Improved
09579-02320	3/22/2000	$116,000.00	WD - Warranty Deed	Unqualified	Improved
10739-01419	10/14/2002	$100.00	QC - Quit Claim	Unqualified	Improved
11730-00598	3/25/2004	$48,900.00	QC - Quit Claim	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG-M	0.00	0.00	Common	1.00	Lot	$125,000.00

Legal

LN	Legal Description
1	31-1 38-2S-29E .04
2	ROYAL PALMS UNIT 2 A
3	E 22.17FT OF W 36.77FT LOT 7
4	BLK 16

Buildings

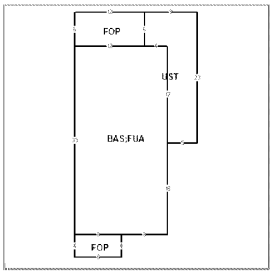
Building 1
Building 1 Site Address
732 CAVALLA RD
Atlantic Beach FL 32233

Building Type	0105 - TOWNHOUSE
Year Built	1974
Building Value	$96,157.00

Type	Gross Area	Heated Area	Effective Area
Base Area	528	528	528
Finished upper story 1	528	528	502
Finished Open Porch	72	0	22
Unfinished Storage	139	0	56
Finished Open Porch	32	0	10
Total	1299	1056	1118

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Exterior Wall	12	12 Cedar/Redwood
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	2.000	
Baths	1.500	
Rooms / Units	1.000	



2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$136,126.00	$0.00	$136,126.00	$1,008.72	$1,092.57	$1,004.79
Public Schools: By State Law	$216,571.00	$0.00	$216,571.00	$521.23	$700.82	$678.00
By Local Board	$216,571.00	$0.00	$216,571.00	$329.14	$486.85	$428.14
FL Inland Navigation Dist.	$136,126.00	$0.00	$136,126.00	$3.96	$4.36	$3.91
Atlantic Beach	$136,126.00	$0.00	$136,126.00	$399.53	$439.48	$393.91
Water Mgmt Dist. SJRWMD	$136,126.00	$0.00	$136,126.00	$27.09	$26.87	$26.87
Urban Service Dist3	$136,126.00	$0.00	$136,126.00	$0.00	$0.00	$0.00
			Totals	$2,289.67	$2,750.95	$2,535.62

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$146,414.00	$123,751.00	$0.00	$123,751.00
Current Year	$216,571.00	$136,126.00	$0.00	$136,126.00

2022 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

Request Type:	Atlantic Beach Problem Reporting and Tracking Request	Request Location:	732 Cavalla Road 32233
Request ID Number:	2053		
Date Submitted:	3/26/2023		
Date Closed:	(open)		
Date Printed:	6/28/2023 2:18:36 PM		
		Submitter Information:	Debbie Gallardo 738 Cavalla Road
Priority:	Normal		
Assigned To:	Irizarry, Angela		
			Phone: 9044053714 Email: dgall425@gmail.com

Date/Person	Comments
6/27/2023 9:07:08 AM Angela Irizarry	Case is scheduled to go before the special magistrate on 7/6/2023.
3/29/2023 11:23:15 AM Angela Irizarry	Posted stop work order and opened code enforcement case against property.
3/27/2023 9:10:40 AM Kevin Hogencamp	Request assigned to Angela Irizarry. Reason: Thanks for reaching out. Assigning to code enforcement to review.
3/26/2023 8:47:43 PM (anonymous)	Your Request ID Number is 2053. . **This is the City of Atlantic Beach Online Problem Reporting and Tracking system -- one many ways for you to report issues to the City. Completing this form will generate automatic emails to the appropriate City staff who can address your needs. These requests are typically received within one business day. You have the ability to track our progress on your issue through this system.** **If your problem is a non-emergency police matter that needs quick attention, such as an illegally parked vehicle, please call 247-5859. You may also report issues by calling 247-5800 or emailing info@coab.us.** **For a Police emergency, dial 911.** **Please note that as of July 1, 2021, Florida Statutes requires that people who report potential violations of a code or an ordinance must provide his or her name and address before an investigation occurs. Questions about this? Please email info@coab.us.** . **Contact information** **Name (required by state law for reports of potential violations of a code or ordinance)** Debbie Gallardo **Address (required by state law for reports of potential violations of a code or ordinance)** 738 Cavalla Road **Phone Number** 9044053714 **Email Address** dgall425@gmail.com

Under Florida law, email addresses are contained in the public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the City by phone or in writing.

.

Please identify the type of problem you are reporting or service you are requesting by checking the appropriate box

Code Compliance

.

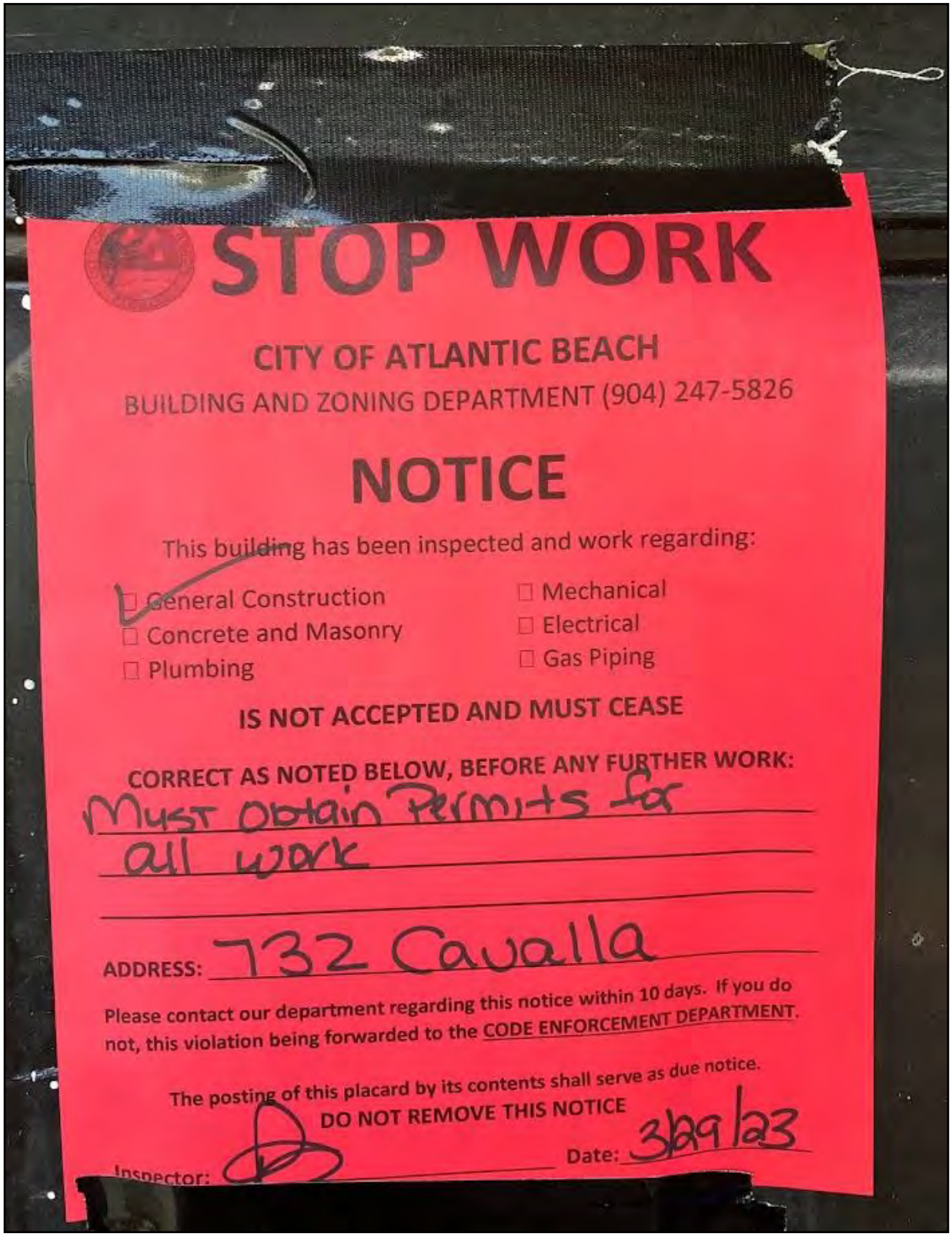
Description of the problem or request Major construction of the townhome which was going on inside, now has the front lower floor wall removed and interior is exposed. Working until 9 pm at night. Construction person shows up after 4pm and on weekends. The place is non occupied. Please ask that they not work past restricted times and that they follow their permit guidelines(if they have a permit).

.

Location of the problem or request 732 Cavalla Road
Zip code 32233
How would you like us to contact you? email

.





STOP WORK

CITY OF ATLANTIC BEACH

BUILDING AND ZONING DEPARTMENT (904) 247-5826

NOTICE

This building has been inspected and work regarding:

- ☑ General Construction
- ☐ Concrete and Masonry
- ☐ Plumbing
- ☐ Mechanical
- ☐ Electrical
- ☐ Gas Piping

IS NOT ACCEPTED AND MUST CEASE

CORRECT AS NOTED BELOW, BEFORE ANY FURTHER WORK:

Must obtain Permits for all work

ADDRESS: 732 Cavalla

Please contact our department regarding this notice within 10 days. If you do not, this violation being forwarded to the CODE ENFORCEMENT DEPARTMENT.

The posting of this placard by its contents shall serve as due notice.

DO NOT REMOVE THIS NOTICE

Inspector: _____ **Date:** 3/29/23


CITY OF ATLANTIC BEACH
FLORIDA

CITY OF ATLANTIC BEACH

800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

4/19/2023

GRANT ALAN R
61 TALLWOOD RD
JACKSONVILLE BEACH, FL 32250-2924

Real Estate Number: 171365 0220 **Case Number:** 23-066
Location of Violation: 732 CAVALLA RD, 31-1 38-2S-29E .04 ROYAL PALMS UNIT 2 A E 22.17FT OF W 36.77FT LOT 7 BLK 16 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and also maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 732 CAVALLA RD was conducted on 4/19/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: A stop work order was posted on the property for work being performed in the unit without a permit. To day, no building permit application has been received for the work.

APLICABLE CODE: FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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.

This letter requests that the noted violation(s) be corrected by submitting a building permit application and obtaining a valid permit for all work being done on the unit within ten (10) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or airizarry@coab.us if you have any questions or need additional information.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

CITY OF ATLANTIC BEACH

800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

CERTIFIED RETURN RECEIPT
7017 0660 0000 3856 5590

5/5/2023

GRANT ALAN R
61 TALLWOOD RD
JACKSONVILLE BEACH, FL 32250-2924

Real Estate Number: 171365 0220 **Case Number:** 23-066
Location of Violation: 732 CAVALLA RD, 31-1 38-2S-29E .04 ROYAL PALMS UNIT 2 A E 22.17FT OF W 36.77FT LOT 7 BLK 16 Atlantic Beach, Florida

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I, Angela IRizarry, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Alan Scott

Street and Apt. No., or PO Box No.
61 Tallwood

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

7017 0660 0000 3856 5590

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

6/7/2023

Case Number: 23-066

GRANT ALAN R
61 TALLWOOD RD
JACKSONVILLE BEACH, FL 32250

Certified Mail Return Receipt:
7017 0660 0000 3856 5682

Property Address: 732 CAVALLA
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 6th, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 732 CAVALLA RD, 31-1 38-2S-29E .04 ROYAL PALMS UNIT 2 A E 22.17FT OF W 36.77FT LOT 7 BLK 16 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

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STATEMENT OF CODE ENFORCEMENT OFFICER: A stop work order was posted on the property on 3/29/2023 for construction work being performed in the unit without a permit. To date, no building permit application has been received for the work.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL
DATE: 6/26/23

6/7/2023

Case Number: 23-066

GRANT ALAN R
61 TALLWOOD RD
JACKSONVILLE BEACH, FL 32250

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7017 0660 0000 3856 5682

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ATLANTIC BEACH, FL

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I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk


32

Case Details

City of Atlantic Beach

Case Number
23-066

Description: Interior Renovation		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: STOP WORK ORDER	
Opened: 3/29/2023	Closed:	Last Action: 6/28/2023	Fllw Up: 6/28/2023
Site Address: 732 CAVALLA RD ATLANTIC BEACH, FL 32233			
Site APN: 171365 0220		Officer: Angela Irizarry	
Details: Work without Permit			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
STOP WORK ORDER POST	Angela Irizarry	3/29/2023	3/29/2023	Demo of front wall of building. No permit on file.
TELEPHONE CALL	Angela Irizarry	3/29/2023	3/29/2023	Received call from Elizabeth Baldwin (Respondent's widow). I advised her that she needed a permit for the work and the permit had to be pulled by a certified contractor since this is a rental unit.
NOV REG	Angela Irizarry	4/19/2023	4/19/2023	
NOV CERT	Angela Irizarry	5/5/2023	5/5/2023	
TELEPHONE CALL	Angela Irizarry	5/8/2023	5/8/2023	Received phone calll from Elizabeth Baldwin. She stated that she has had two different contractor flake out on her.
NOTICE OF HEARING	Angela Irizarry	6/7/2023	6/7/2023	Sent regular and certified mail.
TELEPHONE MESSAGE	Angela Irizarry	6/20/2023	6/20/2023	Received voicemail from Elizabeth stating that she thinks she has found someone to fix the house and they should be submitting for a permit soon.
CMRR STATUS UPDATE	Angela Irizarry	6/21/2023	6/26/2023	Certified letter not showing as delivered. Posting property.

Case Details

City of Atlantic Beach

Case Number
23-066

NOH POST AND AFF	**Angela Irizarry**	**6/26/2023**	**6/26/2023**	**Posted NOH on property and at City Hall**
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**6/29/2023**	**6/28/2023**	
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**7/18/2023**		
SCAN & UPLOAD EXECUTED ORDERS	**Angela Irizarry**	**7/21/2023**		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	GRANT ALAN R	61 TALLWOOD RD JACKSONVILLE BEACH, FL 32250-2924			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
REINSPECTION	**AI**	**4/11/2023**	**4/19/2023**	**VIOLATION CONTINUES**		**No permit application has been received.**
REINSPECTION	**AI**	**5/4/2023**	**5/5/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**5/22/2023**	**6/7/2023**	**VIOLATION CONTINUES**		**Still no permit.**
REINSPECTION	**AI**	**6/27/2023**	**6/27/2023**	**VIOLATION CONTINUES**		**No permit application received. Tarps still on house.**

Case Details

City of Atlantic Beach

Case Number
23-066

VIOLATIONS						
VIOLATION TYPE	**USER NAME**	**OBSERVED DATE**	**CORRECTED DATE**	**LOCATION**	**REMARKS**	**NOTES**
SWO Florida Bldg Code	Angela Irizarry	3/23/2023				FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required 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.

WILLIAMS ROBERT JOSEPH JR
67 CORAL ST
ATLANTIC BEACH, FL 32233-5815

Primary Site Address
67 CORAL ST
Atlantic Beach FL 32233

Official Record Book/Page
03272-00124

Tile #
9409

67 CORAL ST

Property Detail

RE #	169595-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03096 OCEAN GROVE UNIT 01
Total Area	5380

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	$60,509.00	$59,933.00
Extra Feature Value	$574.00	$574.00
Land Value (Market)	$483,000.00	$552,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$544,083.00	$612,507.00
Assessed Value	$250,887.00	$258,413.00
Cap Diff/Portability Amt	$293,196.00 / $0.00	$354,094.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$200,887.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value	
Assessed Value	$258,413.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$208,413.00**

SJRWMD/FIND Taxable Value	
Assessed Value	$258,413.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$208,413.00**

School Taxable Value	
Assessed Value	$258,413.00
Homestead (HX)	- $25,000.00
Taxable Value	**$233,413.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03272-00124	9/24/1971	$13,000.00	MS - Miscellaneous	Unqualified	Improved
05598-01516	12/14/1976	$100.00	QC - Quit Claim	Unqualified	Improved
05786-01541	3/23/1984	$40,000.00	WD - Warranty Deed	Unqualified	Improved
06399-00043	9/11/1987	$73,000.00	WD - Warranty Deed	Unqualified	Improved
07813-01326	3/10/1994	$81,500.00	WD - Warranty Deed	Qualified	Improved
09405-01766	8/25/1999	$61,600.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	0	0	104.00	$574.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG	50.00	110.00	Common	50.00	Front Footage	$552,000.00

Legal

LN	Legal Description
1	15-82 09-2S-29E
2	OCEAN GROVE UNIT NO 1 S/D PT LOT 7
3	LOT 18 BLK 8

Buildings

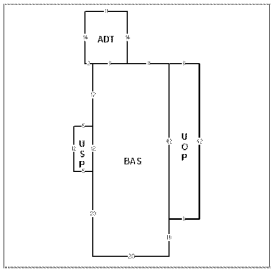
Building 1
Building 1 Site Address
67 CORAL ST
Atlantic Beach FL 32233

Building Type	0101 - SFR 1 STORY
Year Built	1947
Building Value	$59,933.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1040	1040	1040
Unfin Open Porch	336	0	67
Addition	154	154	139
Unfin Screened Porch	60	0	15
Total	1590	1194	1261

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.000	
Rooms / Units	1.000	



2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$250,887.00	$50,000.00	$200,887.00	$1,577.91	$1,612.36	$1,482.81
Public Schools: By State Law	$250,887.00	$25,000.00	$225,887.00	$778.14	$730.97	$707.16
By Local Board	$250,887.00	$25,000.00	$225,887.00	$491.37	$507.79	$446.56
FL Inland Navigation Dist.	$250,887.00	$50,000.00	$200,887.00	$6.19	$6.43	$5.77
Atlantic Beach	$250,887.00	$50,000.00	$200,887.00	$624.97	$648.56	$581.31
Water Mgmt Dist. SJRWMD	$250,887.00	$50,000.00	$200,887.00	$42.37	$39.66	$39.66
Urban Service Dist3	$250,887.00	$50,000.00	$200,887.00	$0.00	$0.00	$0.00
			Totals	$3,520.95	$3,545.77	$3,263.27

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$394,430.00	$243,580.00	$50,000.00	$193,580.00

Current Year	$544,083.00	$250,887.00	$50,000.00	$200,887.00

2022 TRIM Property Record Card (PRC)
This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2022

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information
ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

2/16/2023

WILLIAMS ROBERT JOSEPH JR
67 CORAL ST
ATLANTIC BEACH, FL 32233-5815

Real Estate Number: 169595 0000 **Case Number:** 23-038
Location of Violation: 67 CORAL ST, 15-82 09-2S-29E OCEAN GROVE UNIT NO 1 S/D PT LOT 7 LOT 18 BLK 8 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and also maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 67 CORAL ST was conducted on 2/15/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: There is missing siding and rotten areas of wood on the home. The porch on the west side of the house is collapsing.

APPLICABLE CODES:
IPMC Sec. 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

IPMC 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

This letter requests that the noted violation(s) be corrected by repairing all areas of the home within thirty (30) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or airizarry@coab.us if you have any questions or need additional information.

I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

CITY OF ATLANTIC BEACH

800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800

POSTED ON PROPERTYAND
ATLANTIC BEACH CITY HALL

5/26/2023

WILLIAMS ROBERT JOSEPH JR
67 CORAL ST
ATLANTIC BEACH, FL 32233-5815

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A code enforcement inspection at 67 CORAL ST was conducted on 5/26/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: There is missing siding and rotten areas of wood on the home. The porch on the west side of the house is collapsing.

APPLICABLE CODES:
IPMC Sec. 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

IPMC 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

This letter requests that the noted violation(s) be corrected by repairing all areas of the home within fifteen (15) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date WILL result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or airizarry@coab.us if you have any questions or need additional information.

I, Angela IRizarry , hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

6/26/2023

Case Number: 23-038

WILLIAMS ROBERT JOSEPH JR
67 CORAL ST
ATLANTIC BEACH, FL 32233-5815

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL

Property Address: 67 CORAL
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 6, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 67 CORAL ST, 15-82 09-2S-29E OCEAN GROVE UNIT NO 1 S/D PT LOT 7 LOT 18 BLK 8 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

IPMC Sec. 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

IPMC 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance

STATEMENT OF CODE ENFORCEMENT OFFICER: There is missing siding and rotten areas of wood on the home. The porch on the west side of the house is collapsing.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

Case Details

City of Atlantic Beach

Case Number
23-038

Description: House repairs needed		Status: ACTIVE CASE	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 2/7/2023	Closed:	Last Action: 10/22/2023	Fllw Up: 3/15/2023
Site Address: 67 CORAL ST ATLANTIC BEACH, FL 32233			
Site APN: 169595 0000		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
MEETING WITH RESPONDENT	Angela Irizarry	10/24/2022	10/24/2022	Met with property owner onsite. We walked around the house together and I pointed out the things that need to be taken care of. The porch on the west side of the house is collapsing and there are areas where the trees are growing into the soffits. He stated that he will talk to a contractor he knows about it. He was very concerned about the birds that are nesting inside the porch.
MEETING WITH RESPONDENT	Angela Irizarry	11/10/2022	11/10/2022	Stopped by and spoke with Respondent. He said he hadn't spoken with the contractor friend yet and wanted to explore his legal options. I told him I would give him until the end of the month to figure out a plan.
MEETING WITH RESPONDENT	Angela Irizarry	12/16/2022	12/16/2022	Met with Respondent. He was upset over having to fix the house and said he still wanted to explore his legal options. He told me he met with an attorney. Advised him that I was willing to work with him but that he needed to start on the house repairs. He was again upset about the birds that next inside the porch. He stated that it was very difficult for him to make changes to the house since his wife passed away and feel like he is being picked on because he lives in an original beach out and hasn't torn it down to build something big and new.
NOV REG	Angela Irizarry	2/16/2023	2/16/2023	Not making progress through discussion. Sending formal NOV.

Case Details

City of Atlantic Beach

Case Number
23-038

NOV POST	**Angela Irizarry**	**5/26/2023**	**5/26/2023**	
NOH POST AND AFF	**Angela Irizarry**	**6/26/2023**	**6/26/2023**	

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINTANT	NICOLAS DAMON	71 CORAL ST ,			damon.nicolas@gmail.com
OWNER	WILLIAMS ROBERT JOSEPH JR	67 CORAL ST ATLANTIC BEACH, FL 32233-5815			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	**AI**	**10/24/2022**	**10/24/2022**			**Side porch is collapsing Trees damaging roof line**
REINSPECTION	**AI**	**11/10/2022**	**11/10/2022**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**12/16/2022**	**12/16/2022**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**2/16/2023**	**2/16/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**3/15/2023**	**3/15/2023**			**Went by house and knocked on the door to try to speak with Respondent. There was no answer even though both vehicles were there.**

VIOLATIONS

Case Details

City of Atlantic Beach

Case Number
23-038

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Exterior Walls	Angela Irizarry	10/24/2022				IPMC Sec. 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Roofs and Drainage	Angela Irizarry	10/24/2022				IPMC 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Not clearly visible from the street but can be seen from neighbors side yard.