City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, September 7, 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 July 6, 2023 regular meeting of the Special Magistrate meeting. 3 - 7

7-6-23 Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

4.A. CASE # 23-038 9 - 24
NAME: ROBERT JOSEPH WILLIAMS JR *
ADDRESS: 67 CORAL ST
CE 67 Coral St Case #23-038
Case Details 23-038

4.B. CASE # 23-066 25 - 50
NAME: ALAN R GRANT
ADDRESS: 732 CAVALLA
CE 732 Cavalla Road Case #23-066
Case Details 23-066

5. NEW BUSINESS

5.A. REQUEST FOR LIEN REDUCTION 51 - 74
CASE # 22-061
NAME: DORIS COLEMAN *
ADDRESS: 705 BONITA RD
CE 705 Bonita Rd Case #22-061

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, July 6, 2023 - 2:00 PM
Commission Chamber

Present:

1. CALL TO ORDER
Magistrate Green called the meeting to order at 2:10 P.M.

2. APPROVAL OF MINUTES

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

The minutes were approved as submitted.

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

4. OLD BUSINESS

C. CASE# 17-551 LIEN REDUCTION REQUEST
NAME: B & K PROPERTY MANAGEMENT
ADDRESS: 10 DONNER RD

Testified: CE Officer Irirzarry

Respondent: Kelly Mathis, Attorney for B & K Property Management

Mr. Mathis refereced a business tax application which is attached hereto and made part of this Official Record as **Exhibit 1**.

Action: The Respondent is fined $1,000.00 payable within thirty (30) days from the date of this Order for the costs incurred in this matter and the failure to appear at the November 14, 2023 hearing.
7-6-23 COAB Exh. 1

A. CASE# 22-061
NAME: DORIS COLEMAN *
ADDRESS: 705 BONITA

Testified: CE Officer Irirzarry

DRAFT

Respondent: Doris Coleman was not present.

Action: The Respondent is fined $100.00 per day until the violations are in compliance commencing from the date of this Order.

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

Testified: CE Officer Irirzarry

Respondent: 1411 Hibiscus St LLC was not present.

Action: The matter is deferred until the September 7, 2023 Code Enforcement hearing date.

5. NEW BUSINESS

A. CASE# 23-052
NAME: OCEANSIDE COLLISION
ADDRESS: 61 W 2ND ST

Testified: CE Officer Irirzarry

Respondent: Harold Brooks was present.

Action: The matter is deferred until the September 7, 2023 Code Enforcement hearing date to determine the movement towards compliance.

B. CASE# 22-066
NAME: ALAN GRANT
ADDRESS: 732 CAVALLA

Testified: CE Officer Irirzarry

Respondent: Alan Grant's wife was not present.

Action: The matter is deferred until the September 7, 2023 Code Enforcement hearing date.

C. CASE# 23-038
NAME: ROBERT JOSEPH WILLIAMS *
ADDRESS: 67 CORAL ST

Testified: CE Officer Irirzarry

Respondent: Robert Joseph Williams was present.

DRAFT

Action: The matter is deferred until the September 7, 2023 Code Enforcement hearing date. If the Respondent's Property is not in significant compliance by that date, the Respondent is fined $250.00 per day commencing September 7, 2023.

6. ADJOURNMENT

The meeting adjourned at 3:07 p.m.

Attest:

Suzanne Green, Special Magistrate

Ladayija Nichols, Deputy City Clerk

Date Approved:_____

DRAFT

COAB Exh. 1
7-6-23

R - Exhibit 7

original to Zoning 1-2647

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD, ATLANTIC BEACH, FL 32233
LOCAL BUSINESS TAX APPLICATION

Section 1

APPLICATION TYPE: [X] New Business [ ] Transfer of Ownership
[ ] Transfer to New Location: Previous Location _____

BUSINESS NAME: OLD City Iron & Canvas Inc.

LOCATION ADDRESS: 20 Donner Rd A.B 32233

MAILING ADDRESS: 20 Donner Rd AB 32233

BUSINESS PHONE: 904-687-7423 FAX: _____ CELL: _____

EMAIL ADDRESS: OLDCityIron@Gmail.com

BUSINESS ENTITY IDENTIFICATION NUMBER: Federal Employer I.D. Number 46 4613245
or
Social Security Number 257-56-8491

PLEASE EXPLAIN THE NATURE OF THE BUSINESS: Storage of METAL & METAL Components w/ office & Mobile Services

SQUARE FOOTAGE OF BUSINESS PREMISES: 1423 + 600'
(Include both buildings and outside areas used in conjunction with the business, but not patron parking areas.)

Will the following be served? Food: [ ] Yes [X] No

Alcohol: [ ] Yes [X] No If yes, Select One: [ ] 1COP [ ] 2COP [ ] 4COP

If restaurant, will dogs be allowed? [ ] Yes [ ] No

Will you have any vending machines? [ ] Yes [X] No **If yes, please provide quantity and type below:**

_____

****

Section 2

APPLICANT/ LOCAL MANAGER/ PRINCIPAL OFFICER: Anthony Santoiemmo

HOME ADDRESS: 3501 North Ponce De Leon Blvd St. Aug. Fl. 32084

HOME PHONE: _____ CELL: 904-687-7423

DATE OF BIRTH: 3-24-57 DRIVERS LICENSE #: S535-004-57-104-0 (Please attach a copy.)

EMAIL ADDRESS: OLDCityIron@Gmail.com

STATE LICENSE/CERTIFICATION/REGISTRATION # (if applicable, attach copy): _____

****

Section 3

I, the undersigned, swear that the above statements are true and correct and I agree to notify the City if there is any change in the above information.

I further understand that issuance of a Local Business Tax Receipt by the City in no way relieves me of the responsibility of compliance with all provisions of the Code of Ordinances pertaining to conducting a business in the City of Atlantic Beach.

PRINT NAME: Anthony Santoiemmo TITLE: Owner

SIGNATURE _____ DATE 1-26-17

No person, firm or corporation shall engage in or manage any trade, business, profession, or occupation in Atlantic Beach without first obtaining a Local Business Tax Receipt. Application and/or payment does not constitute approval or issuance of a receipt.

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

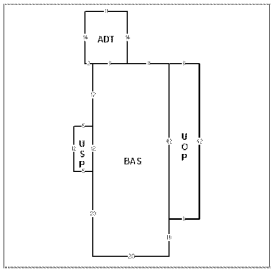
Building 1 Site Address
67 CORAL ST
Atlantic Beach FL 32233

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

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 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.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

WILLIAMS ROBERT JOSEPH, JR.
67 Coral St
Atlantic Beach, Florida 32233-5815

Respondent.

First Class and Certified Mail Return Receipt Requested: 7022 2410 0000 9397 1414

Property Address: 67 CORAL ROAD
Atlantic Beach, FL 32233

CASE NUMBER: 23-038
REAL ESTATE NUMBER: 169595-0000
LEGAL DESCRIPTION: 15-82 09-2S-29E OCEAN GROVE UNIT NO 1 S/D PT LOT 7 LOT 18 BLK ATLANTIC BEACH, FLORIDA

ORDER ON CASE NO. 23-038

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on July 6, 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. The Respondent is the owner of the property located at 67 Coral Street, Atlantic Beach, Florida 32233 ("the Property"). Proper notice of the hearing posted on the Property and at City Hall in Atlantic Beach, FL. The Respondent appeared at the hearing.

2. The violations cited were for Violations of IPMC Sec 304.6 Exterior walls having holes, breaks, loose or rotting materials. Additionally, for violations of IPMC Sec 304.7 for roof and flashing being in disrepair and deteriorated. The City of Atlantic Beach presented photographs and evidence of neighbors' complaints.

3. The Respondent stated he is aware of the needed repairs and will meet with the City of Atlantic Beach, FL forthwith.

CONCLUSIONS OF LAW

4. Proper notice was provided to the respondent who appeared at the hearing. The City of Atlantic beach, Florida presented photographs and documentation of the violations. The Respondent did not contest the violations except that he wasn't sure if the violations could be seen from the Street.

5. The Property was properly assessed for the Code violations. The City of Atlantic Beach provided time for a hearing for the Respondent on the issue of addressing the repairs immediately with the City of Atlantic Beach to be continued until the September 7, 2023 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:

A. The matter is deferred until the September 7, 2023 Code Enforcement hearing date. If the Respondent's Property is not in significant compliance by that date, the Respondent is fined $250.00 per day commencing September 7, 2023.

DONE AND ORDERED THIS 6th DAY OF JULY, 2023.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Ladayija Nichols, Deputy City Clerk

Suzanne W. Green, Special Magistrate

Executed this 21st day of JULY, 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.

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

8/1/2023

Case Number: 23-038

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

Certified Mail Return Receipt:
7013 1710 0002 1691 9813

Property Address: 67 CORAL 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 **September 7th, 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

VIOLATION CODE(S):

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: This case was heard at the 7/6/2023 and a final order was entered requiring Respondent to come into significant compliance before the next hearing. Case was deferred for a follow up on 9/7/2023.

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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL
DATE: 8/28/23

8/1/2023

Case Number: 23-038

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

Certified Mail Return Receipt:
7013 1710 0002 1691 9813

Property Address: 67 CORAL ST
ATLANTIC BEACH, FL

Dear Respondent:

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STATEMENT OF CODE ENFORCEMENT OFFICER: This case was heard at the 7/6/2023 and a final order was entered requiring Respondent to come into significant compliance before the next hearing. Case was deferred for a follow up on 9/7/2023.

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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
23-038

Description: House repairs needed		Status: ACTIVE CASE	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 2/7/2023	Closed:	Last Action: 9/22/2023	Fllw Up: 8/18/2023
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 an 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	
NOV POST	Angela Irizarry	5/26/2023	5/26/2023	
NOH POST AND AFF	Angela Irizarry	6/26/2023	6/26/2023	
CEB ORDER	Angela Irizarry	7/21/2023	7/21/2023	The matter is deferred until the September 7, 2023 Code Enforcement hearing date. If the Respondent's Property is not in significant compliance by that date, the Respondent is fined $250.00 per day commencing September 7, 2023.
TELEPHONE MESSAGE	Angela Irizarry	7/24/2023	7/24/2023	Received voicemail from Mr. Williams stating that he is moving money to make the repairs.
NOTICE OF HEARING	Angela Irizarry	7/29/2023	8/1/2023	for the 9/7/2023 meeting
CMRR STATUS UPDATE	Angela Irizarry	8/18/2023	8/28/2023	Notice has not been delivered. Posting NOH
NOH POST AND AFF	Angela Irizarry	8/28/2023	8/28/2023	NOH posted on property and city hall and mailed by regular usps mail.
CODE ENFORCEMENT AGENDA	Angela Irizarry	8/31/2023	9/1/2023	
CODE ENFORCEMENT ORDER	Angela Irizarry	9/19/2023		
SCAN & UPLOAD EXECUTED ORDERS	Angela Irizarry	9/22/2023		

Case Details

City of Atlantic Beach

Case Number
23-038

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**	**VIOLATION CONTINUES**		**Went by house and knocked on the door to try to speak with Respondent. There was no answer even though both vehicles were there.**
REINSPECTION	**AI**	**5/26/2023**	**5/26/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**6/26/2023**	**6/26/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**7/6/2023**	**7/6/2023**	**VIOLATION CONTINUES**		

Case Details

City of Atlantic Beach

Case Number
23-038

VIOLATIONS					
VIOLATION TYPE	**USER NAME**	**OBSERVED DATE**	**CORRECTED DATE**	**LOCATION**	**NOTES**
Exterior Walls	Angela Irizarry	2/7/2023			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	2/7/2023			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.

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

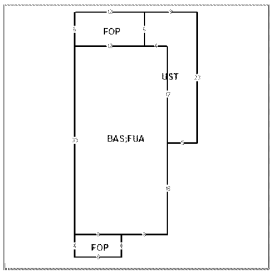
Building 1
Building 1 Site Address
732 CAVALLA RD
Atlantic Beach FL 32233

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.

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

Code Compliance

.

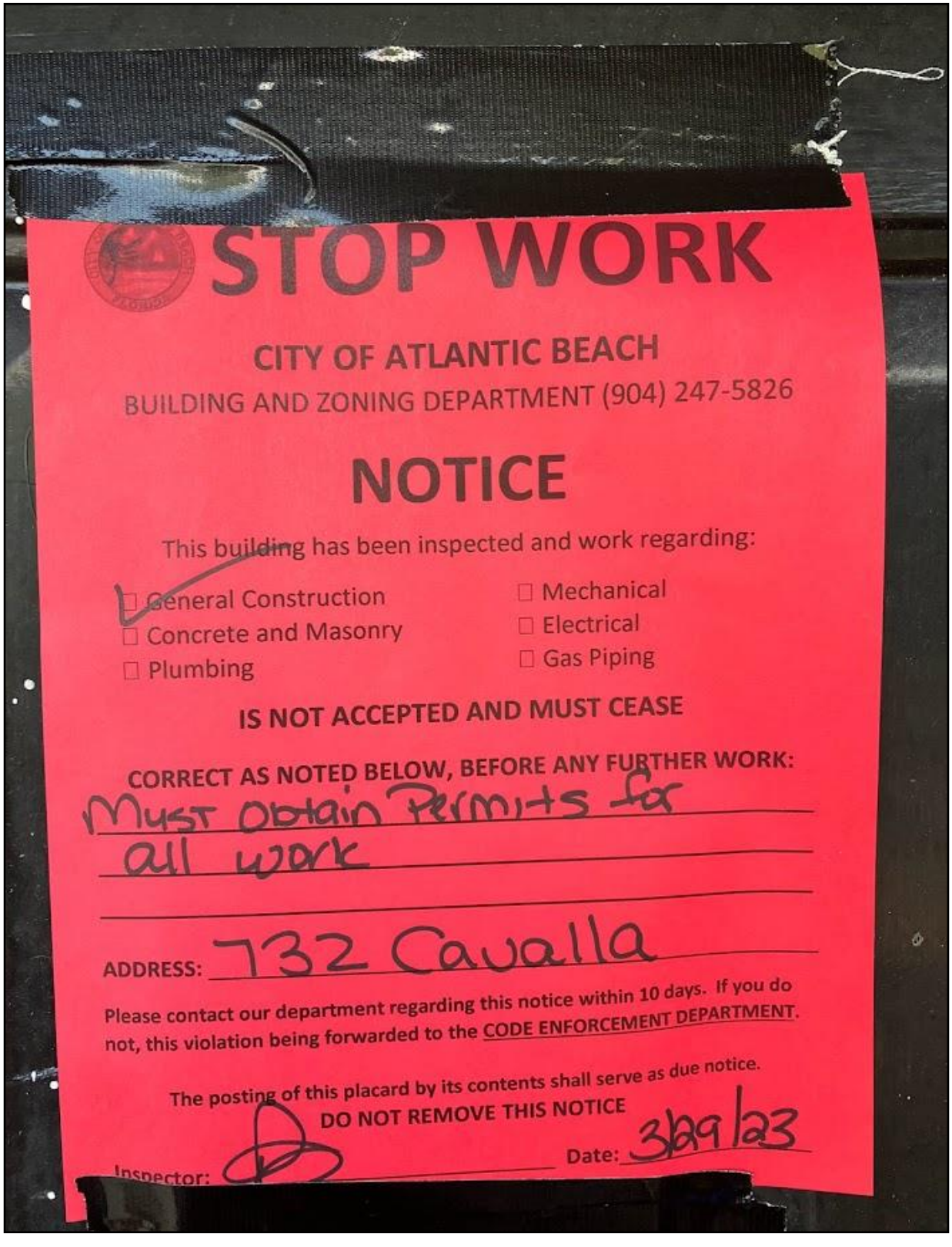
Description of the problem or request Major construction of the townhome which was going on inside, now has the front lower floor wall removed and interior is exposed. Working until 9 pm at night. Construction person shows up after 4pm and on weekends. The place is non occupied. Please ask that they 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: [signature] **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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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 Fallwood
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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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: 6/20/23

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

Property Address: 732 CAVALLA
ATLANTIC BEACH, FL

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Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk


32

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

GRANT, ALAN R
61 Tallwood Road
Jacksonville Beach, Florida 32250-2924

Respondent.

First Class and Certified Mail Return Receipt Requested: 7017 1000 0000 7000 3099

Property Address: 732 CAVALLA ROAD
Atlantic Beach, FL 32233

CASE NUMBER: 23-066
REAL ESTATE NUMBER: 171365-0220
LEGAL DESCRIPTION: 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

ORDER ON CASE NO. 23-066

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on July 6, 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. The Respondent Elizabeth Baldwin is the widow of the owner of the Property at 732 Cavalla Road, Atlantic Beach, FL. (Alan Grant deceased).

2. Notice of the hearing was sent regular, certified mail on June 7, 2023 and posted on the Property and Atlantic Beach City Hall. Ms. Baldwin did not appear at the hearing. The Respondent was cited for violation of demolition of a building without a permit. FBC Section 105-1.

3. The City of Atlantic Beach testified that Ms. Baldwin had been in touch with the City of Atlantic Beach and was working to obtain a licensed contractor to pull the permits for the work. The City of Atlantic Beach agreed to pass this matter to the September 7, 2023 hearing date. Mr. Baldwin stated to the City of Atlantic Beach that she was out of town on the July 6, 2023 date.

CONCLUSIONS OF LAW

4. The Property was properly assessed for the Code violations. The City of Atlantic Beach provided time for a hearing for the Respondent on the issue of failure to obtain permits for building demolition. Proper notice was provided to the Respondent.

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 September 7, 2023 Code Enforcement hearing date.

DONE AND ORDERED THIS 6th DAY OF JULY, 2023.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Ladayija Nichols, Deputy City Clerk

Suzanne W. Green, Special Magistrate

Executed this 21st day of JULY, 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.

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

8/1/2023

Case Number: 23-066

GRANT ALAN R
61 TALLWOOD RD
JACKSONVILLE BEACH, FL 32250

Certified Mail Return Receipt:
7017 0660 0000 3856 5705

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 **September 7, 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

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 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. This case was heard at the 7/6/2023 hearing and was deferred to the September hearing due to the representative for the Respondent being out of town.

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: 8/28/23

8/1/2023

Case Number: 23-066

GRANT ALAN R
61 TALLWOOD RD
JACKSONVILLE BEACH, FL 32250

Certified Mail Return Receipt:
7017 0660 0000 3856 5705

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 **September 7, 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

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 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. This case was heard at the 7/6/2023 hearing and was deferred to the September hearing due to the representative for the Respondent being out of town.

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
23-066

Description: Interior Renovation		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: STOP WORK ORDER	
Opened: 3/29/2023	Closed:	Last Action: 9/22/2023	Fllw Up: 8/11/2023
Site Address: 732 CAVALLA RD ATLANTIC BEACH, FL 32233			
Site APN: 171365 0220		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
STOP WORK ORDER POST	Angela Irizarry	3/29/2023	3/29/2023	
TELEPHONE CALL	Angela Irizarry	3/29/2023	3/29/2023	Received call from Elizabeth. 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		
CODE ENFORCEMENT ORDER	Angela Irizarry	7/18/2023		
SCAN & UPLOAD EXECUTED ORDERS	Angela Irizarry	7/21/2023		
CEB ORDER	Angela Irizarry	7/21/2023	7/21/2023	The matter is deferred until the September 7, 2023 Code Enforcement hearing date.
NOTICE OF HEARING	Angela Irizarry	7/29/2023	8/1/2023	
CMRR STATUS UPDATE	Angela Irizarry	8/11/2023	8/28/2023	Per usps.com, certified letter is still in transit.
NOH POST AND AFF	Angela Irizarry	8/28/2023	8/28/2023	Notice of hearing posted and sent again via regular usps mail.
CODE ENFORCEMENT AGENDA	Angela Irizarry	8/31/2023	9/1/2023	
CODE ENFORCEMENT ORDER	Angela Irizarry	9/19/2023		
SCAN & UPLOAD EXECUTED ORDERS	Angela Irizarry	9/22/2023		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL

Case Details

City of Atlantic Beach

Case Number
23-066

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.
REINSPECTION	AI	8/1/2023	8/1/2023	VIOLATION CONTINUES		No permit application on file as of yet.
REINSPECTION	AI	8/28/2023	8/28/2023	VIOLATION CONTINUES		

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.



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

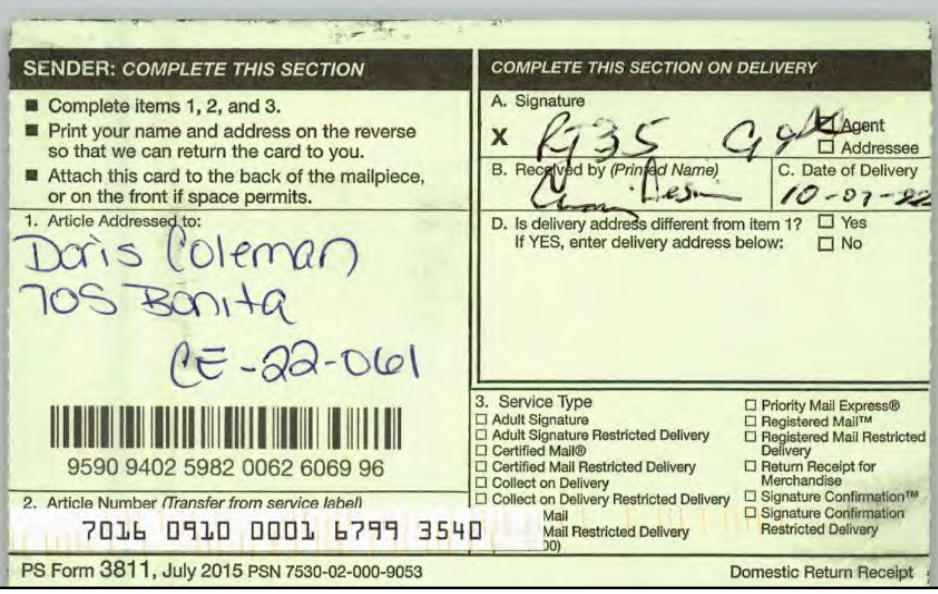
Enter tracking or barcode numbers

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

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.

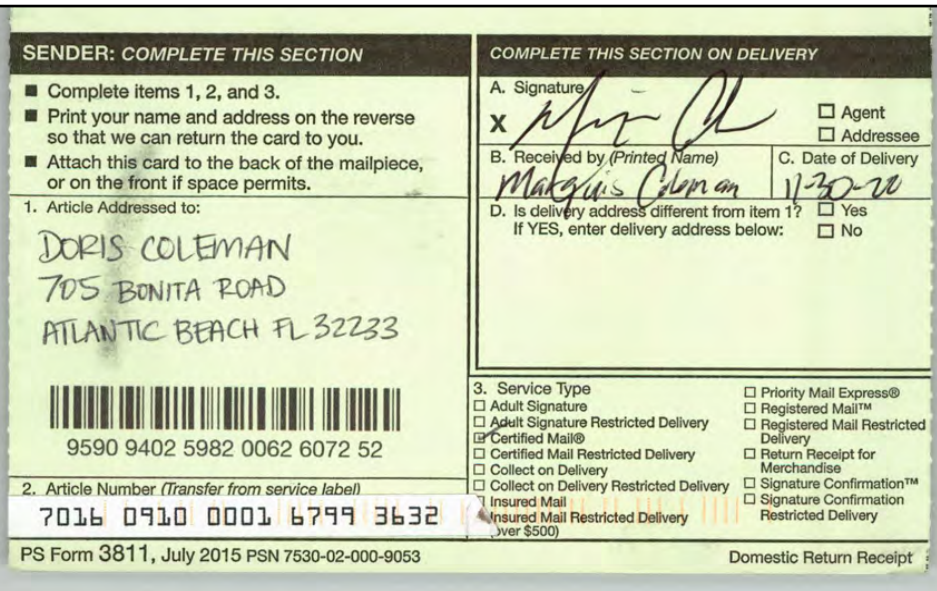
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please 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

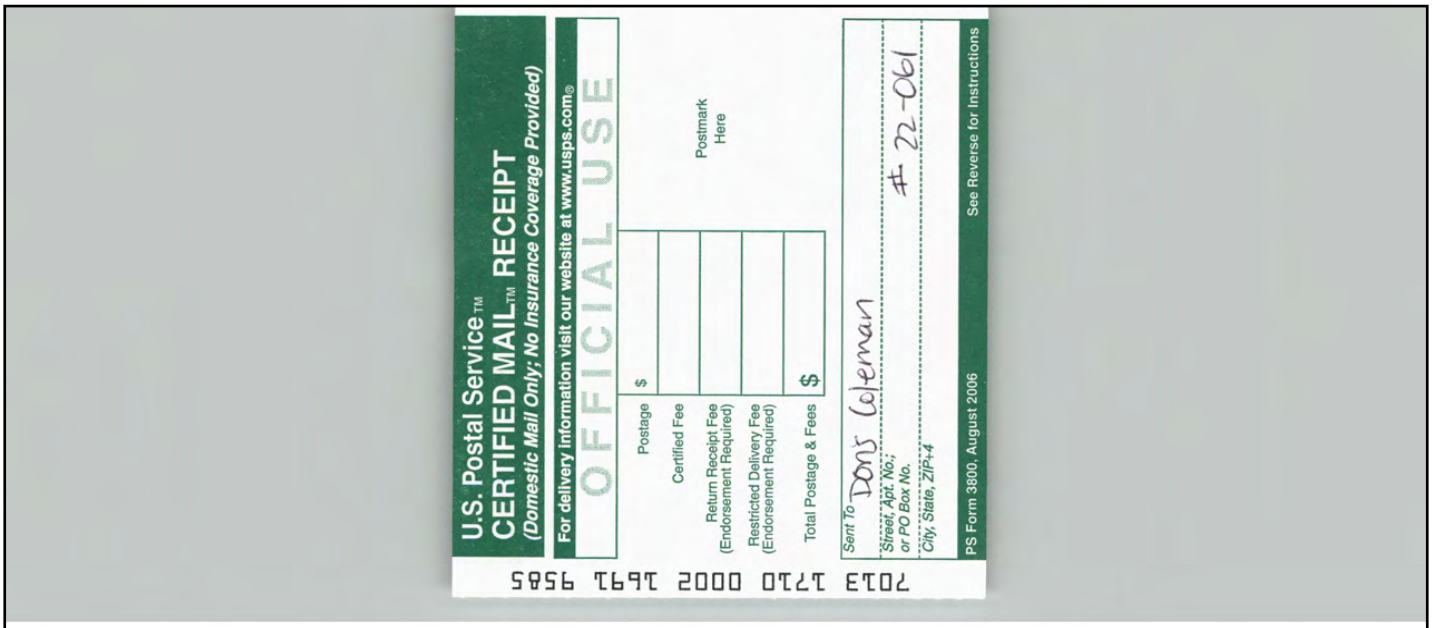
ATTEST:

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
Patricia Coleman ☐ 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™
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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.

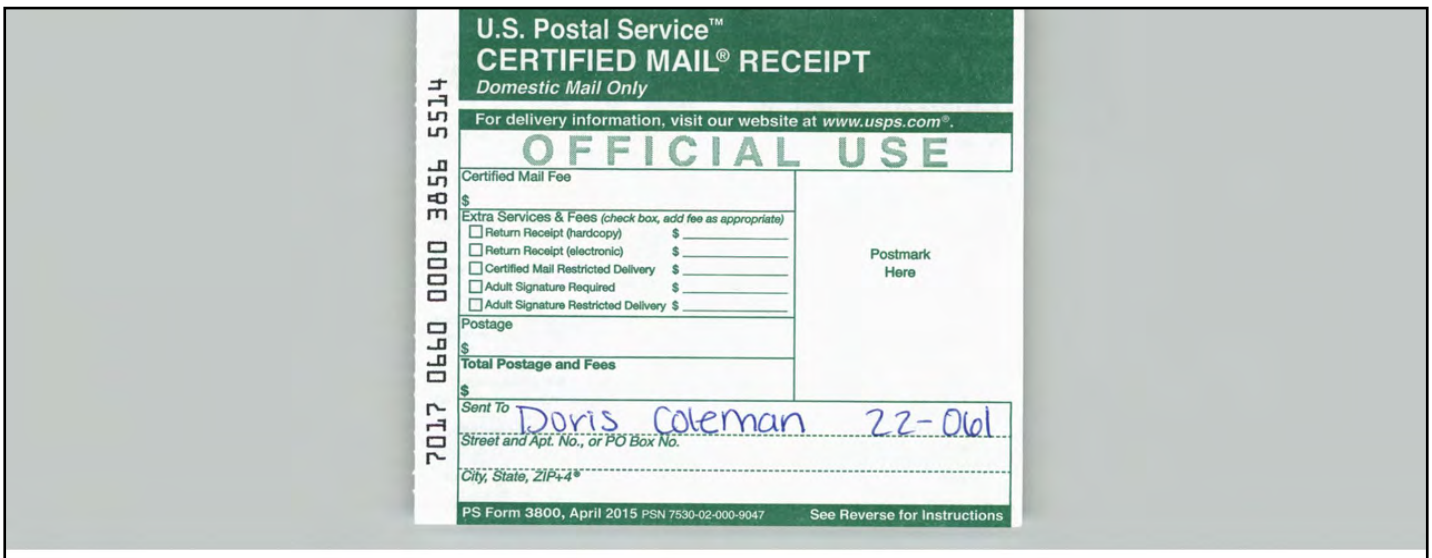
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please 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

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- ☐ Adult Signature Restricted Delivery $ _____

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Total Postage and Fees
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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

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  - 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).
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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

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International Property Maintenance Code / City Code of Ordinances

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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



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: 7022 2410 0000 9340 7081

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 July 6, 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 posted on the Property on June 26, 2023 and sent certified mail on June 7, 2023, for the July 6, 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 the previous 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 and has failed to appear at the hearings.

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 Respondent is fined $100.00 per day until the violations are in compliance commencing from the date of this Order.

DONE AND ORDERED THIS 6th DAY OF JULY, 2023.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Ladayija Nichols, ~~Deputy~~ City Clerk

Suzanne W. Green, Special Magistrate

Executed this 21st day of JULY, 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.



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Doris Coleman
22-061

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X Patricia Coleman ☐ Agent ☐ Addressee

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If YES, enter delivery address below: ☐ No

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PS Form 3811, July 2013 Domestic Return Receipt