City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, January 4, 2024 - 2:00 p.m.

Commission Chamber

800 Seminole Road, FL 32233

Page(s)

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A. Approve minutes of the November 2, 2023 regular meeting of the Special Magistrate meeting. 3 - 4
11-2-23 Code Enforcement Special Magistrate Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

4.A. CASE # 23-038 5 - 43
NAME: WILLIAMS ROBERT JOSEPH JR
ADDRESS: 67 CORAL ST
CE 67 Coral St Case #23-038
Case Details 23-038

4.B. CASE # 23-051 45 - 86
NAME: 1411 HIBISCUS ST LLC
ADDRESS: 1411 HIBISCUS ST
CE 1411 Hibiscus St Case #23-051
Case Details 23-051

5. NEW BUSINESS

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, November 2, 2023 - 2:00 PM
Commission Chamber

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

1. CALL TO ORDER

Magistrate Green called the meeting to order at 2:02 P.M.

2. APPROVAL OF MINUTES

A. Approve minutes of the 9-7-23 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

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

Testified: CE Officer Irirzarry

Respondent: Robert Williams was present.

Action: The Respondent shall provide written documentation to the City of Atlantic Beach showing a contract and commencement of repairs on or before seven (7) days from the date of this Order. If the Respondent fails to comply by that date, the Respondent is fined $100.00 per day commencing seven (7) days from the date of this Order.

5. NEW BUSINESS

A. CASE # 23-088
NAME: 1400 MAYPORT ROAD LLC
ADDRESS: 1400 MAYPORT RD

Testified: CE Officer Irirzarry

DRAFT

Respondent: 1400 Mayport Rd. LLC, Property owner Kirt Lynch was present.

Action: The Respondent shall bring the Property into compliance by Friday, November 17, 2023 or a fine of $100.00 per day shall be imposed until compliance occurs.

4. OLD BUSINESS

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 Respondent shall have the Property free of violations by the end of December 2023.

6. ADJOURNMENT
The meeting adjourned at 2:30 p.m.

Attest:

_____ _____
Suzanne Green, Special Magistrate Ladayija Nichols, Deputy City Clerk

Date Approved:_____

DRAFT

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

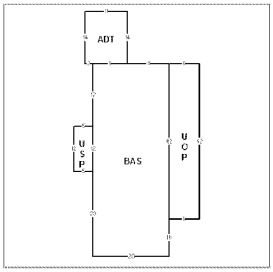
Building 1 Site Address
67 CORAL ST
Atlantic Beach FL 32233

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.

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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.

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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.

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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.

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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International Property Maintenance Code / City Code of Ordinances

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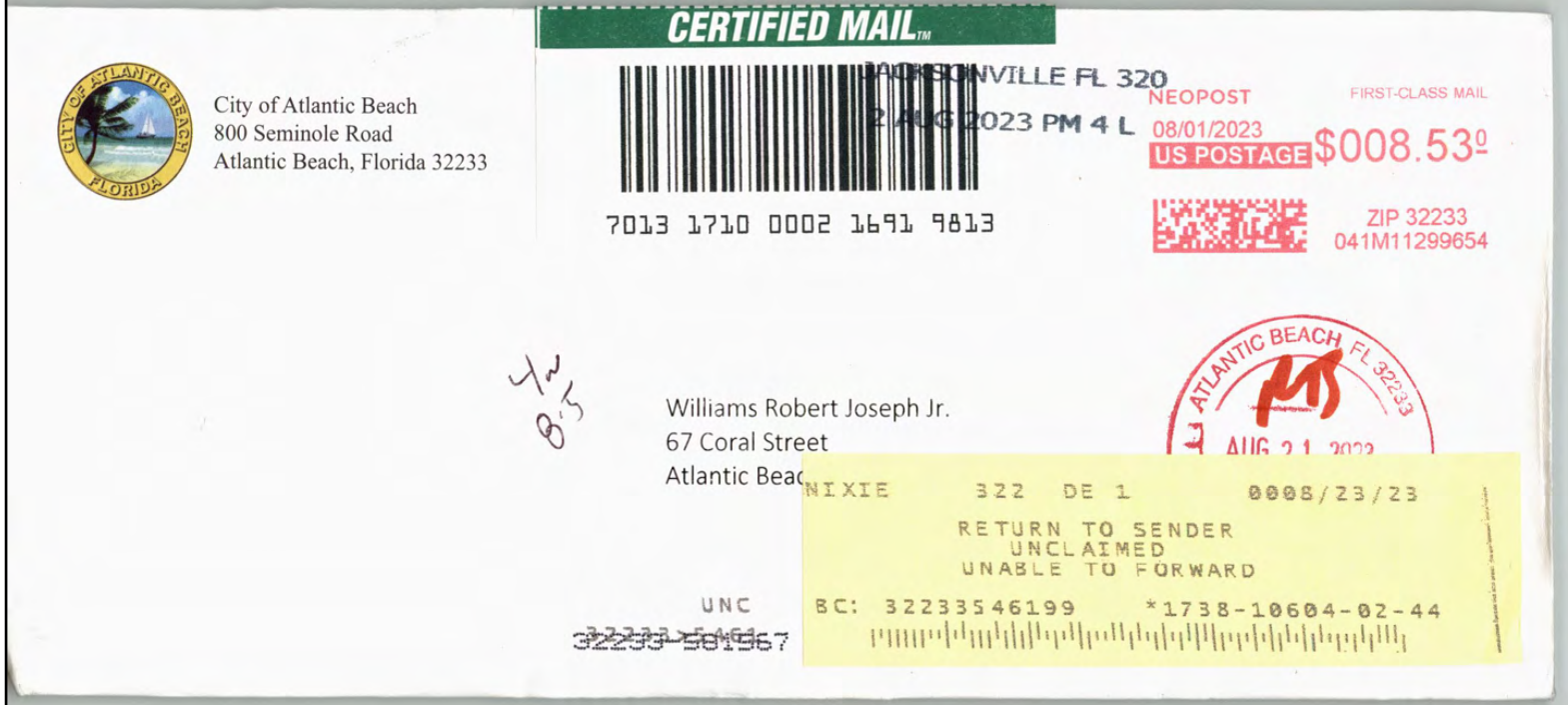
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I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk



CERTIFIED MAIL™

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

JACKSONVILLE FL 320
2 AUG 2023 PM 4 L

NEOPOST
08/01/2023
US POSTAGE $008.53⁰

FIRST-CLASS MAIL

7013 1710 0002 1691 9813

ZIP 32233
041M11299654

4w
8-5

Williams Robert Joseph Jr.
67 Coral Street
Atlantic Beac

ATLANTIC BEACH FL 32233
AUG 21 2023

NIXIE 322 DE 1 0008/23/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *1738-10604-02-44

UNC
32233-581567

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 9340 7111

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 8 ATLANTIC BEACH, FLORIDA

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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. The Respondent appeared at the July 6, 2023 hearing and was ordered to come into significant compliance. The City of Atlantic Beach and the Respondent both stated that no permit applications have been applied for and no repairs have been completed.

4. In the July 6, 2023 Order, the Respondent was fined $250 per day commencing September 7, 2023. The Respondent stated that he was attempting to hire contractors and obtain financing for the repairs.

CONCLUSIONS OF LAW

5. 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 and further stated he was attempting to obtain financing and contractors.

6. The Property was properly assessed for the Code violations. The City of Atlantic Beach provided time for two (2) hearings for the Respondent on the issue of addressing the repairs immediately with the City of Atlantic Beach.

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 shall provide written documentation to the City of Atlantic Beach showing a contract and commencement of repairs on or before September 14, 2023. If the Respondent fails to comply by that date, the Respondent is fined $250.00 per day commencing September 15, 2023.

DONE AND ORDERED THIS 7th DAY OF SEPTEMBER, 2023.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Ladayija Nichols, Deputy City Clerk

Suzanne W. Green, Special Magistrate

Executed this 15th day of September, 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.

Irizarry,Angela

From: Robert Williams <joeycoma1962@icloud.com>
Sent: Friday, September 15, 2023 5:52 PM
To: Irizarry,Angela
Subject: Fwd: New Roof Estimate
Attachments: Estimate - 67 Coral St.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

> **From:** "Pimentel Roofing, Inc." <pimentelroofing@gmail.com>
> **Date:** September 14, 2023 at 7:42:45 AM EDT
> **To:** joeycoma1962@icloud.com
> **Subject: New Roof Estimate**
>
> Attached
>
> Thanks,
> Ray Pimentel
> Pimentel Roofing, Inc.,

Attachment to email dated 9/15/23

PIMENTEL ROOFING INC.,
50yrs Experience
CCC1330935

Estimate

67 CORAL ST
DATE: 9/14/2023
EXPIRATION DATE 45 DAYS

SUBMITTED TO:

Joey Williams
67 Coral St.
Atlantic Bch, FL 32233
Joeycoma1962@icloud.com

SUBMITTED BY	JOB SITE	DEPOSIT REQUIRED	BALANCE DUE
R.P.	67 Coral St	**50% to start**	Upon Completion

TYPE	DESCRIPTION	LABOR/MATERIALS
Complete Re-Roof	Remove old shingle roof, repair wood rot at additional cost* re-nail sheathing, install S.A. underlayment, 6" eave drip metal, plumbing boots, roof vents, Architectural shingles, and ridge cap	
	Labor and Materials	$13,500
	*any additional cost for wood will be added onto final payment	

*ALL TRASH AND DEBRIS WILL BE REMOVED BY PIMENTEL ROOFING, INC., AND JOB SITE LEFT CLEAN. WORKMANSHIP HOLDS A 5YR GUARANTEE AND MATERIALS CARRY THE MANUFACTURERS WARRANTY.

*NOT RESPONSIBLE FOR A.C., PLUMBING OR ELECTRICAL WIRING IN CLOSE PROXIMITY TO THE ROOF SHEETING. ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COST, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKE, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER INSURANCE UPON WORK. WORKMANS COMPENSATION AND PUBLIC LIABILITY INSURANCE ON THE ABOVE TO BE TAKEN OUT BY PIMENTEL ROOFING, INC.

ACCEPTED BY: _____ DATE _____

402 SAINT AUGUSTINE BLVD., JACKSONVILLE BEACH, FL 32250
904-591-5498
pimentelroofing@gmail.com

THANK YOU FOR YOUR BUSINESS!

Irizarry,Angela

From: Irizarry,Angela
Sent: Monday, September 18, 2023 9:12 AM
To: 'Robert Williams'
Subject: RE: New Roof Estimate

Did you accept the bid? When are they starting?

From: Robert Williams [mailto:joeycoma1962@icloud.com]
Sent: Friday, September 15, 2023 5:52 PM
To: Irizarry,Angela <aIrizarry@coab.us>
Subject: Fwd: New Roof Estimate

Sent from my iPhone

Begin forwarded message:

> **From:** "Pimentel Roofing, Inc." <pimentelroofing@gmail.com>
> **Date:** September 14, 2023 at 7:42:45 AM EDT
> **To:** joeycoma1962@icloud.com
> **Subject: New Roof Estimate**
>
> Attached
>
> Thanks,
> Ray Pimentel
> Pimentel Roofing, Inc.,

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

10/16/2023

Case Number: 23-038

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

Certified Mail Return Receipt:
7013 1710 0002 1691 9868

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 **November 2, 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 9/7/2023 hearing and a final order was entered requiring Respondent to show a contract and commencement of repairs on or before September 14, 2023. Respondent emailed one roof estimate on 9/15/2023. As of today, 10/16/2023, no permit applications have been submitted to begin any repairs on the property.

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: 10/23/23

10/16/2023

Case Number: 23-038

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

Certified Mail Return Receipt:
7013 1710 0002 1691 9868

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 **November 2, 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

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STATEMENT OF CODE ENFORCEMENT OFFICER: This case was heard at the 9/7/2023 hearing and a final order was entered requiring Respondent to show a contract and commencement of repairs on or before September 14, 2023. Respondent emailed one roof estimate on 9/15/2023. As of today, 10/16/2023, no permit applications have been submitted to begin any repairs on the property.

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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.

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

Respondent.

First Class and Certified Mail Return Receipt Requested: 7022 2410 0000 9340 7135

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 8 ATLANTIC BEACH, FLORIDA

ORDER ON CASE NO. 23-038

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on November 2, 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 previous and ongoing 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. The Respondent previously appeared at the July 6, 2023 hearing and was ordered to come into significant compliance. As of November 2, 2023, the City of Atlantic Beach and the Respondent both stated that no permit applications have been applied for and no repairs have been completed. The Respondent was ordered to be in compliance with a contract and a pulled permit by September 2023. On September 15, 2023, the City received "an estimate" for repairs, but no signed contract or permit.

4. The Respondent stated he had a neighbor who could do repairs as well. The City of Atlantic Beach requested a daily fine be imposed.

CONCLUSIONS OF LAW

5. 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 and further stated he was attempting to obtain financing and contractors.

6. The Property has been properly assessed for the Code violations. The City of Atlantic Beach provided time for three (3) hearings for the Respondent on the issue of addressing the repairs immediately with the City of Atlantic Beach.

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 shall provide written documentation to the City of Atlantic Beach showing a contract and commencement of repairs on or before seven (7) days from the date of this Order. If the Respondent fails to comply by that date, the Respondent is fined $100.00 per day commencing seven (7) days from the date of this Order.

DONE AND ORDERED THIS 2nd DAY OF NOVEMBER, 2023.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

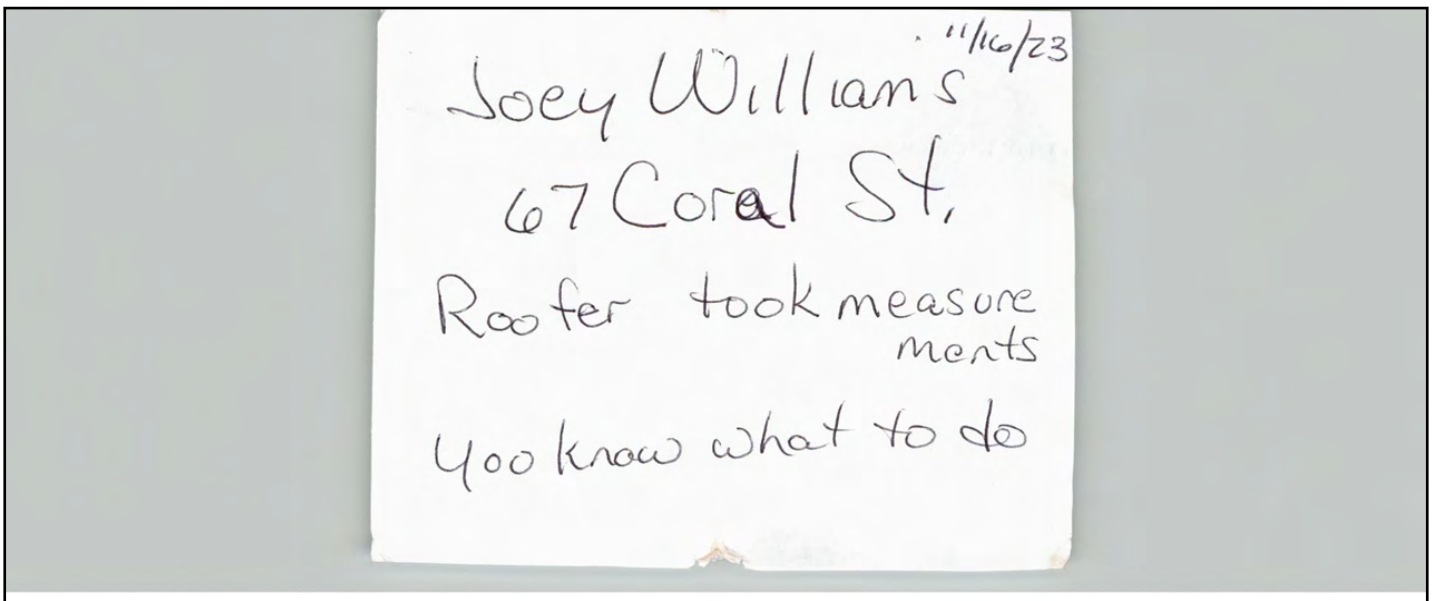
ATTEST:

Ladayija Nichols, Deputy City Clerk

Suzanne W. Green, Special Magistrate

Executed this 7th day of November, 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.


11/16/23
Joey Williams
67 Coral St.
Roofer took measurements
You know what to do













CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL
DATE: 12/22/23

12/19/2023

Case Number: 23-038

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

Certified Mail Return Receipt:
7013 1710 0002 1691 0629

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 **January 4 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: At the November 2, 2023 magistrate hearing, the Respondent was ordered to provide written documentation to the City of Atlantic Beach showing a contract and commencement of repairs within 7 days from the date of the order. A roof permit application was applied for on 11/20/2023. During an inspection on 12/5/2023, it was noted that shingles have been delivered and the porch on side of the house has been partially demolished. No permits have been requested to repair the exterior siding.

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
23-038

Description: House repairs needed		Status: ACTIVE CASE	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 2/7/2023	Closed:	Last Action: 12/1/2023	Fllw Up: 12/1/2023
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	9/7/2023	9/7/2023	Respondent ordered to provide written documentation to city and start repairs on or before 9/14/2023
TELEPHONE MESSAGE	Angela Irizarry	9/15/2023	9/15/2023	Received voicemail from Mr. Williams stating that he had

				quotes. Tried to return the call but his voicemail box was full and coudln't accept messages.
EMAIL RECEIVED	Angela Irizarry	9/15/2023	9/15/2023	Received email from Mr. Williams with an estimate for a roof repair from Pimentel Roofing attached.
EMAIL SENT	Angela Irizarry	9/18/2023	9/18/2023	Sent email response to Mr. Williams asking him if he accepted the roofing contract
NOTICE OF HEARING	Angela Irizarry	10/16/2023	10/16/2023	
CMRR STATUS UPDATE	Angela Irizarry	10/23/2023	10/23/2023	Notice for Nov meeting not delivered yet. Posting property and city hall.
CODE ENFORCEMENT AGENDA	Angela Irizarry	10/30/2023	10/30/2023	
CODE ENFORCEMENT ORDER	Angela Irizarry	11/2/2023	11/2/2023	Respondent was ordered to show written documentation of a contract and commencement of repairs within 7 days of the date of the order.
MEETING WITH RESPONDENT	Angela Irizarry	11/16/2023	11/22/2023	Received message from the building department that Mr. Williams came into the office on 11/16 while I was out.
PERMIT APPLIED FOR	Angela Irizarry	11/20/2023	11/20/2023	Per building department records, roof permit was submitted.
OTHER	Angela Irizarry	11/27/2023	11/27/2023	Received email from next door neighbor reporting that work other than the roof work was being done.
MEETING WITH RESPONDENT	Angela Irizarry	11/27/2023	11/27/2023	Went to property and spoke with Mr. Williams in person. There was new framing on the side porch on the east side of the property. I advised Mr. Williams that they rebuilding of the porch was outside the scope of the roof permit and they needed to stop that work until a permit was applied for and

Case Details

City of Atlantic Beach

Case Number
23-038

				issued.
TELEPHONE CALL	**Angela Irizarry**	**11/27/2023**	**11/27/2023**	**Called roofing contractor and advised them to stop work on the porch because it was out of the scope of the permit.**
NOH LTR	**Angela Irizarry**	**12/19/2023**	**12/19/2023**	
NOH POST AND AFF	**Angela Irizarry**	**12/22/2023**	**12/22/2023**	

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**	**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		
REINSPECTION	AI	10/16/2023	10/16/2023	VIOLATION CONTINUES		
REINSPECTION	AI	12/1/2023	12/1/2023	VIOLATION CONTINUES		

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	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.





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

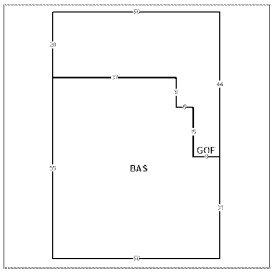
Building 1
Building 1 Site Address
1411 HIBISCUS ST
Atlantic Beach FL 32233

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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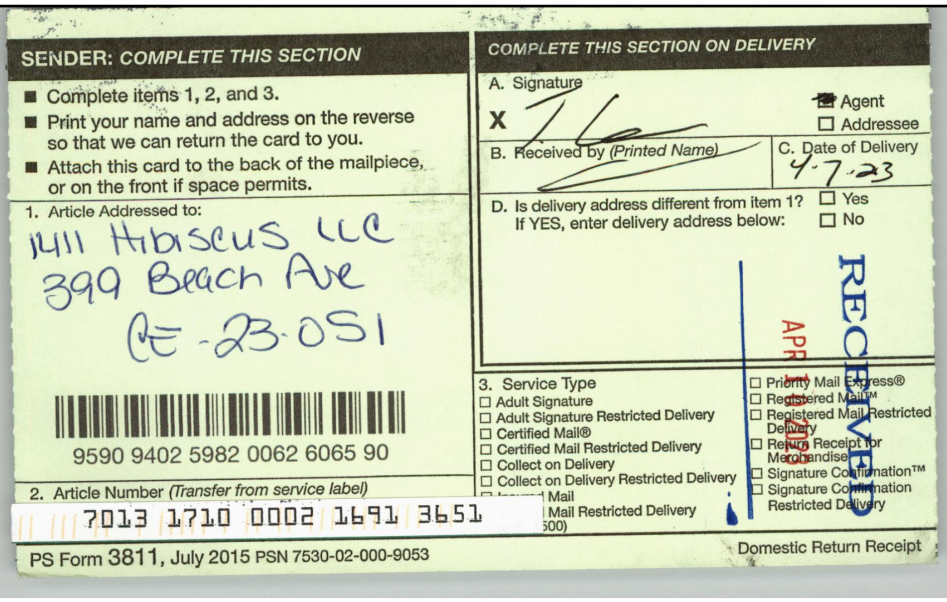
Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your 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

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

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

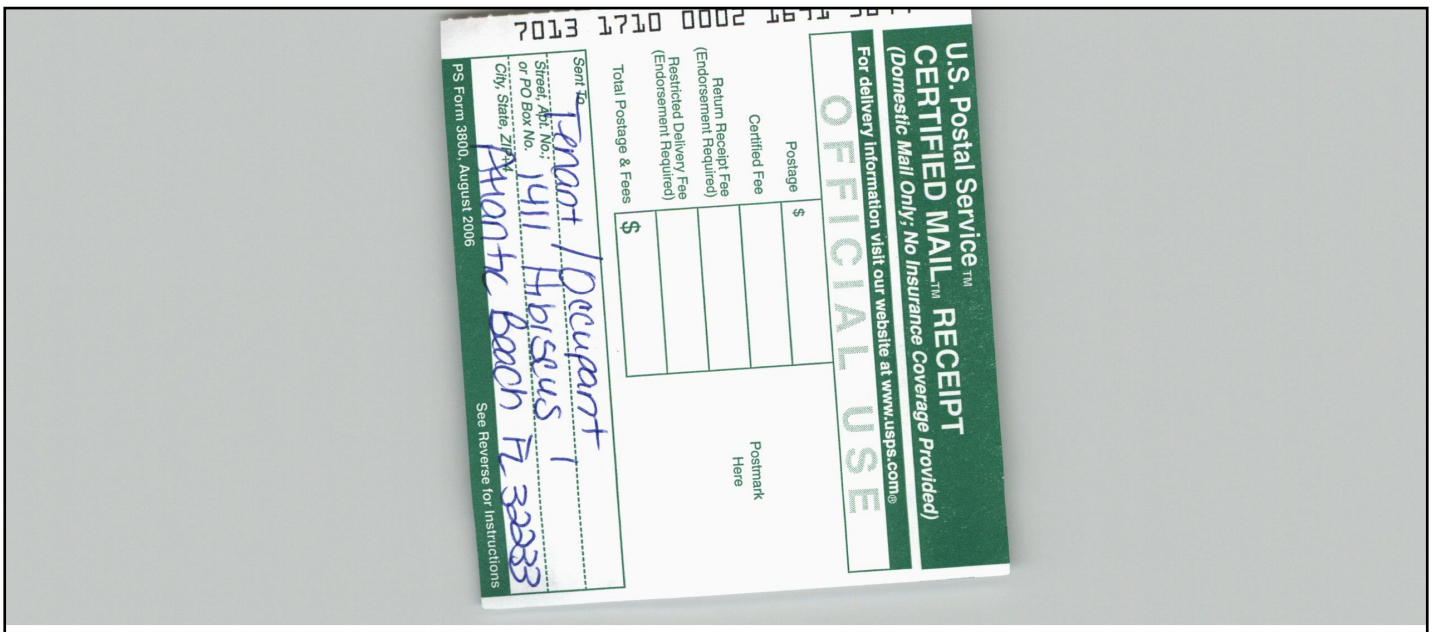
3. Service Type

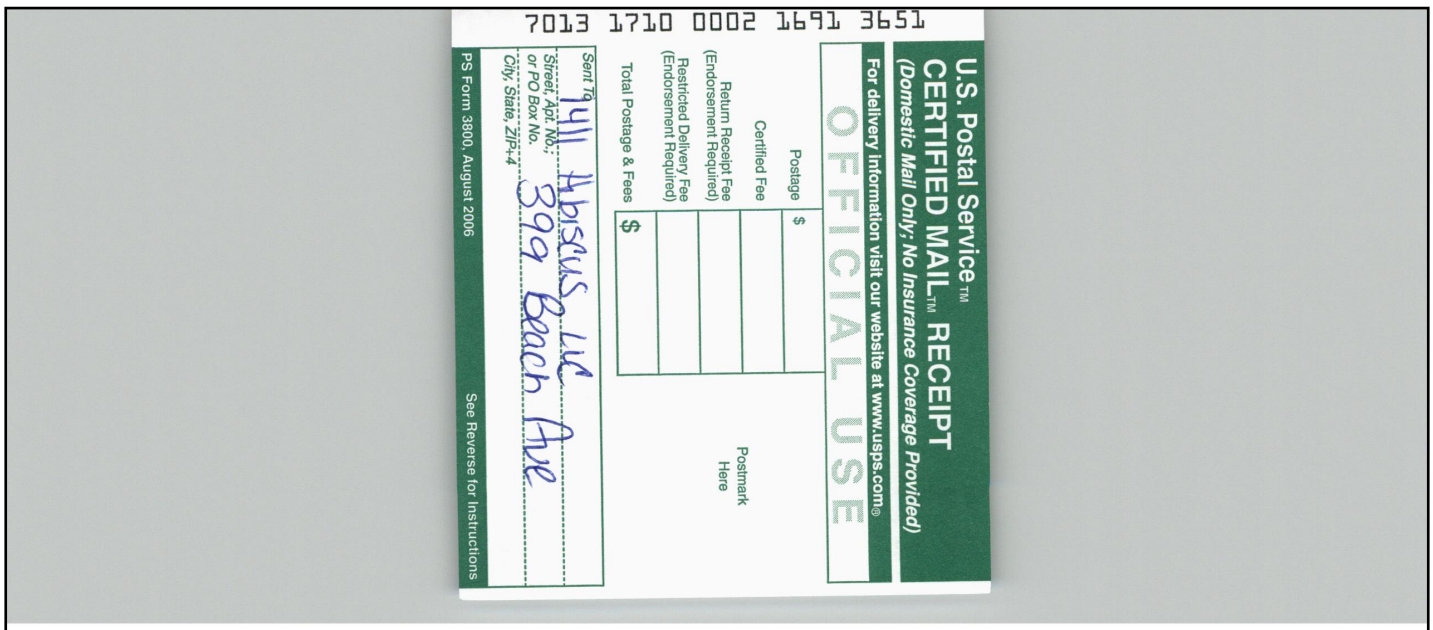
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
500)

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

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 Arbus
City, State, ZIP+4 Panama Beach FL 32333
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®

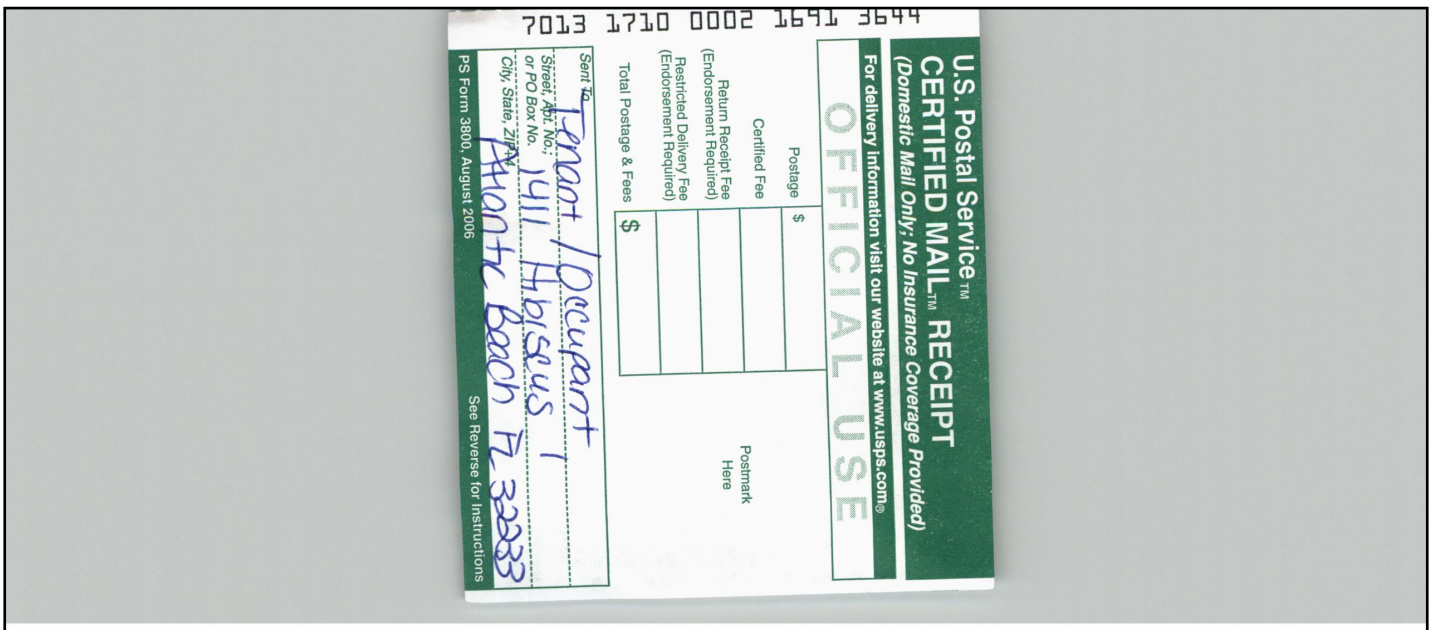
OFFICIAL USE

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

Postmark Here

Sent To 1411 Abacus, LLC
Street, Apt. No.; or PO Box No. 399 Beach Ave
City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions


7013 1710 0002 1691 3644
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 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.

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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

CERTIFIED MAIL®
JACKSONVILLE FL 320
APR 2023 PM 3 L
NEOPOST
04/21/2023
US POSTAGE $008.10º
FIRST-CLASS MAIL
ZIP 32233
041M11299654
7017 0660 0000 3856 5583
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233
1411 Hibiscus St LLC
399 Beach Avenue
Atlantic Beach, FL 32233
4,26
ATLANTIC BEACH FL 32233
JUL 10 2023
USPS
NIXIE 322 DE 1 0007/11/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 3223546199 *1638-08229-24-44
UNC

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:

1411 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 Agt ☐ 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

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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


CERTIFIED MAIL
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233
JACKSONVILLE FL 320
8 JUN 2023 PM 2 L
7017 0660 0000 3856 5675
NEOPOST
FIRST-CLASS MAIL
06/07/2023
US POSTAGE
$008.10º
ZIP 32233
041M11299654
ATLANTIC BEACH, FL 32233
1 JUL 10 2023
USPS
Sea Stone Marine LLC
1411 Hibiscus Street
Atlantic Be
NIXIE 322 DE 1 0007/11/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *1538-00567-08-47
UNC



CERTIFIED MAIL®

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

JACKSONVILLE FL 320
8 JUN 2023 PM 2 L

NEOPOST
FIRST-CLASS MAIL
06/07/2023
US POSTAGE $008.10º

ZIP 32233
041M11299654

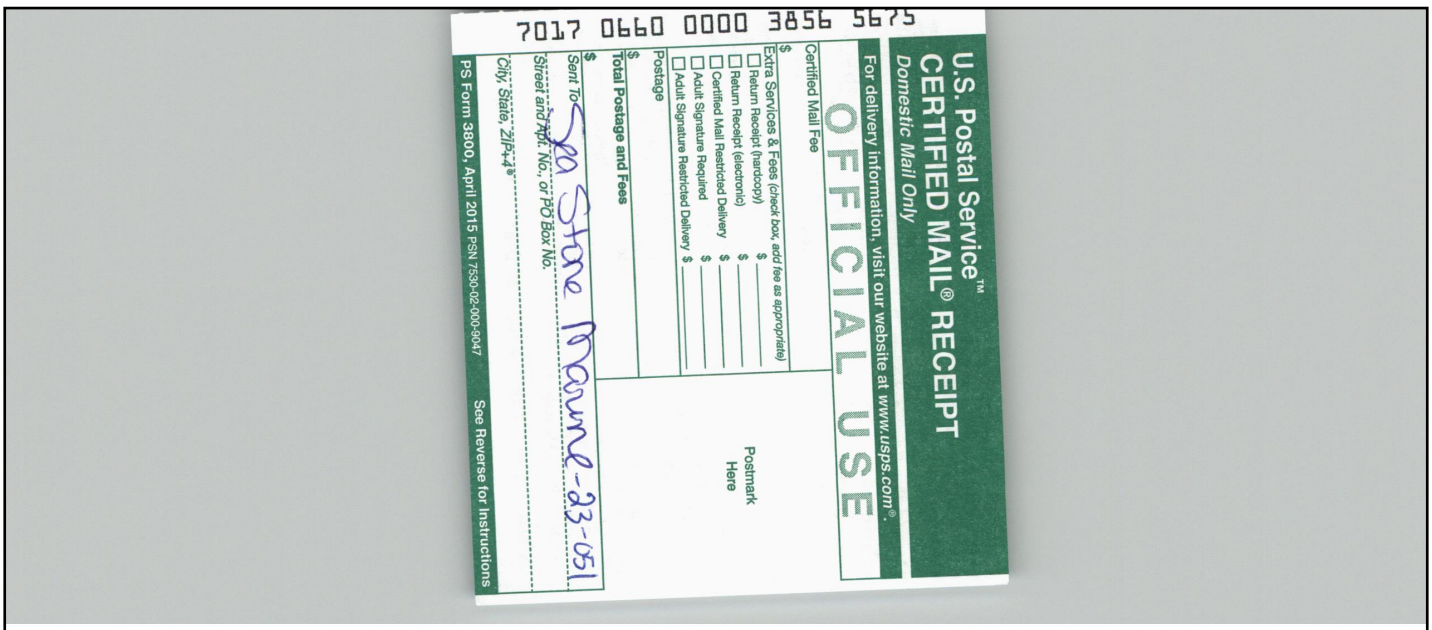
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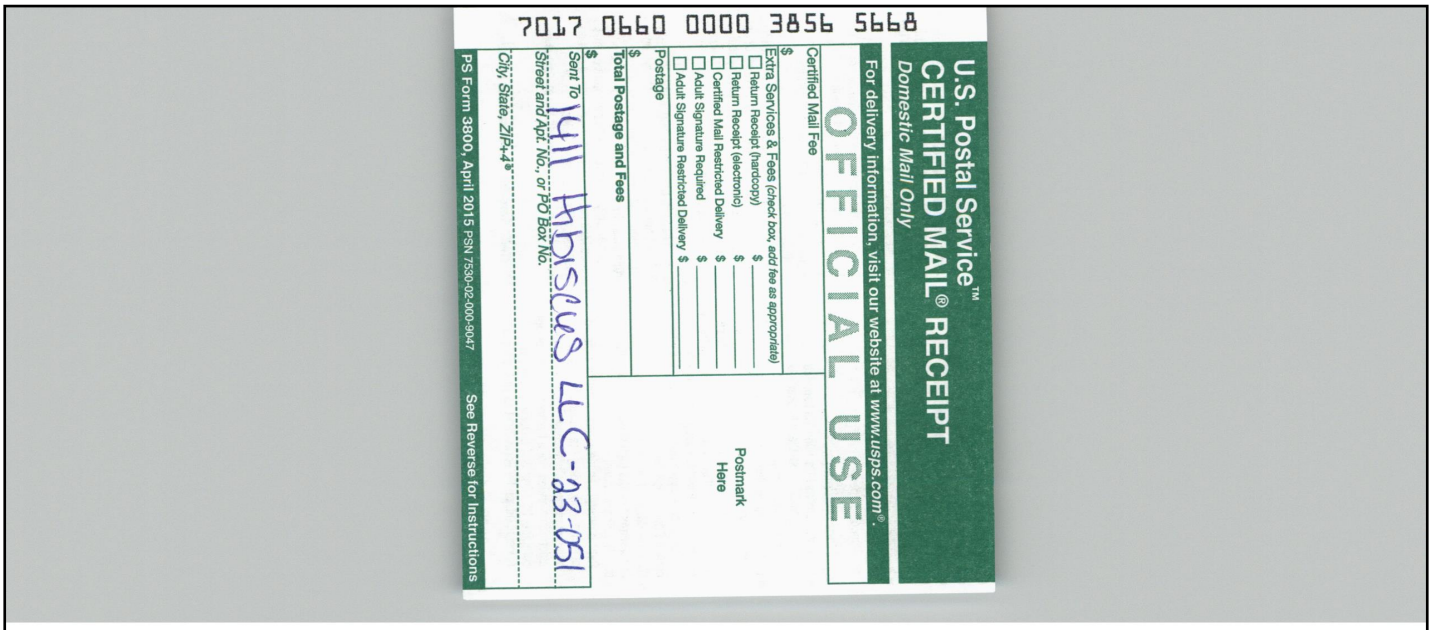
ATLANTIC BEACH, FL 32233
JUL 10 2023
USPS

1411 Hibiscus St LLC
1411 Hibiscus Street
Atlantic Bea

NIXIE 322 DE 1 0007/11/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *1538-00355-08-47

UNC


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
$
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
Postmark
Here


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
$
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

Irizarry,Angela

From: Chad Stonecipher <chadstonecipher@seastonemarine.net>
Sent: Monday, July 3, 2023 2:19 PM
To: Code Enforcement Officer
Subject: Deferment

Angela,

This is Chad from Sea Stone Marine. I would like to request the deferment till the next meeting please. I am out of town for the holiday until next week. Thank you for the help.
Very respectfully,
Chad Stonecipher

Sent from Mail for Windows



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:

1411 Hibiscus Street
LLC 23-051

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

RECEIVED
AUG 1 2023

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) 7022 2410 0000 9397 1438

PS Form 3811, July 2013 Domestic Return Receipt

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 1438

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 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 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, however had a meeting with the City of Atlantic Beach, FL stating he was working on the violations.

3. The City of Atlantic Beach stated the "boat repair" usage in that zoning district is a violation. The City of Atlantic Beach also stated that Mr. Stonecipher has applied for a business tax receipt and requested this matter be deferred until the July 6, 2023 Code hearing. It was deferred and since the Respondent had spoken to the City of Atlantic Beach, FL, the City of Atlantic Beach, FL has agreed to defer the hearing until the September 7, 2023 hearing date.

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 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

10/16/2023

Case Number: 23-051

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

Certified Mail Return Receipt:
7013 1710 0002 1691 9950

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 **November 2, 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.

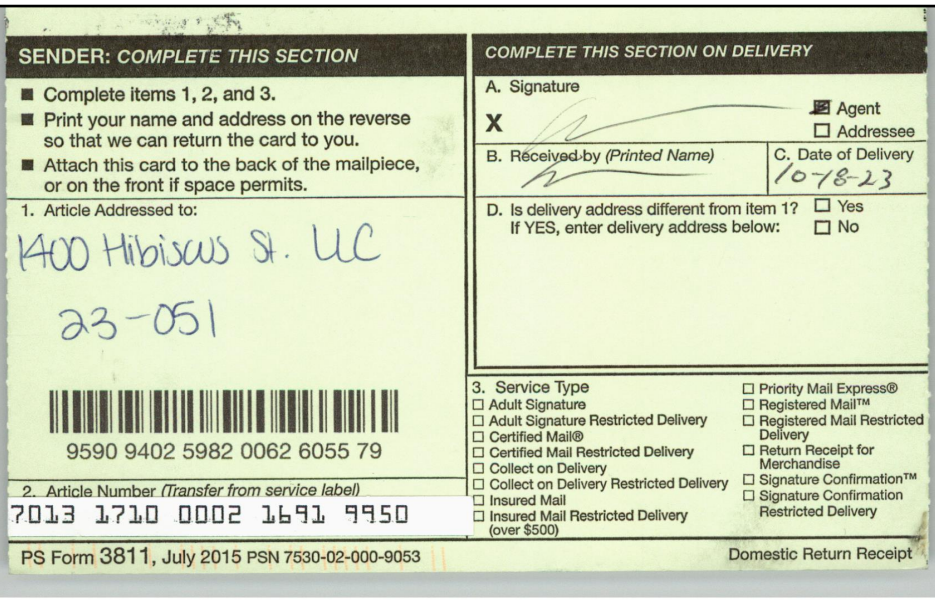
I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk

cc: Sea Stone Marine LLC
1411 Hibiscus Street
Atlantic Beach, FL 32233
Certified mail number: 7013 1710 0002 1691 9967



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:

1400 Hibiscus St. LLC

23-051

9590 9402 5982 0062 6055 79

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

7013 1710 0002 1691 9950

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

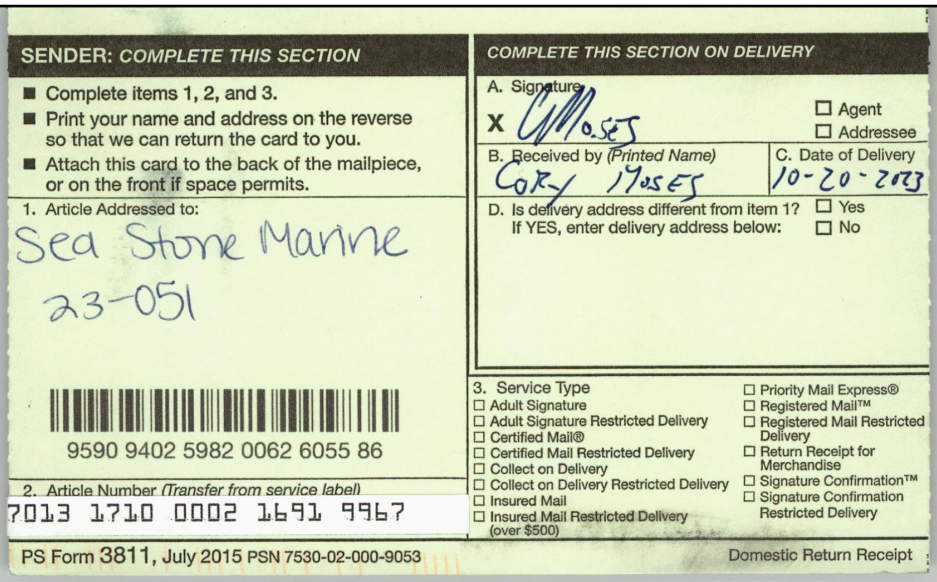
C. Date of Delivery 10-18-23

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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



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:

Sea Stone Marine
23-051

9590 9402 5982 0062 6055 86

2. Article Number *(Transfer from service label)*
7013 1710 0002 1691 9967

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* CORY MOSES
C. Date of Delivery 10-20-2023

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.

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

Respondent.

First Class and Certified Mail Return Receipt Requested: 7022 2410 0000 9340 7159

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 November 2, 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"). Notice was provided via Certified Letter.

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, however had reached out to the City of Atlantic Beach stating the building would be vacant by the end of December.

3. The City of Atlantic Beach stated the "boat repair" useage in that zoning district is improper. The City of Atlantic Beach also stated that Mr. Stonecipher had applied for a business tax receipt and but has been unable to correct the violation. The City of Atlantic Beach stated that in their discussions with Mr. Stonecipher, the current lease ends in December 2023 and will not be renewed. The tenant is to be out of the premises at that time. The City of Atlantic Beach requested that the tenant cease outside storage and that no further violations will exist by the end of December 2023.

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 WILL BE VACATING THE PREMISES BY THE END OF DECEMBER 2023.

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 shall have the Property free of violations by the end of December 2023.

DONE AND ORDERED THIS 2nd DAY OF NOVEMBER, 2023.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Ladayija Nichols, Deputy City Clerk

Suzanne W. Green, Special Magistrate

Executed this 7th day of November, 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.

Irizarry,Angela

From: tom goelz <tcgoelz@gmail.com>
Sent: Wednesday, December 6, 2023 8:33 AM
To: Irizarry,Angela
Subject: Re: Case No. 23-051

Hi Angela

I wanted to give you an update on our tenant at 1411 Hibiscus St. Sea Stone Marine is taking a bit longer to vacate the property than originally committed. At this time it looks like it will be the end of January instead of December. We will be putting up For Rent signs this week.

Thanks.

Tom Goelz
904-616-3858

On Thu, Nov 2, 2023 at 12:15 PM tom goelz <tcgoelz@gmail.com> wrote:

> Dear Ms Irizarry -
>
> Confirming our telephone conversation from this morning, our tenant, Sea Stone Marine, will be vacating our property at 1411 Hibiscus St at the end of December.
>
> We look forward to bringing in a new tenant who will comply with the city codes.
>
> Thank you.
>
> Sincerely,
>
> Tom Goelz
> 904-616-3858

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL
DATE: 12/22/23

12/20/2023

Case Number: 23-051

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

Certified Mail Return Receipt:
7012 2210 0001 1385 5002

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 **January 4, 2024 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. At the November 2, 2023 meeting an order was issued that the respondent be free of property violation by the end of December 2023. On

12/6/2023 the City was notified that the respondent will not be vacating the property until the end of January.

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: 7013 1710 0002 1691 0605

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: 11/17/2023	Fllw Up: 7/3/2023
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	Angela Irizarry	5/8/2023	5/8/2023	

Case Details

City of Atlantic Beach

Case Number
23-051

AGENDA				
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**	**6/30/2023**	
EMAIL RECEIVED	**Angela Irizarry**	**7/3/2023**	**7/3/2023**	**Received email from Chad. He is out of town this week for the holiday and asked to be deferred to September.**
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**7/6/2023**	**7/6/2023**	**Case deferred to September.**
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**8/31/2023**	**9/4/2023**	**Can not place on agenda for Sept. hearing. Moving to November due to service issues.**
NOTICE OF HEARING	**Angela Irizarry**	**10/16/2023**	**10/16/2023**	
CMRR STATUS UPDATE	**Angela Irizarry**	**10/18/2023**	**10/18/2023**	**Green Card signed by 1400 Hibiscus LLC**
CMRR STATUS UPDATE	**Angela Irizarry**	**10/20/2023**	**10/20/2023**	**Green card signed by SeaStone Marine**
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**10/30/2023**	**10/30/2023**	

Case Details

City of Atlantic Beach

Case Number
23-051

CODE ENFORCEMENT ORDER	**Angela Irizarry**	**11/2/2023**	**11/2/2023**	**Responded ordered to correct all violations by the end of December 2023**
EMAIL RECEIVED	**Angela Irizarry**	**12/6/2023**	**12/6/2023**	**Received email from property owner. Tenant is taking longer than expected to move out. Email states they will not vacate until the end of January.**
NOH LTR	**Angela Irizarry**	**12/19/2023**	**12/19/2023**	
NOH POST AND AFF	**Angela Irizarry**	**12/22/2023**	**12/22/2023**	

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 INSPECTION	**AI**	**3/9/2023**	**3/9/2023**	**VIOLATION FOUND**		
REINSPECTION	**AI**	**3/27/2023**	**3/30/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**4/17/2023**	**4/20/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**10/16/2023**	**10/16/2023**	**VIOLATION CONTINUES**		

Case Details

City of Atlantic Beach

Case Number
23-051

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, for 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.