City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, March 7, 2024 - 2:00 p.m.

City Hall, Commission Chamber

800 Seminole Road, FL 32233

Page(s)

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A. Approve minutes of the January 4, 2024 regular meeting of the Special Magistrate meeting. 3 - 4

1-4-24 Code Enforcement Special Magistrate Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

4.A. CASE # 23-088 5 - 39
NAME: 1400 MAYPORT ROAD LLC
ADDRESS: 1400 MAYPORT ROAD
Case Details 23-088
CE 1400 Mayport Rd Case #23-088

5. NEW BUSINESS

5.A. CASE # 23-186 41 - 57
NAME: MICHAEL KOSTER
ADDRESS: 791 PARADISE LANE
Case Details 23-186
CE 791 Paradise Lane Case #23-186

5.B. CASE # 23-194 59 - 85
NAME: JEFFREY KLOTZ
ADDRESS: 0 EDGAR ST
Case Details 23-194
CE 0 Edgar St Case #23-194

5.C. CASE # 24-014 87 - 99
NAME: ROBERT SCHLENOFF
ADDRESS: STOCK STREET RIGHT-OF-WAY ADJACENT TO 1094 STOCKS STREET
Case Details 24-014
CE 1094 Stocks St Case #24-014

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, January 4, 2024 - 2:00 PM
Commission Chamber
800 Seminole Road, FL 32233

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 2:00 P.M.

2. APPROVAL OF MINUTES

A. Approve minutes of the November 2, 2023 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: WILLIAMS ROBERT JOSEPH JR
ADDRESS: 67 CORAL ST

Testified: CE Officer Irirzarry

Respondent: Robert Williams was present.

Action: The Respondent shall forthwith provide written documentation to the City of Atlantic Beach to obtain the proper permits to continue the porch and siding repairs. The Respondent is fined One Hundred Dollars ($100.00) per day from December 1, 2023 until the proper permits are obtained from the City of Atlantic Beach.

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

Testified: CE Officer Irirzarry

DRAFT

Respondent: Tom Goelz was present.

Action: The Respondent/Owner shall have the Property free of violations by the end of January 2024.

5. NEW BUSINESS
None.

6. ADJOURNMENT
The meeting adjourned at 2:17 p.m.

Attest:

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

Date Approved:_____

DRAFT

Case Details

City of Atlantic Beach

Case Number
23-088

Description: Damaged Signs		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: COMMERCIAL	
Opened: 4/20/2023	Closed:	Last Action: 3/19/2024	Fllw Up: 2/2/2024
Site Address: 1400 MAYPORT RD Atlantic Beach, Fl 32233			
Site APN: 170788 0010		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	4/21/2023	4/21/2023	
NOV CERT	Angela Irizarry	5/24/2023	5/24/2023	
CMRR STATUS UPDATE	Angela Irizarry	6/16/2023	6/16/2023	Per usps.com, the letter was held and never picked up. It is being returned to coab.
CMRR RETURNED FROM PO	Angela Irizarry	6/21/2023	6/21/2023	
NOV POST	Angela Irizarry	7/7/2023	7/7/2023	
NOH LTR	Angela Irizarry	8/8/2023	8/8/2023	Sent via USPS regular and certified mail.
CMRR STATUS UPDATE	Angela Irizarry	8/18/2023		
CODE ENFORCEMENT AGENDA	Angela Irizarry	9/1/2023	9/1/2023	Could not get good service. Not added to Agenda
CEB MEETING	Angela Irizarry	9/7/2023	9/7/2023	Respondent Kirk showed up at the hearing. Advised him he was not on

Case Details

City of Atlantic Beach

Case Number
23-088

				the agenda because we could not confirm good service. Advised him he would be on the next meeting agenda in November.
NOTICE OF HEARING	Angela Irizarry	10/16/2023	10/16/2023	NOH for November Meeting Sent via USPS regular and certified mail
CMRR STATUS UPDATE	Angela Irizarry	10/18/2023	10/23/2023	Not showing delivered. Posting on building.
NOH POST AND AFF	Angela Irizarry	10/23/2023	10/23/2023	Posted on 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	Appeared before special Magistrate in person. Order to come into compliance no later than 11/17/2023
PERMIT APPLIED FOR	Angela Irizarry	11/22/2023	11/22/2023	According to building department records, city received sign permit application.
PERMIT DENIED	Angela Irizarry	12/4/2023	12/4/2023	According to building department records, denial comments were sent to sign contractor.
NOTICE OF HEARING	Angela Irizarry	1/16/2024	1/16/2024	
TELEPHONE CALL	Angela Irizarry	1/31/2024	1/31/2024	Received call from Kirt Lynch. His sign company is working on the revision for the building signs. They are removing the pole sign at the road since it can not be approved under current code. He stated he is cleaning out the property because he is relocating out of state and will be leasing out the building.
CODE ENFORCEMENT AGENDA	Angela Irizarry	2/29/2024		

Case Details

City of Atlantic Beach

Case Number
23-088

CODE ENFORCEMENT ORDER	**Angela Irizarry**	**3/19/2024**		

CONTACTS					
NAME TYPE	**NAME**	**ADDRESS**	**PHONE**	**FAX**	**EMAIL**
OWNER	1400 MAYPORT ROAD L L C	1400 MAYPORT RD ATLANTIC BEACH, FL 32233-3440			

VIOLATIONS						
VIOLATION TYPE	**USER NAME**	**OBSERVED DATE**	**CORRECTED DATE**	**LOCATION**	**REMARKS**	**NOTES**
DAMAGED SIGNS/POORLY MAINTAINED	**Angela Irizarry**	**4/20/2023**		**Front Yard**		**Sec. 17-41. Removal of unsafe, damaged or poorly maintained, and abandoned signs. (b) Damaged signs and poorly maintained signs. All signs, including exempt signs, shall be kept in a structurally sound condition, with a neat appearance and in a generally good state of repair. Further, signs shall be maintained in accordance with Section 3108.1.7, Florida Building Code, which requires that all signs for which a permit is required, together with supports, braces, guys, and anchors shall be kept in repair and, unless of galvanized or non-corroding metal, shall be painted at least once every two (2) years. Any sign destroyed or damaged beyond reasonable repair in the determination of the building official, shall be immediately repaired or removed at the property owner or occupant's expense. A new sign permit shall be required for any replacement sign. If not repaired or replaced within thirty (30) days after written notice from the building official, the sign shall constitute a public nuisance and shall be removed at the property owner's expense.**




VETERINARIAN

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-3440

Primary Site Address
1400 MAYPORT RD
Atlantic Beach FL 32233

Official Record Book/Page
09213-00242

Tile #
9417

1400 MAYPORT RD

Property Detail

RE #	170788-0010
Tax District	USD3
Property Use	2792 Service Garage/Vehicle RP
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03119 ATLANTIC BEACH SEC H
Total Area	30088

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)	$240,448.00	$240,448.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$561,900.00	$561,900.00
Assessed Value	$537,680.00	$561,900.00
Cap Diff/Portability Amt	$24,220.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$537,680.00	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
09213-00242	2/9/1999	$100,000.00	WD - Warranty Deed	Qualified	Vacant
08624-00628	5/8/1997	$100.00	QC - Quit Claim	Unqualified	Improved
08485-01469	11/15/1996	$16,000.00	WD - Warranty Deed	Unqualified	Improved
06103-02064	3/21/1986	$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	5,995.00	$9,514.00
2	LPMC1	Light Pole Metal	1	0	0	2.00	$983.00
3	LITC1	Lighting Fixtures	1	0	0	4.00	$1,000.00
4	FCLC1	Fence Chain Link	1	0	0	152.00	$930.00
5	FWDC1	Fence Wood	1	0	0	85.00	$359.00

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	30,056.00	Square Footage	$240,448.00

Legal

LN	Legal Description
1	18-34 38-2S-29E .69
2	ATLANTIC BEACH SEC H
3	LOTS 1,2(EX R/W),LOTS 3 TO 6
4	BLK 50

Buildings

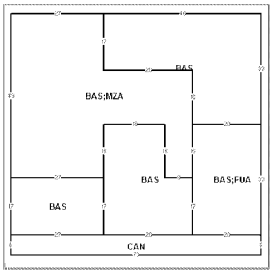
Building 1
Building 1 Site Address
1400 MAYPORT RD Unit
Atlantic Beach FL 32233

Building Type	1106 - RETAIL WAREHOUSE
Year Built	2000
Building Value	$264,466.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1102	1102	1102
Base Area	660	660	660
Finished upper story 1	660	660	660
Base Area	1867	1867	1867

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	5	5 Drywall
Int Flooring	3	3 Concrete Fin
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	7	7 NS Ceil Wall Unfn
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel

Element	Code	Detail



Mezzanine A	1867	1867	187	Stories	1.000	
Base Area	730	730	730	Baths	7.000	
Base Area	459	459	459	Rooms / Units	4.000	
Canopy	438	0	110	Avg Story Height	16.000	
Total	7783	7345	5775			

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$537,680.00	$0.00	$537,680.00	$3,984.31	$4,315.53	$3,968.78
Public Schools: By State Law	$561,900.00	$0.00	$561,900.00	$1,740.13	$1,818.31	$1,759.08
By Local Board	$561,900.00	$0.00	$561,900.00	$1,098.82	$1,263.15	$1,110.82
FL Inland Navigation Dist.	$537,680.00	$0.00	$537,680.00	$15.64	$17.21	$15.43
Atlantic Beach	$537,680.00	$0.00	$537,680.00	$1,578.09	$1,735.90	$1,555.88
Water Mgmt Dist. SJRWMD	$537,680.00	$0.00	$537,680.00	$107.00	$106.14	$106.14
Urban Service Dist3	$537,680.00	$0.00	$537,680.00	$0.00	$0.00	$0.00
			Totals	$8,523.99	$9,256.24	$8,516.13

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$488,800.00	$488,800.00	$0.00	$488,800.00
Current Year	$561,900.00	$537,680.00	$0.00	$537,680.00

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

4/21/2023

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-3440

Real Estate Number: 170788 0010 **Case Number:** 23-088
Location of Violation: 1400 MAYPORT RD, 18-34 38-2S-29E .69 ATLANTIC BEACH SEC H LOTS 1,2(EX R/W),LOTS 3 TO 6 BLK 50 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 1400 MAYPORT RD was conducted on 4/20/2023. 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: Two of the signs on the property are in violation of code and in need of removal, repair, or replacement. The pole sign at the street is damaged and the north facing side is missing. A second sign located on the front of the building is damaged and missing the face of the sign. Please be note that replacing the face of either of these signs requires an approved City of Atlantic Beach prior to installation.

APPLICABLE CODE: Sec. 17-41. Removal of unsafe, damaged or poorly maintained, and abandoned signs. (b) Damaged signs and poorly maintained signs. All signs, including exempt signs, shall be kept in a structurally sound condition, with a neat appearance and in a generally good state of repair. Further, signs shall be maintained in accordance with Section 3108.1.7, Florida Building Code, which requires that all signs for which a permit is required, together with supports, braces, guys, and anchors shall be kept in repair and, unless of galvanized or non-corroding metal, shall be painted at least once every two (2) years. Any sign destroyed or damaged beyond reasonable repair in the determination of the building official, shall be immediately repaired or removed at the property owner or occupant's expense. A new sign permit shall be required for any replacement sign. If not repaired or replaced within thirty (30) days after written notice from the building official, the sign shall constitute a public nuisance and shall be removed at the property owner's expense.

This letter requests that the noted violation(s) be corrected by removing or repairing/replacing the damaged signs within thirty (30) days of the receipt of this notice. Please be note that replacing the face of either of these signs requires an approved City of Atlantic Beach prior to installation

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

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

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

CERTIFIED RETURN RECEIPT
7017 0660 0000 3856 5637

5/24/2023

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-3440

Real Estate Number: 170788 0010 **Case Number:** 23-088
Location of Violation: 1400 MAYPORT RD, 18-34 38-2S-29E .69 ATLANTIC BEACH SEC H LOTS 1,2(EX R/W),LOTS 3 TO 6 BLK 50 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 1400 MAYPORT RD was conducted on 4/20/2023 & 5/24/2023. 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: Two of the signs on the property are in violation of code and in need of removal, repair, or replacement. The pole sign at the street is damaged and the north facing side is missing. A second sign located on the front of the building is damaged and missing the face of the sign. Please be note that replacing the face of either of these signs requires an approved City of Atlantic Beach prior to installation.

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This letter requests that the noted violation(s) be corrected by either removing or repairing or replacing the damaged signs within fifteen (15) days of the receipt of this notice. Please note that replacing the face of either of these signs requires an approved City of Atlantic Beach prior to installation

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

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 1400 Mayport RA LLC

Street and Apt. No., or PO Box No. 1400 Mayport Rd

City, State, ZIP+4®

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

7017 0660 0000 3856 5637



CERTIFIED MAIL

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

JACKSONVILLE FL 320
25 MAY 2023 PM 4 L

NEOPOST
05/24/2023
US POSTAGE $008.10⁰

FIRST-CLASS MAIL

7017 0660 0000 3856 5637

ZIP 32233
041M11299654

RECEIVED
JUN 21 2023

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-3440

Real Estate Number: 170788 0010 **Case Numl**

32233>5461
32233-344000

NIXIE 322 FE 1 0006/20/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32233546199 *1738-03039-25-44


AmeriGas

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

8/11/2023

Case Number: 23-088

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-3440

Certified Mail Return Receipt:
7013 1710 0002 1691 9844

Property Address: 1400 MAYPORT ROAD
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **September 7, 2023 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 1400 MAYPORT RD, 18-34 38-2S-29E .69 ATLANTIC BEACH SEC H LOTS 1,2(EX R/W),LOTS 3 TO 6 BLK 50 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

Sec. 17-41. Removal of unsafe, damaged or poorly maintained, and abandoned signs. (b) Damaged signs and poorly maintained signs. All signs, including exempt signs, shall be kept in a structurally sound condition, with a neat appearance and in a generally good state of repair. Further, signs shall be maintained in accordance with Section 3108.1.7, Florida Building Code, which requires that all signs for which a permit is required, together with supports, braces, guys, and anchors shall be kept in repair and, unless of galvanized or non-corroding metal, shall be painted at least once every two (2) years. Any sign destroyed or damaged beyond reasonable repair in the determination of the building official, shall be immediately repaired or removed at the property owner or occupant's expense. A new sign permit shall be required for any replacement sign. If not repaired or replaced within thirty (30) days after written notice from the building official, the sign shall constitute a public nuisance and shall be removed at the property owner's expense.

STATEMENT OF CODE ENFORCEMENT OFFICER: Two of the signs on the property are in violation of code and in need of removal, repair, or replacement. The pole sign at the street is damaged and the north facing side is missing. A second sign located on the front of the building is damaged and missing the face of the sign. Please be note that replacing the face of either of these signs requires an approved City of Atlantic Beach prior to installation.

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

10/16/2023

Case Number: 23-088

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-3440

Certified Mail Return Receipt:
7013 1710 0002 1691 9943

Property Address: 1400 MAYPORT ROAD
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 1400 MAYPORT RD, 18-34 38-2S-29E .69 ATLANTIC BEACH SEC H LOTS 1,2(EX R/W),LOTS 3 TO 6 BLK 50 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.

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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


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233
7013 1710 0002 1691 9943
NEOPOST
FIRST-CLASS MAIL
10/16/2023
US POSTAGE $008.53⁰
ZIP 32233
041M11299654
1400 Mayport Road LLC
1400 Mayport Road
NIXIE 322 DE 1 0011/10/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *0438-05677-17-00
UNC
32233>5461

CODE ENFORCEMENT

CITY OF ATLANTIC BEACH, FLORIDA

NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL
DATE: 10/23/23 AS

10/16/2023

Case Number: 23-088

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-3440

Certified Mail Return Receipt:
7013 1710 0002 1691 9943

Property Address: 1400 MAYPORT ROAD
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 1400 MAYPORT RD, 18-34 38-2S-29E .69 ATLANTIC BEACH SEC H LOTS 1,2(EX R/W),LOTS 3 TO 6 BLK 50 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

Sec. 17-41. Removal of unsafe, damaged or poorly maintained, and abandoned signs. (b) Damaged signs and poorly maintained signs. All signs, including exempt signs, shall be kept in a structurally sound condition, with a neat appearance and in a generally good state of repair. Further, signs shall be maintained in accordance with Section 3108.1.7, Florida Building Code, which requires that all signs for which a permit is required, together with supports, braces, guys, and anchors shall be kept in repair and, unless of galvanized or non-corroding metal, shall be painted at least once every two (2) years. Any sign destroyed or damaged beyond reasonable repair in the determination of the building official, shall be immediately repaired or removed at the property owner or occupant's expense. A new sign permit shall be required for any replacement sign. If not repaired or replaced within thirty (30) days after written notice from the building official, the sign shall constitute a public nuisance and shall be removed at the property owner's expense.

STATEMENT OF CODE ENFORCEMENT OFFICER: Two of the signs on the property are in violation of code and in need of removal, repair, or replacement. The pole sign at the street is damaged and the north facing side is missing. A second sign located on the front of the building is damaged and missing the face of the sign. Please be note that replacing the face of either of these signs requires an approved City of Atlantic Beach permit prior to installation.

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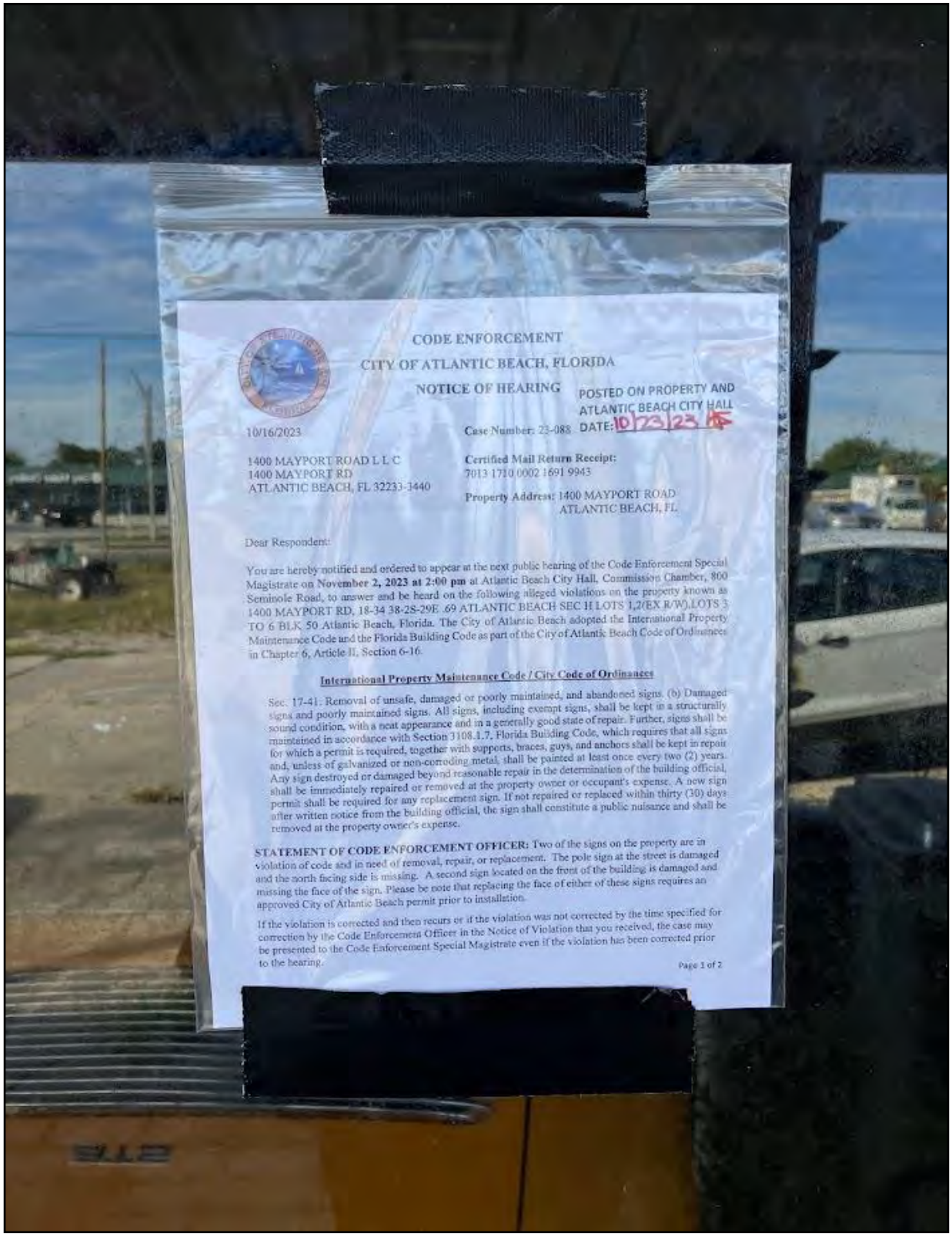
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I, Angela Irizarry, hereby swear and affirm that the above statement is true and accurate.

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols, Deputy City Clerk



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: 23-088

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-1440

Certified Mail Return Receipt:
7013 1710 0002 1691 9943

Property Address: 1400 MAYPORT ROAD
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 1400 MAYPORT RD, 18-34 38-2S-29E .69 ATLANTIC BEACH SEC H LOTS 1,2(EX R/W),LOTS 3 TO 6 BLK 50 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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Page 1 of 2

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

1400 MAYPORT ROAD LLC
1400 Mayport Road
Atlantic Beach, Florida 32233

Respondent.

First Class and Certified Mail Return Receipt Requested: 7022 2410 0000 9340 7142

Property Address: 1400 Mayport Road
Atlantic Beach, FL 32233

CASE NUMBER: 23-088
REAL ESTATE NUMBER: 170788-0010
LEGAL DESCRIPTION: 18-34 38-2S-29E .69 ATLANTIC BEACH SEC H LOTS 1,2(EX R/W), LOTS 3 TO 6 BLK 50 ATLANTIC BEACH, FLORIDA.

ORDER ON CASE NO. 23-088

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 1400 Mayport Road, Atlantic Beach, Florida. ("The Property"). Proper notice for the hearing was posted on the Property and at City Hall.
2. The Respondent was represented by Kirk Lynch who appeared at the hearing. The Property was cited for violation of the City of Atlantic Beach, Florida sign code Section 17-41 and Section 3108.1.7 in April of 2023. The Property had unsafe, damaged or poorly maintained signs.
3. Mr. Lynch stated he had a permit application in hand which he intends to submit on or before Monday, November 6, 2023.
4. The City of Atlantic Beach, Florida requested Mr. Lynch to submit the permits by Friday, November 17, 2023 or failure to comply would result in a $100.00 per day fine being imposed.

CONCLUSIONS OF LAW

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

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.

CERTIFIED MAIL®

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US POSTAGE
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FIRST-CLASS MAIL
IMI
$000.63 ²
11/07/2023 ZIP 32233
043M31249185

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

1400 Mayport Road LLC
1400 Mayport Road
Atlantic B

NIXIE 322 DE 1 0012/31/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *0538-02350-09-03

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32233$3461

REASON CHECKED
Unclaimed
Refused
Attempted Not Known
Insufficient Address
No Such Street
No Such Number
No Such Office In State
Do not remail in this envelope

BUILDING PERMIT APPLICATION

City of Atlantic Beach Building Department
800 Seminole Road, Atlantic Beach, FL 32233
Phone: (904) 247-5826 **Email:** Building-Dept@coab.us

FOR INTERNAL OFFICE USE ONLY
PERMIT # SIGN23-0019
****ALL** information required to process**

Job Address 1400 MAYPORT RDAtlantic Beach FL 32233 RE# 170788-0010

Legal Description 1) 18-34 38-2S-29E .69 2) ATLANTIC BEACH SEC H 3) LOTS 1,2(EX R/W),LOTS 3 TO 6 4) BLK 50

Valuation of Work (Replacement Cost) $2300 Heated/Cooled SF _____ Non-Heated/Cooled SF _____

- Class of Work: ☐ New ☐ Addition ☐ Alteration ☒ Repair ☐ Move ☐ Demo ☐ Pool ☐ Window/Door
- Use of existing/proposed structure(s): ☒ Commercial ☐ Residential • If existing structure, is a fire sprinkler system installed?: ☐ Yes ☒ No
- Will tree(s) be removed in association with proposed project? ☐ Yes (Must submit separate Tree Removal Permit) ☒ No

Describe in detail the type of work to be performed:

New acrylic faces installation. Upgrade existing illumination system using LED's.

Florida Product Approval # _____ (For multiple products use Product Approval Information Sheet)

Property Owner Information Name 1400 Mayport Road, LLC Phone 904.824-0557

Address 1400 Mayport Rd. City Atlantic Beach State FL Zip 32233

Email kirt4455@gmail.com Owner or Agent (If Agent, Power of Attorney or Agency Letter Required) Kirt Lynch

Contractor Information Name of Company Novalux Sign, Inc. Phone (904) 329-9607

Address 3648 Warrington St. City Jacksonville State FL Zip 32254

Qualifying Agent Mario Torres State Certification/Registration# ET11000953

Email mario@novaluxsigns.com Job Site Contact Number (904) 329-9607

Worker's Compensation Insurer Hartford Casualty Insurance Co. OR Exempt ☐ Expiration Date 02/16/24

Architect's Name n/a Email _____ Phone _____

Engineer's Name n/a Email _____ Phone _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all the laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

***NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this city/county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.*

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

****WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESUL IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMEN MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Kirt W. Lynch agt 1400 Mayport Rd LLC
(Signature of Owner or Agent)

Signed and sworn to (or affirmed) before me this 20th day of November, 2023 by Kirt W Lynch

Signature of Notary _____

[ ] Personally Known OR [ ] Produced Identification

Type of Identification: FL DL L570519533670

JONATHAN ADEL SMITH
Commission # HH 328560
Expires November 2, 2026

(Signature of Contractor)

Signed and sworn to (or affirmed) before me this 21st day of _____, 2023 by I Mario A Torres Reyes

Signature of Notary _____

[ ] Personally Known OR [ ] Produced Identification

Type of Identification: Florida's Driver License

Yvonne Williams
Notary Public
My Comm. Expires Feb 19, 2026
No. HH 93048
State of Florida

LETTER OF AUTHORIZATION

Affidavit

To Whom it May Concern:

This letter authorizes Novalux Signs, Inc. (or their agent or subcontractors) to act as agent, to secure permits or variances required by local governing body, and to perform sign installations, removal or maintenance at the property located at:

Property address *1400 Mayport Rd. Atlantic Beach, FL 32233*

Company name *Lynch Cycles, LLC.* **Phone number** *(904) 207-8368*

Name *Kirt W. Lynch* **Title** *Kirt W. Lynch* (OWNER)

Address *1400 Mayport Rd. Atlantic Beach, FL 32233*

Kirt W. Lynch agent 1400 Mayport Rd. LLC
Signature of Property Owner/Agent

STATE OF Florida
COUNTY OF St. Johns
Sworn to and subscribed before me this 20th **day** November 2023

Signature of Notary **State of** Florida

Jonathan Smith
Print or Type Commissioned Name of Notary Public

Personally Known( ) or Produce Identification ✓
Type of Identification Produce FL DL S205149533[illegible] **Commission Expires** November 2, 2026

JONATHAN ADEL SMITH
Commission # HH 328660
Expires November 2, 2026

1400 MAYPORT RD. SIGN FRAME RETROFIT

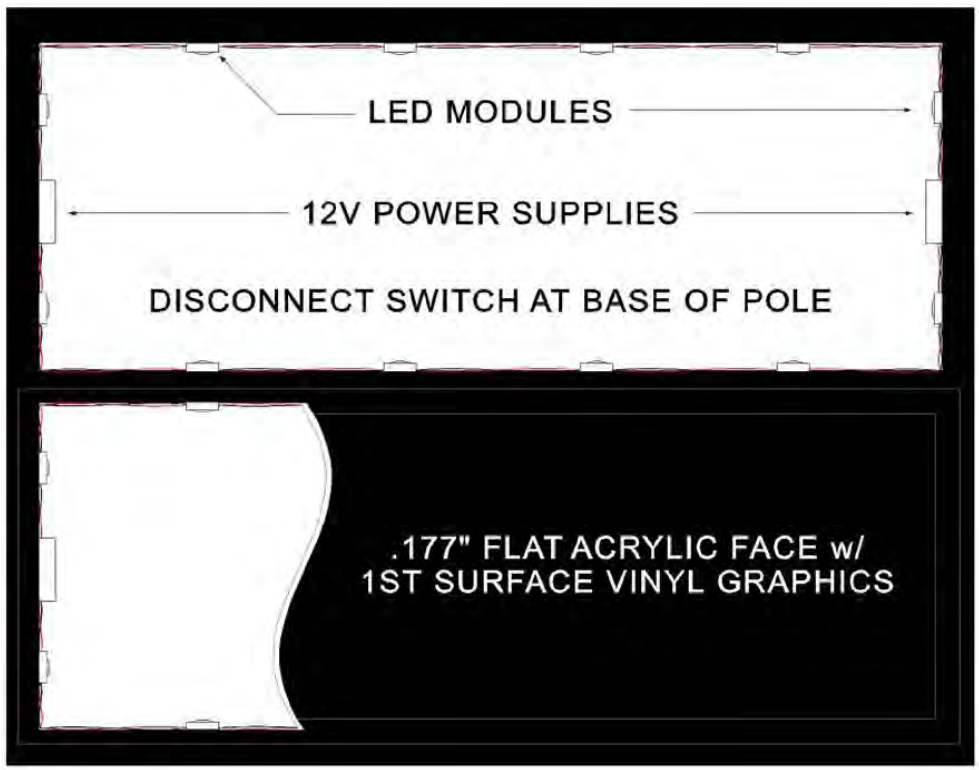
PROPOSED

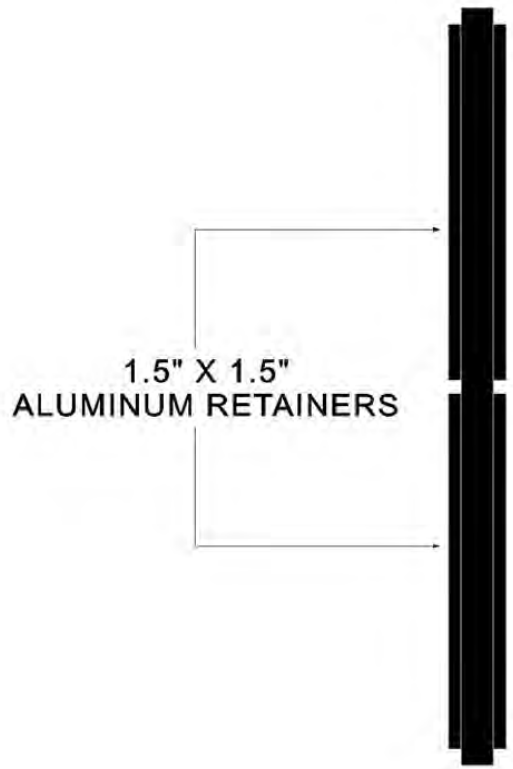


EXISTING



1400 MAYPORT RD. MECHANICAL DETAILS

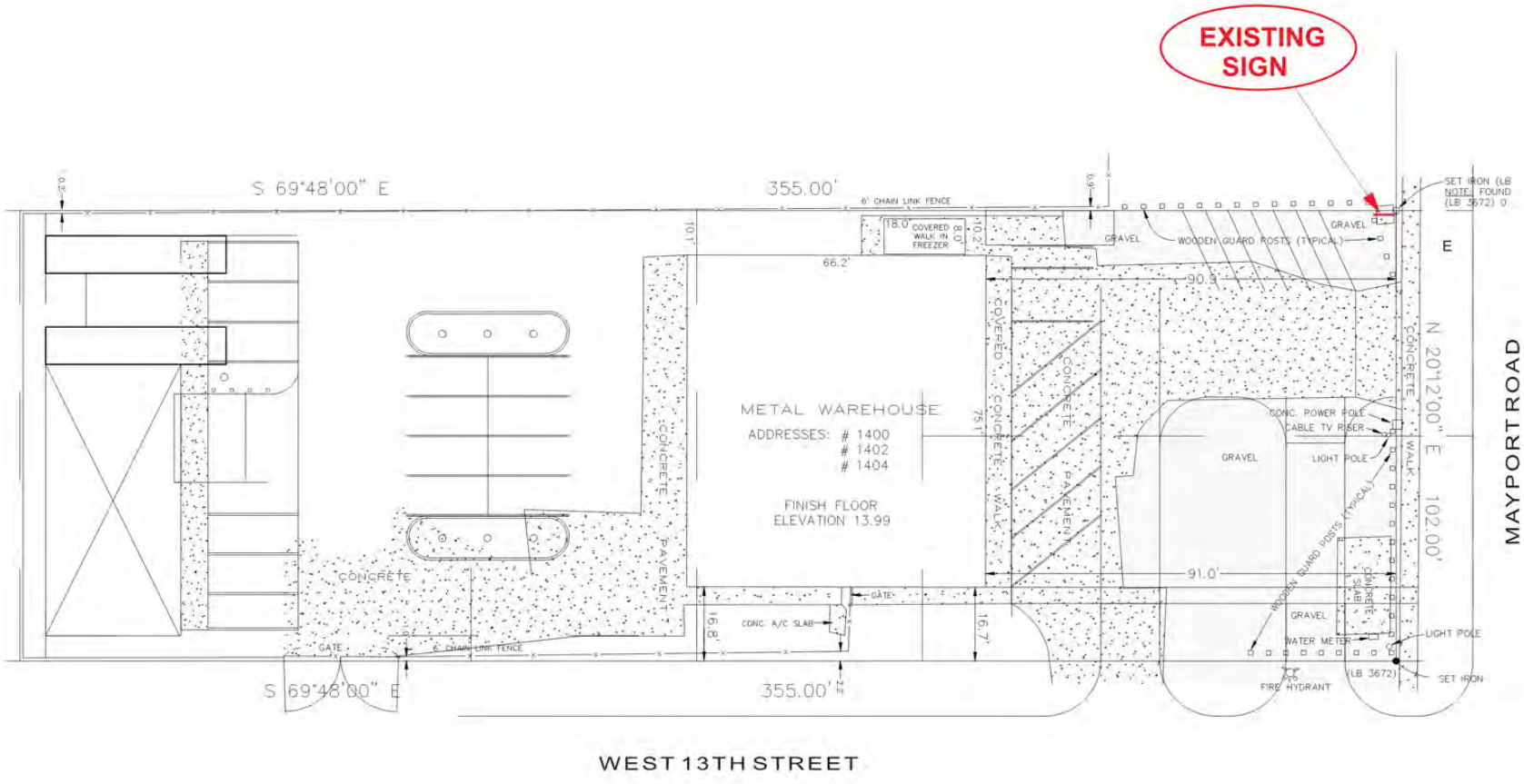




END VIEW

1400 Mayport Rd. Atlantic Beach, FL 32233

Site Plan



Permit Reviews
City of Atlantic Beach

Permit Number: SIGN23-0019

Description: **New acrylic faces installation. LED illumination system.**

Applied: **11/22/2023** Approved:

Issued: Finaled:

Status: **AWAITING CORRECTIONS**

Parent Permit:

Parent Project:

Site Address: **1400 MAYPORT RD**

City, State Zip Code: **Atlantic Beach, Fl 32233**

Applicant: **<NONE>**

Owner: **1400 MAYPORT ROAD L L C**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
11/22/2023	11/22/2023		SUBMITTAL COMPLETENESS	Permit Tech	APPROVED	
Notes: Uploaded 1 attachment from Mario Torres mario@novaluxsigns.com.						
11/22/2023	11/27/2023	12/8/2023	ZONING	Zoning	DENIED	
Notes: The maximum height allowed for freestanding signs is 8 feet, measured from the ground. Please revise. Freestanding signs must be at least 5 feet from property lines. Please revise. Freestanding signs must be externally illuminated. Internal illumination is not permitted. Please revise.						
11/22/2023	11/27/2023	12/8/2023	BUILDING	Building	APPROVED	
Notes:						
11/22/2023	11/27/2023	12/8/2023	PUBLIC UTILITIES	Public Utilities	NOT APPLICABLE TO DEPARTMENT	
Notes:						
11/22/2023	12/4/2023	12/8/2023	PUBLIC WORKS	Public Works	DENIED	See Attached Denied Documentation
Notes: Must provide a line-of-sight triangle based on City ordinance.						

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

1/16/2024

Case Number: 23-088

1400 MAYPORT ROAD L L C
1400 MAYPORT RD
ATLANTIC BEACH, FL 32233-3440

Certified Mail Return Receipt:
7013 1710 0002 1691 0612

Property Address: 1400 MAYPORT ROAD
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 **March 7, 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 1400 MAYPORT RD, 18-34 38-2S-29E .69 ATLANTIC BEACH SEC H LOTS 1,2(EX R/W),LOTS 3 TO 6 BLK 50 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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This case was previously heard before the Special Magistrate on 11/2/2023. An order was issued requiring the property to be brought into compliance no later than Friday, 11/17/2023. The city received a sign permit application for this property on 11/22/2023. The permit application was denied on 12/4/2023 by the City of Atlantic Beach Zoning and Public Works departments. We have not received a

revised application addressing the denial comments to correct the violation and the violation has not been corrected.

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: Kirt Lynch
125 Turtle Bay Lane
Ponte Vedra Beach, FL 32082



CERTIFIED MAIL™

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

7013 1710 0002 1691 0612

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FIRST-CLASS MAIL
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01/16/2024 ZIP 32233
043M31249185

US POSTAGE

1400 Mayoport Road LLC
1400 Mayport Rd.
Atlantic Beach,

REASON CHECKED
Unclaimed
Refused
Attempted Not Known
Insufficient Address

LN 1-19-24

NIXIE 322 DE 1 0002/10/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *0438-07185-18-07

32233$3440 C09
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Case Details

City of Atlantic Beach

Case Number
23-186

Description: Expired pool permit		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 9/11/2023	Closed:	Last Action: 3/7/2024	Fllw Up: 2/23/2024
Site Address: 791 PARADISE LN ATLANTIC BEACH, FL 32233			
Site APN: 172376 0170		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	9/11/2023		
NOV CERT	Angela Irizarry	9/25/2023	9/25/2023	
CMRR RECEIVED W/SIGNATURE	Angela Irizarry	10/2/2023	10/2/2023	
EMAIL SENT	Angela Irizarry	11/8/2023	11/8/2023	Sent list of all open pool permits to Island Pools
EMAIL SENT	Angela Irizarry	12/8/2023	12/8/2023	Sent follow up email to pool contractor, Island pools to check on status.
EMAIL RECEIVED	Angela Irizarry	12/8/2023	12/8/2023	From: RD Gray [mailto:rd@islandpools.org] Sent: Friday, December 8, 2023 12:28 PM To: Irizarry,Angela <aIrizarry@coab.us> Subject: Re: Island Pools Yes Have contacted both homeowners to make sure all safety requirements were up to speed for the inspections but they have not responded back

EMAIL SENT	**Angela Irizarry**	**12/19/2023**	**12/19/2023**	**On Tuesday, December 19, 2023, 10:24 AM, Irizarry,Angela <aIrizarry@coab.us> wrote:** **RD,** **I am sending out hearing notices to go before the special magistrate today. Have you been able to get this two homeowners to respond?**
EMAIL RECEIVED	**Angela Irizarry**	**12/19/2023**	**12/19/2023**	**From: RD Gray [mailto:rd@islandpools.org]** **Sent: Tuesday, December 19, 2023 10:30 AM** **To: Irizarry,Angela <aIrizarry@coab.us>** **Subject: Re: Island Pools** **Yes, as I stated in my previous email, they have both responded and are getting things fixed to pass safety inspection**
NOTICE OF HEARING	**Angela Irizarry**	**1/16/2024**	**1/16/2024**	**Sent notice for March 7, 2024 hearing.**
CMRR STATUS UPDATE	**Angela Irizarry**	**1/19/2024**	**1/19/2024**	**Notice of Hearing was delivered.**
PERMIT ISSUED/OBTAINED	**Angela Irizarry**	**2/16/2024**	**2/16/2024**	**Pool permit renewed.**
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**3/7/2024**		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL

Case Details

City of Atlantic Beach

Case Number
23-186

OWNER	KOSTER MICHAEL W ET AL	791 PARADISE LN ATLANTIC BEACH, F; 32233	(904)716-7367		MIKE.COSTER@COE.22.COM

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	AI	9/11/2023	9/11/2023	VIOLATION FOUND		
REINSPECTION	AI	9/25/2023	9/25/2023	VIOLATION CONTINUES		Per building dept records, permit has not been renewed.
REINSPECTION	AI	10/10/2023	10/13/2023	VIOLATION CONTINUES		Still no permit. Scheduling for January hearing
REINSPECTION	AI	11/8/2023	11/8/2023			Permit still not renewed.
REINSPECTION	AI	12/8/2023	12/8/2023	VIOLATION CONTINUES		Island pools has made progress on closing out old permits but this one still has not been renewed.
REINSPECTION	AI	12/19/2023	12/19/2023	VIOLATION CONTINUES		Still has not been renewed. Permit is expired.
REINSPECTION	AI	1/16/2024	1/16/2024	VIOLATION CONTINUES		Still not renewed. Permit is expired. Noticing property owner for hearing.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
REQUIRED INSPECTIONS - POOL	Angela Irizarry	9/11/2023				110.3 Required inspections. - The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection. 7. Swimming pool inspection. First inspection to be made after excavation and

						installation of reinforcing steel, bonding and main drain and prior to placing of concrete. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place. **In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.**

KOSTER MICHAEL W ET AL
791 PARADISE LN
ATLANTIC BEACH, FL 32233
KOSTER VICTORIA
KOSTER MICHAEL C

Primary Site Address
791 PARADISE LN
Atlantic Beach FL 32233

Official Record Book/Page
18977-00827

Tile #
9418

791 PARADISE LN

Property Detail

RE #	172376-0170
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	06197 PARADISE PRESERVE
Total Area	5627

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	$418,277.00	$434,170.00
Extra Feature Value	$40,754.00	$46,503.00
Land Value (Market)	$175,000.00	$175,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$634,031.00	$655,673.00
Assessed Value	$498,009.00	$531,788.00
Cap Diff/Portability Amt	$136,022.00 / $0.00	$123,885.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$448,009.00	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	$531,788.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$481,788.00**

SJRWMD/FIND Taxable Value

Assessed Value	$531,788.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$481,788.00**

School Taxable Value

Assessed Value	$531,788.00
Homestead (HX)	- $25,000.00
Taxable Value	**$506,788.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18977-00827	10/17/2019	$495,000.00	WD - Warranty Deed	Qualified	Improved
16857-02100	7/24/2014	$120,000.00	WD - Warranty Deed	Unqualified	Vacant
14920-01729	6/23/2009	$648,000.00	WD - Warranty Deed	Unqualified	Vacant
00057-00031	8/6/2004	$100.00	PB - Plat Book	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPGR7	Fireplace Gas	1	0	0	1.00	$6,677.00
2	POLR3	Pool	1	0	0	1.00	$29,249.00
3	SPAR3	Spa	1	0	0	6.00	$10,577.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0180	RES NATURAL LD 3-7 UNITS PER AC	APUD	0.00	0.00	Common	1.00	Lot	$175,000.00

Legal

LN	Legal Description
1	57-31 18-2S-29E .13
2	PARADISE PRESERVE
3	LOT 25

Buildings

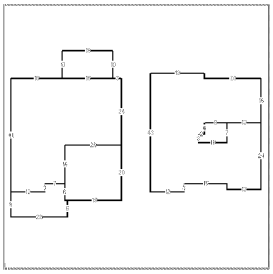
Building 1

Building 1 Site Address
791 PARADISE LN Unit
Atlantic Beach FL 32233

Building Type	0108 - SFR CLASS 2
Year Built	2019
Building Value	$434,170.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1238	1238	1238
Finished upper story 1	1518	1518	1442

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Exterior Wall	11	11 Board & Batt
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Fin Screened Porch	180	0	63
Finished Garage	400	0	200
Finished Open Porch	198	0	59
Total	3534	2756	3002

Element	Code	Detail
Baths	3.500	
Bedrooms	4.000	
Stories	2.000	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$531,788.00	$50,000.00	$481,788.00	$3,595.81	$3,866.93	$3,533.48
Public Schools: By State Law	$563,573.00	$25,000.00	$538,573.00	$1,685.59	$1,714.28	$1,580.28
By Local Board	$563,573.00	$25,000.00	$538,573.00	$1,170.95	$1,210.71	$1,097.83
FL Inland Navigation Dist.	$531,788.00	$50,000.00	$481,788.00	$14.34	$13.88	$13.88
Atlantic Beach	$531,788.00	$50,000.00	$481,788.00	$1,390.40	$1,495.23	$1,368.76
Water Mgmt Dist. SJRWMD	$531,788.00	$50,000.00	$481,788.00	$88.44	$86.38	$86.38
School Board Voted	$563,573.00	$25,000.00	$538,573.00	$0.00	$538.57	$0.00
Urban Service Dist3	$531,788.00	$50,000.00	$481,788.00	$0.00	$0.00	$0.00
			Totals	$7,945.53	$8,925.98	$7,680.61

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$634,031.00	$498,009.00	$50,000.00	$448,009.00
Current Year	$655,673.00	$531,788.00	$50,000.00	$481,788.00

2023 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

9/11/2023

KOSTER MICHAEL W ET AL
791 PARADISE LN
ATLANTIC BEACH, F; 32233

Real Estate Number: 172376 0170 **Case Number:** 23-186
Location of Violation: 791 PARADISE LN, 57-31 18-2S-29E .13 PARADISE PRESERVE LOT 25 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 791 PARADISE LN was conducted on 9/11/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: A pool permit was issued for your property on 3/24/2021 According to our records, no final inspection was ever requested for the pool and the permit has expired. In accordance with the Florida Building Code, final inspections for swimming pools is required.

APPLICABLE CODE: FBC 110.3 Required inspections. - The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.

This letter requests that the noted violation(s) be corrected by renewing the permits and requesting a final pool inspection within ten (10) days of the receipt of this notice. Please contact the City of Atlantic Beach building department for information on permit renewal cost and payment by calling 904-247-5800 opt. 2 or emailing building-dept@coab.us.

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 code@coab.us if you have any questions or need additional information.

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

CITY OF ATLANTIC BEACH

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

CERTIFIED RETURN RECEIPT
7013 1710 0002 1691 9899

9/25/2023

KOSTER MICHAEL W ET AL
791 PARADISE LN
ATLANTIC BEACH, FL 32233

Real Estate Number: 172376 0170 **Case Number:** 23-186
Location of Violation: 791 PARADISE LN, 57-31 18-2S-29E .13 PARADISE PRESERVE LOT 25 Atlantic Beach, Florida

Dear Property Owner:

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A code enforcement review of the building department records for 791 PARADISE LN was conducted on 9/11/2023 & 9/25/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Koster Michael ET AL
791 Paradise LN
CE- 23-186

9590 9402 5982 0062 6058 21

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

7013 1710 0002 1691 9899

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

RECEIVED
OCT 2 2023

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

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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

1/16/2024

Case Number: 23-186

KOSTER MICHAEL W ET AL
791 PARADISE LN
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt:
7012 2210 0001 1385 4982

Property Address: 791 PARADISE LN
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 **March 7, 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 791 PARADISE LN, 57-31 18-2S-29E .13 PARADISE PRESERVE LOT 25 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

FBC 110.3 Required inspections. - The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.

STATEMENT OF CODE ENFORCEMENT OFFICER: A pool permit was issued for your property on 3/24/2021 According to our records, the swimming pool never passed final inspection and the permit has expired. In accordance with the Florida Building Code, final inspections for swimming pools is required. The city contacted the listed pool contractor, Island Pools on 11/8/2023, 12/8/2023 & 12/19/23 regarding this issue but this issue has not been resolved.

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

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY FINAL DELIVERY OF Y...

USPS Tracking®

FAQs >

Tracking Number:

Remove ×

70122210000113854982

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

Latest Update

Your item was delivered to an individual at the address at 3:37 pm on January 19, 2024 in ATLANTIC BEACH, FL 32233.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

ATLANTIC BEACH, FL 32233
January 19, 2024, 3:37 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

SWIMMING POOL PERMIT

CITY OF ATLANTIC BEACH

800 SEMINOLE ROAD
ATLANTIC BEACH. FL 32233

PERMIT NUMBER
POOL21-0009
ISSUED: 3/24/2021
EXPIRES: 8/16/2024

MUST CALL INSPECTION PHONE LINE (904) 247-5814 BY 4 PM FOR NEXT DAY INSPECTION. ALL WORK MUST CONFORM TO THE CURRENT 6TH EDITION (2017) OF THE FLORIDA BUILDING CODE, NEC, IPMC, AND CITY OF ATLANTIC BEACH CODE OF ORDINANCES . ALL CONDITIONS OF PERMIT APPLY, PLEASE READ CAREFULLY.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

JOB ADDRESS:	PERMIT TYPE:	DESCRIPTION:	VALUE OF WORK:
791 PARADISE LN	SWIMMING POOL SWIMMING POOL RESIDENTIAL	SWIMMING POOL - Renewed	$55000.00

TYPE OF CONSTRUCTION:	REAL ESTATE NUMBER:	ZONING:	BUILDING USE GROUP:	SUBDIVISION:
	172376 0170			PARADISE PRESERVE

COMPANY:	ADDRESS:	CITY:	STATE:	ZIP:
ISLAND POOLS,LLC	1546 LINKSIDE DR	ATLANTIC BEACH	FL	32233

OWNER:	ADDRESS:	CITY:	STATE:	ZIP:
KOSTER MICHAEL W ET AL	791 PARADISE LN	ATLANTIC BEACH	F;	32233

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

LIST OF CONDITIONS

Roll off container company must be on City approved list . Container cannot be placed on City right-of-way.

1	PUBLIC WORKS	EROSION CONTROL INSTALLATION	INFORMATIONAL
Notes: Full erosion control measures must be installed and approved prior to beginning any earth disturbing activities. Contact the Inspection Line (904-247-5814) to request an Erosion and Sediment Control Inspection prior to start of construction.			
2	PUBLIC WORKS	ON SITE RUNOFF	INFORMATIONAL
Notes: All runoff must remain on-site during construction.			

Issued Date: **3/24/2021**

SWIMMING POOL PERMIT
CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233

PERMIT NUMBER
POOL21-0009
ISSUED: 3/24/2021
EXPIRES: 8/16/2024

3	PUBLIC WORKS	POOL WELLPOINT	INFORMATIONAL
Notes: Pool Wellpoint (if used) must discharge into vegetated area 10 foot minimum from street or drainage feature (swale, structure or lagoon).			
4	PUBLIC WORKS	ROLL OFF CONTAINER	INFORMATIONAL
Notes: Roll off container company must be on City approved list. Approved list can be obtained at the Building Department at City Hall. Roll off container cannot be placed on City right-of-way.			
5	PUBLIC WORKS	RIGHT OF WAY RESTORATION	INFORMATIONAL
Notes: Full right-of-way restoration, including sod, is required.			
6	PUBLIC WORKS	CONSTRUCTION SITE MANAGEMENT	INFORMATIONAL
Notes: Provide construction site management plan, including location of silt fence, dumpster, portable toilet. Right-of-Way Permit is required if using right-of-way for construction parking.			
7	PUBLIC WORKS	RUNOFF	INFORMATIONAL
Notes: All runoff must remain on-site. Cannot raise lot elevation.			
8	PUBLIC WORKS	DECKING REMOVED	INFORMATIONAL
Notes: All old decking and debris must be removed from job site by Contractor.			

FEES

DESCRIPTION	ACCOUNT	QUANTITY	PAID AMOUNT
BLDG 2ND PLAN REVIEW FEE	455-0000-322-1006	0	$50.00
BUILDING PERMIT	455-0000-322-1000	0	$300.00
BUILDING PERMIT RENEWAL	455-0000-322-1000	0	$55.00
BUILDING PLAN CHECK	455-0000-322-1001	0	$150.00
BUILDING POOL FINAL 10/20/2021 RBE	455-0000-322-1002	0	$55.00
PW REVIEW RESIDENTIAL BLDG	001-0000-329-1004	0	$100.00
STATE DBPR SURCHARGE	455-0000-208-0700	0	$7.50
STATE DCA SURCHARGE	455-0000-208-0600	0	$5.00
ZONING REVIEW SINGLE AND TWO FAMILY USES	001-0000-329-1003	0	$100.00
			TOTAL: $822.50

Issued Date: **3/24/2021**

Case Details

City of Atlantic Beach

Case Number
23-194

Description: Overgrown, trailers, firetruck		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: COMMERCIAL	
Opened: 9/20/2023	Closed:	Last Action: 3/19/2024	Fllw Up: 2/15/2024
Site Address: 0 EDGAR ST ATLANTIC BEACH, FL 32233			
Site APN: 172268 0100		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	9/20/2023	9/20/2023	
NOV CERT	Angela Irizarry	10/6/2023	10/6/2023	
CMRR STATUS UPDATE	Angela Irizarry	11/29/2023	11/29/2023	Tracking on usps.com says its still in transit.
NOV CERT	Angela Irizarry	11/29/2023	11/29/2023	Sent new certified letter since last one still hasn't been delivered.
NOV CERT	Angela Irizarry	12/14/2023	12/14/2023	
EMAIL RECEIVED	Angela Irizarry	1/2/2024	1/2/2024	From: Ilana Cordeiro (CPM) [mailto:ICordeiro@lvlliving.com] Sent: Tuesday, January 2, 2024 10:29 AM To: Code Enforcement Officer <code@coab.us> Subject: 0 Edgar St Good morning, I am in receipt of the letter dated 11/29/23. We have corrected the issues, but unfortunately I am just now in receipt of the letter.

				Can you please note that these issues have been resolved? Thank you, Ilana Cordeiro Commercial Property Manager 645 Mayport Road, Atlantic Beach, FL 32233 904.247.5334 x443 Office | 904.582.5303 Cell
EMAIL SENT	Angela Irizarry	1/5/2024	1/5/2024	From: Irizarry,Angela On Behalf Of Code Enforcement Officer Sent: Friday, January 5, 2024 1:44 PM To: 'Ilana Cordeiro (CPM)' <ICordeiro@lvlliving.com> Subject: RE: 0 Edgar St Good afternoon, I went by the property today. It has been mowed but there are still violations. The old fire truck with flat tires is still there. There are loose tires leaning up against it and another truck and trailer that didn't have a valid license plate on it. There are also still rolls of fencing and a pile of fence posts. The issues have not been resolved.
NOTICE OF HEARING	Angela Irizarry	1/23/2024	1/23/2024	
CMRR STATUS UPDATE	Angela Irizarry	2/21/2024		
CODE ENFORCEMENT AGENDA	Angela Irizarry	2/29/2024		
CODE ENFORCEMENT ORDER	Angela Irizarry	3/19/2024		

Case Details

City of Atlantic Beach

Case Number
23-194

CONTACTS					
NAME TYPE	**NAME**	**ADDRESS**	**PHONE**	**FAX**	**EMAIL**
ADDITIONAL CONTACT 1	Henry Miller	1920 PARK STREET ATLANTIC BEACH , FL 32233			
COMPLAINTANT	Theresa McMahan	205 Edgar Street Atlantic Beach, FL 32233			
OWNER	KLOTZ JEFFREY D	PO BOX 330833 ATLANTIC BEACH, FL 32233-0833			

INSPECTIONS						
INSPECTION TYPE	**INSPECTOR**	**SCHEDULED DATE**	**COMPLETED DATE**	**RESULT**	**REMARKS**	**NOTES**
INITIAL INSPECTION	**AI**	**9/20/2023**	**9/20/2023**	**VIOLATION FOUND**		
REINSPECTION	**AI**	**10/4/2023**	**10/5/2023**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**10/23/2023**	**10/23/2023**	**VIOLATION CONTINUES**		**Certified letter has not been delivered yet.**
REINSPECTION	**AI**	**11/29/2023**	**11/29/2023**	**VIOLATION CONTINUES**		**Lot is partially mowed. Trailers and firetruck are still there. Resending certified letter because tracking of last letters says it's still in transit.**
REINSPECTION	**AI**	**12/14/2023**	**12/14/2023**	**VIOLATION CONTINUES**		**Two of the old mobile home trailers are gone. The fire truck is still there. There is an addition red and white truck with a campertop and a trailer. Neither the fire truck nor the red and white pick up truck have tags. Lot has been mowed. You can now see a pile of chain link fence and metal fence posts stacked on the lot. There are also propane tanks and a trash bag.**

Case Details

City of Atlantic Beach

Case Number
23-194

REINSPECTION	**AI**	**1/2/2024**	**1/5/2024**	**VIOLATION CONTINUES**		**Fire truck with flat tires still there. Truck with camper trailer still there Fence rolls and posts still there Loose tires leaning against fire truck.**
REINSPECTION	**AI**	**1/23/2024**	**1/23/2024**	**VIOLATION CONTINUES**		

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
NUISANCE - JUNK VEH JUNK	**Angela Irizarry**	**9/20/2023**				**Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and type of acts, occurrences and conditions, and shall not be deemed to be exclusive. (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises for the open storage of any abandoned or inoperable motor vehicle, refrigerators or other appliance, household furniture, glass, building material, building rubbish or similar items.**
Weeds	**Angela Irizarry**	**9/20/2023**				**IPMC Sec. 302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.**
Zoning District	**Angela Irizarry**	**1/23/2024**				**Sec. 24-163. - Storage and parking of commercial vehicles and recreational vehicles and equipment and repair of vehicles in residential zoning districts. (a)The storage and parking of commercial vehicles greater than twelve thousand five hundred (12,500) pounds gross vehicle weight and dual rear wheel vehicles shall be prohibited in all residential zoning districts.**

KLOTZ JEFFREY D
PO BOX 330833
ATLANTIC BEACH, FL 32233-0833

Primary Site Address
0 EDGAR ST
Atlantic Beach FL 32233

Official Record Book/Page
12680-01685

Tile #
9417

0 EDGAR ST

Property Detail

RE #	172268-0100
Tax District	USD3
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03137 DONNERS R/P NO 02
Total Area	12619

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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$39,726.00	$39,726.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$39,726.00	$39,726.00
Assessed Value	$39,726.00	$39,726.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$39,726.00	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
12680-01685	8/11/2005	$60,000.00	WD - Warranty Deed	Qualified	Vacant
11540-01230	11/10/2003	$50,000.00	QC - Quit Claim	Qualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	ALIW	0.00	0.00	Common	13,242.00	Square Footage	$39,726.00

Legal

LN	Legal Description
1	25-68 17-2S-29E .304
2	DONNERS R/P 2
3	W 125FT LOTS 2,3 BLK 2

Buildings

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$39,726.00	$0.00	$39,726.00	$318.85	$318.85	$291.35
Public Schools: By State Law	$39,726.00	$0.00	$39,726.00	$128.55	$126.45	$116.56
By Local Board	$39,726.00	$0.00	$39,726.00	$89.30	$89.30	$80.98
FL Inland Navigation Dist.	$39,726.00	$0.00	$39,726.00	$1.27	$1.14	$1.14
Atlantic Beach	$39,726.00	$0.00	$39,726.00	$123.29	$123.29	$112.86
Water Mgmt Dist. SJRWMD	$39,726.00	$0.00	$39,726.00	$7.84	$7.12	$7.12
School Board Voted	$39,726.00	$0.00	$39,726.00	$0.00	$39.73	$0.00
Urban Service Dist3	$39,726.00	$0.00	$39,726.00	$0.00	$0.00	$0.00
			Totals	$669.10	$705.88	$610.01

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$39,726.00	$39,726.00	$0.00	$39,726.00
Current Year	$39,726.00	$39,726.00	$0.00	$39,726.00

2023 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




ROCKWOOD





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

9/20/2023

KLOTZ JEFFREY D
PO BOX 330833
ATLANTIC BEACH, FL 32233-0833

Real Estate Number: 172268 0100 **Case Number:** 23-194 **Location of Violation:** 0 EDGAR ST, 25-68 17-2S-29E .304 DONNERS R/P 2 W 125FT LOTS 2,3 BLK 2 Atlantic Beach, Florida

Dear Property Owner:

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

A code enforcement inspection at 0 EDGAR ST was conducted on 9/20/2023. 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 are two abandoned RV trailers and an abandoned fire truck on the lot. Additionally the lot is overgrown and in need of mowing.

APPLICABLE CODES: Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and type of acts, occurrences and conditions, and shall not be deemed to be exclusive. (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises for the open storage of any abandoned or inoperable motor vehicle, refrigerators or other appliance, household furniture, glass, building material, building rubbish or similar items.

IPMC Sec. 302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

This letter requests that the noted violation(s) be corrected by removing the abandoned vehicles and mowing the lot 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 code@coab.us if you have any questions or need additional information.

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

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

CERTIFIED RETURN RECEIPT
7013 1710 0002 1691 9929

10/6/2023

KLOTZ JEFFREY D
PO BOX 330833
ATLANTIC BEACH, FL 32233-0833

Real Estate Number: 172268 0100 **Case Number:** 23-194 **Location of Violation:** 0 EDGAR ST, 25-68 17-2S-29E .304 DONNERS R/P 2 W 125FT LOTS 2,3 BLK 2 Atlantic Beach, Florida

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

USPS Tracking®

FAQs >

Remove ×

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70131710000216919929

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USPS Tracking Plus®

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In Transit to Next Facility
October 15, 2023

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October 11, 2023, 12:26 am

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

See Less ^

CITY OF ATLANTIC BEACH

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

CERTIFIED RETURN RECEIPT
7013 1710 0002 1691 8380

11/29/2023

KLOTZ JEFFREY D
PO BOX 330833
ATLANTIC BEACH, FL 32233-0833

Real Estate Number: 172268 0100 **Case Number:** 23-194 **Location of Violation:** 0 EDGAR ST, 25-68 17-2S-29E .304 DONNERS R/P 2 W 125FT LOTS 2,3 BLK 2 Atlantic Beach, Florida

Dear Property Owner:

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

A code enforcement inspection at 0 EDGAR ST was conducted on 9/20/2023, 10/5/2023 & 11/28/2023. Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: There are two abandoned trailers that are in disrepair and an abandoned fire truck with flat tires on the lot. Additionally the lot is overgrown and in need of mowing.

APPLICABLE CODES: Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and type of acts, occurrences and conditions, and shall not be deemed to be exclusive. (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises for the open storage of any abandoned or inoperable motor vehicle, refrigerators or other appliance, household furniture, glass, building material, building rubbish or similar items.

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This letter requests that the noted violation(s) be corrected by removing the abandoned vehicles and mowing the lot 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 code@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


7013 1710 0002 1691 8380
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Jeffrey Klotz
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City, State, ZIP+4
Miami Beach 33233
PS Form 3800, August 2006
See Reverse for Instructions

CITY OF ATLANTIC BEACH

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

CERTIFIED RETURN RECEIPT
7017 0660 0000 3856 5798

12/14/2023

KLOTZ JEFFREY D
PO BOX 330833
ATLANTIC BEACH, FL 32233-0833

SENT BY REGULAR USPS
AND CERTIFIED MAIL

Real Estate Number: 172268 0100 **Case Number:** 23-194 **Location of Violation:** 0 EDGAR ST, 25-68 17-2S-29E .304 DONNERS R/P 2 W 125FT LOTS 2,3 BLK 2 Atlantic Beach, Florida

Dear Property Owner:

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

A code enforcement inspection at 0 EDGAR ST was conducted on 12/14/2023. Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION:

- The lot has been moved and two of the trailers there were previously cited have been removed.
- The fire truck with flat tires and no license plate remians on the lot.
- A red and white pick up truck with a camper top and no license plate with an attached box trailer as been added to the lot.
- Rolls of chain link fence and a pile of fence posts can be seen on the lot.
- There is a trash bag and multiple propane tanks on the lot.
- This lot is zoned residential. The storage and parking of commercial vehicles greater than twelve thousand five hundred (12,500) pounds gross vehicle weight and dual rear wheel vehicles shall be prohibited in all residential zoning districts.

APPLICABLE CODES: Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and type of acts, occurrences and conditions, and shall not be deemed to be exclusive. (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises for the open storage of any abandoned or inoperable motor vehicle, refrigerators or other appliance, household furniture, glass, building material, building rubbish or similar items.

Sec. 24-163. - Storage and parking of commercial vehicles and recreational vehicles and equipment and repair of vehicles in residential zoning districts. (a) The storage and parking of commercial vehicles greater than twelve thousand five hundred (12,500) pounds gross vehicle weight and dual rear wheel vehicles shall be prohibited in all residential zoning districts.

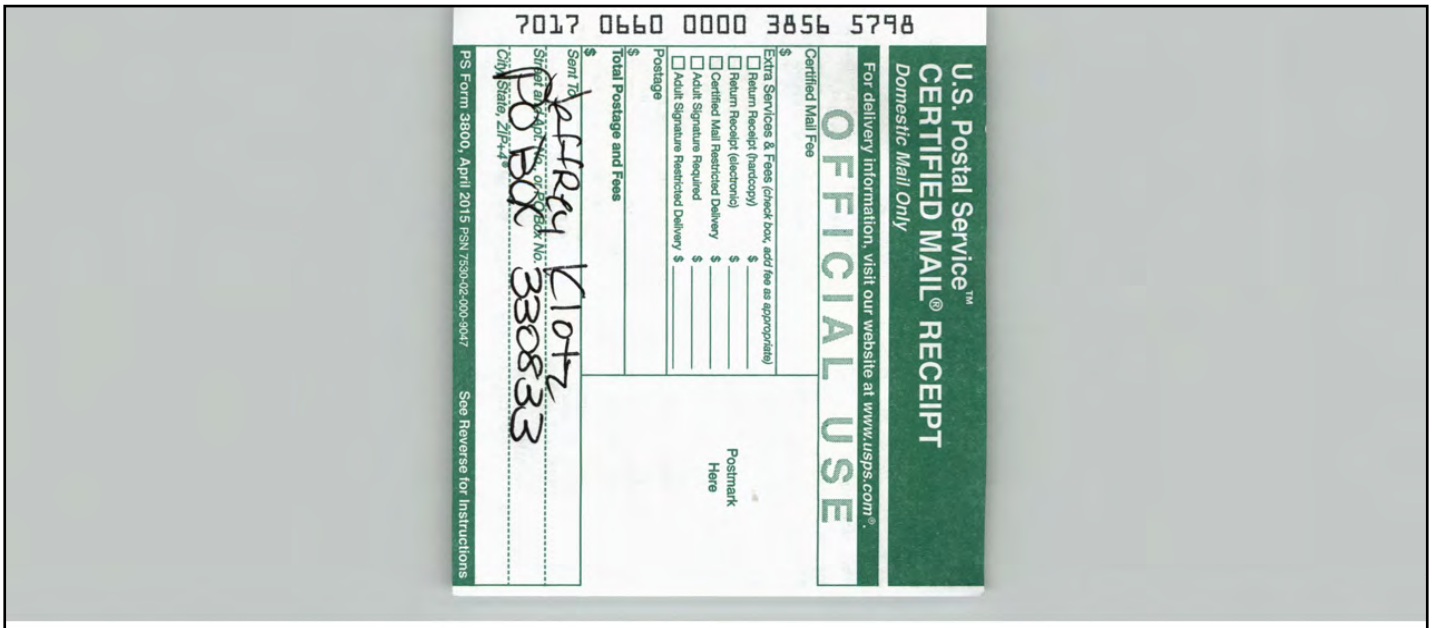
This letter requests that the noted violation(s) be corrected by removing the firetruck, registering or removing all other vehicles and removing all the discarded fence materials, propane tanks and trash from the lot within ten (10) days of the receipt of this notice.

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 code@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


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

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

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KLOTZ JEFFREY D
PO BOX 330833
ATLANTIC BEACH, FL 32233-0833

RE-SON CHECKED
Unclaimed
Unclaimed Known

NIXIE 322 DE 1 0001/28/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 3223354619 *0538-01814-16-04

Irizarry,Angela

From: Irizarry,Angela on behalf of Code Enforcement Officer
Sent: Friday, January 5, 2024 1:44 PM
To: 'Ilana Cordeiro (CPM)'
Subject: RE: 0 Edgar St

Good afternoon,

I went by the property today. It has been mowed but there are still violations. The old fire truck with flat tires is still there. There are loose tires leaning up against it and another truck and trailer that didn't have a valid license plate on it. There are also still rolls of fencing and a pile of fence posts. The issues have not been resolved.

From: Ilana Cordeiro (CPM) [mailto:ICordeiro@lvlliving.com]
Sent: Tuesday, January 2, 2024 10:29 AM
To: Code Enforcement Officer <code@coab.us>
Subject: 0 Edgar St

Good morning,

I am in receipt of the letter dated 11/29/23. We have corrected the issues, but unfortunately I am just now in receipt of the letter.

Can you please note that these issues have been resolved?

Thank you,

Ilana Cordeiro
Commercial Property Manager
COMMERCIAL
645 Mayport Road, Atlantic Beach, FL 32233
904.247.5334 x443 Office | 904.582.5303 Cell


TRD OFF ROAD
Jan 23, 2024 at 10:12:32 AM


Jan 23, 2024 at 10:12:05 AM


Jan 23, 2024 at 10:11:37 AM


DEERE
Jan 23, 2024 at 10:11:00 AM

Jan 23, 2024 at 10:12:44 AM

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

1/24/2024

Case Number: 23-194

KLOTZ JEFFREY D
PO BOX 330833
ATLANTIC BEACH, FL 32233-0833

Certified Mail Return Receipt:
7013 1710 0002 1691 8397

Property Address: 0 EDGAR 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 **March 7, 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 0 EDGAR ST, 25-68 17-2S-29E .304 DONNERS R/P 2 W 125FT LOTS 2,3 BLK 2 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and type of acts, occurrences and conditions, and shall not be deemed to be exclusive. (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises for the open storage of any abandoned or inoperable motor vehicle, refrigerators or other appliance, household furniture, glass, building material, building rubbish or similar items.

Sec. 24-163. - Storage and parking of commercial vehicles and recreational vehicles and equipment and repair of vehicles in residential zoning districts. (a) The storage and parking of commercial vehicles greater than twelve thousand five hundred (12,500) pounds gross vehicle weight and dual rear wheel vehicles shall be prohibited in all residential zoning districts.

STATEMENT OF CODE ENFORCEMENT OFFICER:

The lot at 0 Edgar Street is zoned Residential, General, Two Family. The lot is being used to store two vehicles and a trailer. The property was originally cited on 9/20/2023. At that time the lot was overgrown, there were two deteriorating camper trailers, a fire truck and fence materials on the lot. The lot has been mowed and two of the deteriorated camper trailers removed. The fire truck remains on the lot and a pickup truck with attached box trailer has been added to the lot since the original notice of violation was issued. Neither of the current existing vehicles display a valid license plate. The fire truck has multiple flat tires. In addition to the vehicles, there is open storage of chain link fencing and metal posts.

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
24-014

Description: Excessive Trimming ROW tree		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 1/30/2024	Closed:	Last Action: 3/19/2024	Fllw Up: 2/9/2024
Site Address: 1094 STOCKS ST ATLANTIC BEACH, FL 32233			
Site APN: 171000 0000		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
OTHER	Angela Irizarry	1/23/2024	1/23/2024	Abrielle Genest received call from Carol Ezell reporting that the gentleman at 1094 Stocks street severely cut back the oak tree in the right of way next to his property. Abrielle Genest and Angela Irizarry visited site the view the tree.
TELEPHONE CALL	Angela Irizarry	1/24/2024	1/24/2024	Spoke with Carol Ezell. She is willing to testify that she can confirm that Robert Schlenoff is the person responsible for cutting the tree in the right of way next to his house.
NOTICE OF HEARING	Angela Irizarry	1/31/2024	1/31/2024	
CMRR STATUS UPDATE	Angela Irizarry	2/5/2024	2/5/2024	Per usps.com, the certified letter was delivered on 2/2/2024.
MEETING WITH RESPONDENT	Angela Irizarry	2/5/2024	2/5/2024	Amanda Askew and I met with Mr. Schlenoff regarding the tree cutting. He stated that he did not know he needed a permit. He also stated that he was confident that the tree would not die because he cut the tree back like this once before approximately five years ago and it grew back just

Case Details

City of Atlantic Beach

Case Number
24-014

				fine. He was apologetic and will be attending the hearing.
TELEPHONE CALL	**Angela Irizarry**	**2/5/2024**	**2/5/2024**	**Received call from Robert Schlenoff. He said he received the letter regarding cutting the tree and asked to schedule a meeting to discuss in person.**
CMRR STATUS UPDATE	**Angela Irizarry**	**2/6/2024**	**2/6/2024**	**Received green card back but it was not signed.**
TELEPHONE MESSAGE	**Angela Irizarry**	**2/28/2024**	**2/28/2024**	**Received voicemail message from Robert Schlenoff asking if we had heard from the attorney he has obtained for this case.**
TELEPHONE MESSAGE	**Angela Irizarry**	**2/28/2024**	**2/28/2024**	**Returned call to Mr. Schlenoff and left message that we had not heard from his attorney.**
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**2/29/2024**	**3/4/2024**	
TELEPHONE CALL	**Angela Irizarry**	**2/29/2024**	**2/29/2024**	**Spoke with Robert Schlenoff. Mr. Schlenoff said that he had obtained Don Pinaud as counsel and they would need an extension because his attorney was already scheduled in court on the 7th.**
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**3/19/2024**		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINTANT	EZELL CAROL	1104 STOCKS ST ATLANTIC BEACH, FL 32233			
OWNER	SCHLENOFF ROBERT K	1094 STOCKS ST ATLANTIC BEACH, FL 32233-2630			

Case Details

City of Atlantic Beach

Case Number
24-014

FINANCIAL INFORMATION

INSPECTIONS						
INSPECTION TYPE	**INSPECTOR**	**SCHEDULED DATE**	**COMPLETED DATE**	**RESULT**	**REMARKS**	**NOTES**
INITIAL INSPECTION	AI	1/23/2024	1/23/2024	VIOLATION FOUND		Tree was severely over pruned. Tree is located on City right of way Cut limbs were stacked on 1094 stocks street.

VIOLATIONS						
VIOLATION TYPE	**USER NAME**	**OBSERVED DATE**	**CORRECTED DATE**	**LOCATION**	**REMARKS**	**NOTES**
TREES - EXCESSIVE PRUNING	Angela Irizarry	1/30/2024			Irreparable and Irreversible	Sec. 23-31. - General prohibitions. (a)Excessive or improper pruning. It shall be unlawful for any person to engage in excessive or improper pruning techniques on trees required pursuant to an approved tree protection plan. Trees intended for shade purposes shall be allowed to reach their mature canopy spread. (b) Pruning or removal of city trees. It shall be unlawful for any person to trim, prune, or remove any tree which is within the city's rights-of-way or upon any other city property without the permission of the city as evidenced by the appropriate permit. Sec. 23-8. - Definitions. Excessive pruning shall mean the substantial alteration of a tree such that there is irreversible removal and/or damage of more than twenty-five (25) percent of the natural shape or form of a tree.

SCHLENOFF ROBERT K
1094 STOCKS ST
ATLANTIC BEACH, FL 32233-2630
SCHLENOFF TATYANA N

Primary Site Address
1094 STOCKS ST
Atlantic Beach FL 32233-

Official Record Book/Page
05789-01575

Tile #
9417

1094 STOCKS ST

Property Detail

RE #	171000-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03119 ATLANTIC BEACH SEC H
Total Area	9405

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	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$215,957.00	$213,975.00
Extra Feature Value	$2,054.00	$1,957.00
Land Value (Market)	$137,270.00	$137,270.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$355,281.00	$353,202.00
Assessed Value	$146,658.00	$151,057.00
Cap Diff/Portability Amt	$208,623.00 / $0.00	$202,145.00 / $0.00
Exemptions	$55,000.00	See below
Taxable Value	$91,658.00	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	$151,057.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Tot/Perm/Vet $5,000 (VT) 196.24 (VT)	- $5,000.00
Taxable Value	**$96,057.00**

SJRWMD/FIND Taxable Value

Assessed Value	$151,057.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Tot/Perm/Vet $5,000 (VT) 196.24 (VT)	- $5,000.00
Taxable Value	**$96,057.00**

School Taxable Value

Assessed Value	$151,057.00
Homestead (HX)	- $25,000.00
Tot/Perm/Vet $5,000 (VT) 196.24 (VT)	- $5,000.00
Taxable Value	**$121,057.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
05789-01575	3/23/1984	$22,000.00	WD - Warranty Deed	Unqualified	Vacant
00000-00000	9/10/1984	$0.00	MS - Miscellaneous	Unqualified	Vacant
09599-00616	4/6/2000	$126,000.00	WD - Warranty Deed	Unqualified	Vacant
11040-00764	3/26/2003	$144,900.00	WD - Warranty Deed	Qualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	$1,957.00

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	70.00	102.00	Common	70.00	Front Footage	$137,060.00
2	9600	WASTE LAND	ARG	25.00	102.00	Common	0.06	Acreage	$210.00

Legal

LN	Legal Description
1	18-34 17-2S-29E .22
2	ATLANTIC BEACH SEC H
3	LOT 1,S1/2 STREET LYING N
4	THEREOF CL BY U/R BCH ORD #65-84-10
5	BLK 186

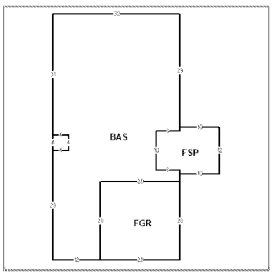
Buildings

Building 1
Building 1 Site Address
1094 STOCKS ST Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	2002
Building Value	$213,975.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	16	0	5

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted



Base Area	1540	1540	1540
Fin Screened Porch	180	0	63
Finished Garage	400	0	200
Total	2136	1540	1808

Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	2.000	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$146,658.00	$55,000.00	$91,658.00	$701.39	$735.67	$672.23
Public Schools: By State Law	$146,658.00	$30,000.00	$116,658.00	$363.68	$371.32	$342.30
By Local Board	$146,658.00	$30,000.00	$116,658.00	$252.65	$262.25	$237.80
FL Inland Navigation Dist.	$146,658.00	$55,000.00	$91,658.00	$2.80	$2.64	$2.64
Atlantic Beach	$146,658.00	$55,000.00	$91,658.00	$271.21	$284.46	$260.40
Water Mgmt Dist. SJRWMD	$146,658.00	$55,000.00	$91,658.00	$17.25	$16.43	$16.43
School Board Voted	$146,658.00	$30,000.00	$116,658.00	$0.00	$116.66	$0.00
Urban Service Dist3	$146,658.00	$55,000.00	$91,658.00	$0.00	$0.00	$0.00
			Totals	$1,608.98	$1,789.43	$1,531.80

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$303,194.00	$142,387.00	$55,000.00	$87,387.00
Current Year	$355,281.00	$146,658.00	$55,000.00	$91,658.00

2023 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.

2023

2022

2021

2020

2019

2018

2017

2016

2015

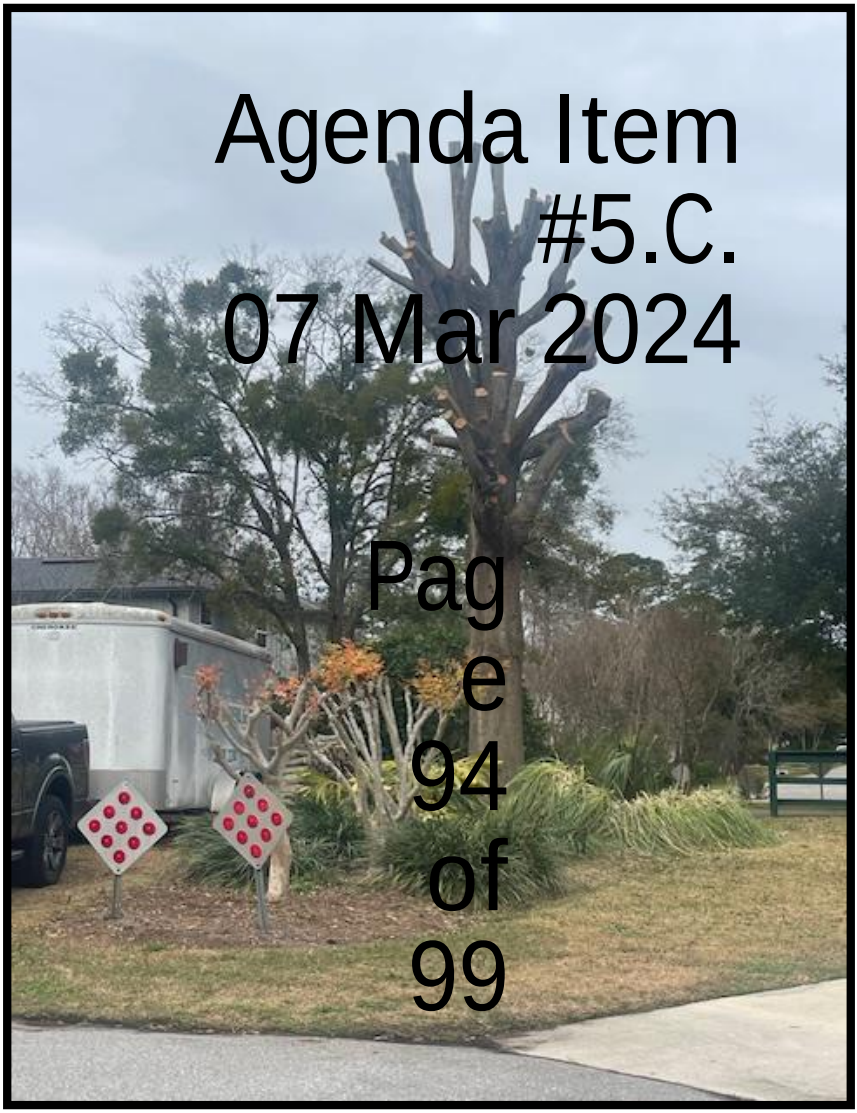
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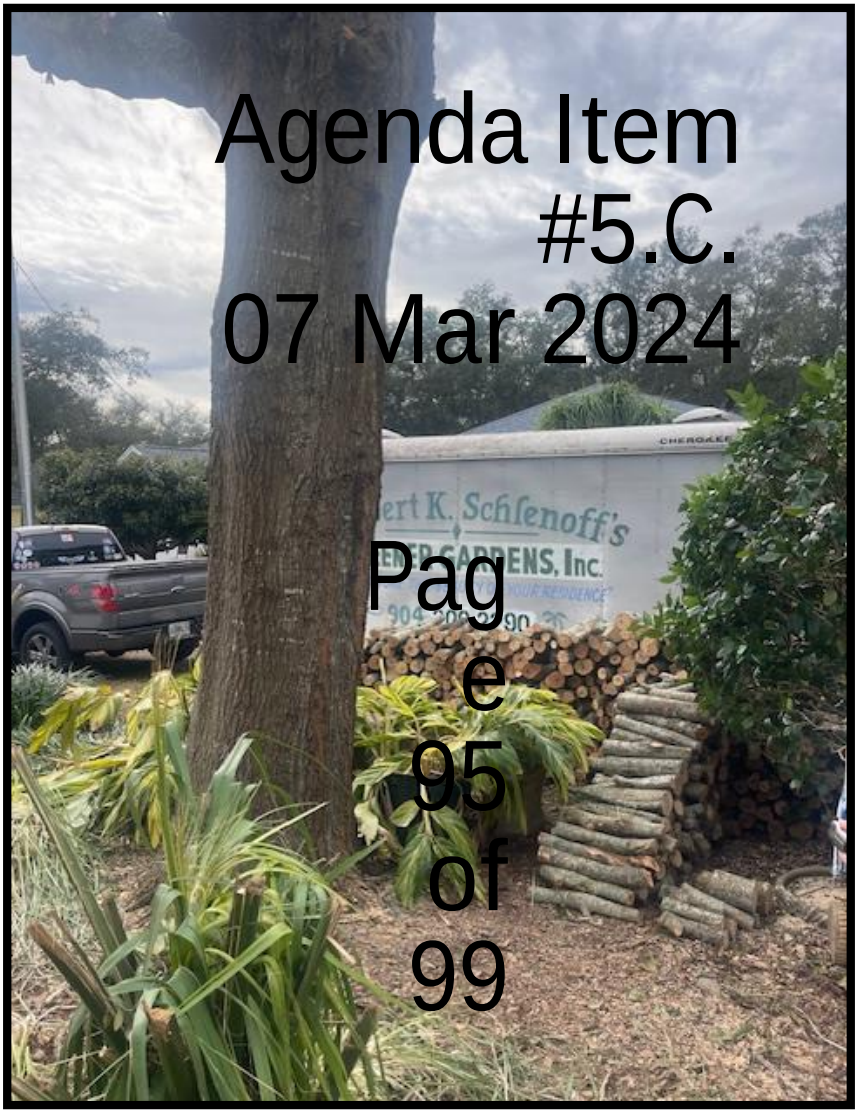
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

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

K. Schlenof
R GARDENS, Inc
HE BEAUTY OF YOUR RESIDENC


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Agenda Item
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CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

1/31/2024

Case Number: 24-014

SCHLENOFF ROBERT K
1094 STOCKS ST
ATLANTIC BEACH, FL 32233-2630

Certified Mail Return Receipt:
7013 1710 0002 1691 8403

Property Address: STOCKS STREET RIGHT OF WAY ADJACENT TO 1094 STOCKS STREET; 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 **March 7, 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 STOCKS STREET RIGHT OF WAY DIRECTLY EAST OF 1094 STOCKS STREET, Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

Sec. 23-31. - General prohibitions. (b) Pruning or removal of city trees. It shall be unlawful for any person to trim, prune, or remove any tree which is within the city's rights-of-way or upon any other city property without the permission of the city as evidenced by the appropriate permit.

Sec. 23-8. - Definitions. Excessive pruning shall mean the substantial alteration of a tree such that there is irreversible removal and/or damage of more than twenty-five (25) percent of the natural shape or form of a tree.

STATEMENT OF CODE ENFORCEMENT OFFICER:

This violation is irreparable and irreversible in nature. The city owned tree in the right of way has been excessively pruned. More than 25% of the natural shape of the tree has been removed. No permission was granted by the city for the pruning.

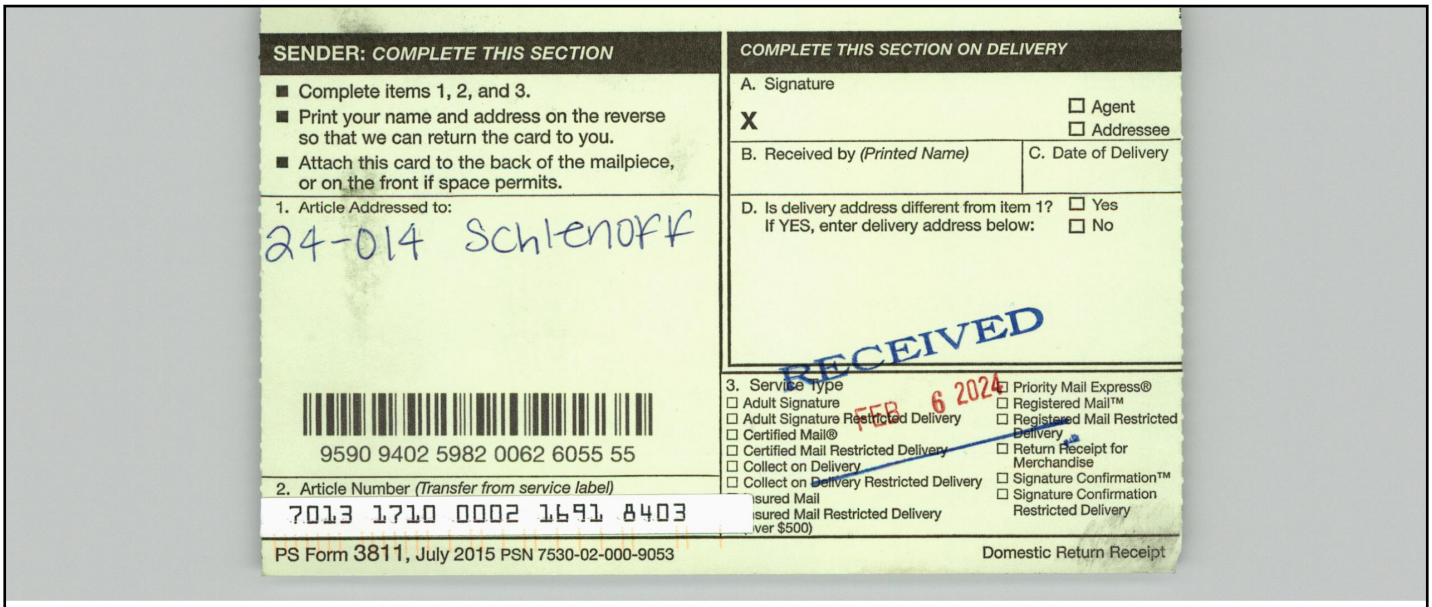
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please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



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:

24-014 Schlenoff

9590 9402 5982 0062 6055 55

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

7013 1710 0002 1691 8403

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

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

RECEIVED
FEB 6 2024

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

Domestic Return Receipt

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USPS Tracking®

FAQs >

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Tracking Number:

70131710000216918403

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Latest Update

Your item was delivered to an individual at the address at 4:00 pm on February 2, 2024 in ATLANTIC BEACH, FL 32233.

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ATLANTIC BEACH, FL 32233
February 2, 2024, 4:00 pm

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Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs