City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, July 11, 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 May 2, 2024 regular meeting of the Special Magistrate meeting. 3 - 17

5-2-24 Code Enforcement Special Magistrate Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

5. NEW BUSINESS

5.A. CASE: 24-041 19 - 34
NAME: KOPP, CHRISTOPHER *
ADDRESS: 501 CLIPPER SHIP LANE
Case Details 24-041
CE 501 Clipper Ship Case #24-041

5.B. CASE: 24-063 35 - 57
NAME: SHAPIRO, MARIA ET AL
ADDRESS: 417 MAKO DRIVE
Case Details 24-063
CE 417 Mako Dr Case 24-063

5.C. CASE: 24-074 59 - 78
NAME: DAVIS, JONATHAN MICHAEL
ADDRESS: 341 11TH STREET
Case Details 24-074
CE 334 11th St. Case #24-074

6. ADJOURNMENT

* Homesteaded Properties

This meeting will be live-streamed and videotaped. The video recording will be posted within

four business days on the City's website. To access live or recorded videos, visit www.coab.us/live.

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

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

MINUTES
Code Enforcement Special Magistrate Meeting
Thursday, May 2, 2024 - 2:00 PM
City Hall, 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 March 7, 2024 regular meeting of the Special Magistrate.

The minutes were approved as submitted.

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

4. OLD BUSINESS

B. CASE: 24-014
NAMR: ROBERT SCHLENOFF
ADDRESS: 1094 STOCKS STREET (VIOLATION IS IN RIGHT OF WAY NEXT TO ADDRESS)

Testified: CE Officer Irirzarry
CE Officer Irizarry submitted an arborist report (which is attached hereto and made part of this Official Record as composite **Exhibit 1**).

Respondent: Robert Schlenoff and his represnetaive Mr. Don Pinaud were present.

The respondent presented photos (which are attached hereto and made part of this Official Record as **Respondents Composite Number 1**).

Action: The matter is continued until the July 11, 2024 hearing (if needed) to allow the experts to determine with the City of Atlantic Beach as to whether regrowth will occur and/or if a fine or other remediation is necessary.

5-2-24 Exhibit 1

DRAFT

5-2-24 Respondent Composite Number 1

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

Testified: CE Officer Irirzarry

Respondent: Robert Williams Jr. was present.

Action: The Respondent is ordered to pay $50.00 in costs to the City of Atlantic Beach and fined $250.00 per day commencing ten (10) days from the date of this Order until the proper permit is obtained and inspections completed in compliance with this and previous Orders.

5. NEW BUSINESS

A. CASE: 24-004
NAME: CLIFFORD WILSON DUNLOP LIFE ESTATE
ADDRESS: 338 PLAZA

Testified: CE Officer Irirzarry

Respondent: was not present

Action: The matter will be continued to the July 11, 2024 hearing date (if needed) to determine compliance.

B. CASE: 22-096
NAME: MITCHELL SKAFF, CONNER MILLSAPS
ADDRESS: 1110 SCHEIDEL CT

Testified: CE Officer Irirzarry

Respondent: was not present

Action: The Respondent shall have 90 days from the date of this Order to complete the work and come into compliance. The Respondent shall also obtain a permit for the work within 10 days of this Order. The matter is continued until the July 11, 2024 hearing date.

6. ADJOURNMENT

The meeting adjourned at 2:59 PM.

DRAFT

Attest:

Suzanne Green, Special Magistrate	Ladayija Nichols, Deputy City Clerk

Date Approved:_____

DRAFT

Exhibit 1

Advanced Tree Care, Inc.

Dear Ms. Irizarry, 5/2/2024

Please see my tree assessment report for Tree ID #1, a laurel oak located on City property at the north end of Stock Street in Atlantic Beach, Florida.

I performed a Level 2 Basic Assessment, which is a detailed visual inspection of a tree and its surrounding site. The Level 2 Assessment includes a 360-degree visual inspection from ground level on the tree and a sounding test of the accessible portions of the trunk with a rubber mallet to listen for tonal variations that may indicate dead external tissue or internal hollows. The inspection was done in accordance with ANSI A300 Standards on Tree Risk Assessment and the companion publication Best Management Practices, Tree Risk Assessment.[1],[2]

If you have any questions about my observations or recommendations, please feel free to contact me.

Sincerely,
Danny Lippi

Advanced Tree Care, Inc.
ISA Board Certified Master Arborist #FL6145B
Tree Risk Assessment Qualified
M.S. Soil and Water Sciences

Advanced Tree Care, Inc.
605 NE 7th Terrace
Gainesville, FL 32601
www.shadetreeexpert.com

Exhibit 1

[1] American National Standards Institute (ANSI) A300 Risk Assessment Part 9 Tree, Shrub, and Other Woody Plant Management Standard Practices (***Tree Risk Assessment*** a. Tree Structure Assessment), 2011.

[2] Thomas Smiley, Nelda Matheny and Sharon Lilly, ***Best Management Practices Tree Risk Assessment***, International Society of Arboriculture, Champaign, Illinois, 2011.

Advanced Tree Care, Inc.
605 NE 7th Terrace
Gainesville, FL 32601
www.shadetreeexpert.com

Exhibit 1

Laurel oak Tree ID #7326

Tree	
Tree Id:	1
Primary ID:	7326
New Tag #:	
Previous ID or Tag #:	
Common Name:	Laurel oak
Scientific Name:	Quercus laurifolia
DBH:	25
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	35
Canopy Shape:	Asymmetrical
Mallet Test:	Negative
Health Condition:	Fair- tree has reduced vigor and/or significant signs or symptoms from insects or diseases associated with foliar damage but are not likely to be fatal. Foliage discoloration can be significant.
Structure:	Poor- a single serious defect or multiple significant defects. It could also indicate a recent change in trunk angle. Branch, root or trunk failure is probable. Defects may or may not be correctable.
Utilites:	

Photos



image.jpg
4/30/2024

Exhibit 1

Family:	Fagaceae
Observations-Characteristics:	Improperly Pruned - Topped, Improperly Pruned - stub cut, Epicormic sprouts, Cavity/decay - moderate
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	Jan 2024 pruning occurred Tree has been improperly pruned. Severe heading cuts on all primary lateral and vertical leaders. "Hat racking". Significant decay visible at many of the heading/stub cut locations. Approximately 5 - 8 years of repeated epicormic sprout management will be necessary to \reestablish apical dominance and proper canopy architecture. As sprouts grow into large branches, will be attached to decayed cut site, are likely to tear off under load. Stub cuts compromise the structure of a tree indefinitely.
	Management strategy. In approximately 3 years, when sprouts are 1/2 inch in diameter (thumb size) begin selective thinning and removal,



image.jpg
4/30/2024



IMG_4482.jpeg

Notes 2:	with the goal of retaining and encouraging largest and most apically dominant leaders. Process must be done ever 12 months for 5-8 years until sprouting has stopped and dominant leads are established. Must be performed by an ISA Certified Arborist familiar with and following the ANSI A300 pruning standards and the corresponding Best Management Practices.
DBH Stem 1:	
DBH Stem 2:	
DBH Stem 3:	
DBH Stem 4:	
DBH Stem 5:	
DBH Stem 6:	
Code:	QULA2
Cultivar:	
DBH Range:	24-30in
Genus:	Quercus
Height Range:	30ft-50ft
Last Inspection:	
Next Inspection:	
Inspection Cycle:	
Archived:	No
Crown Light Exposure:	Crown is fully exposed to light.
Has Ecobenefits:	No

4/30/2024



IMG_4483.jpeg
4/30/2024

Street View



Exhibit 1

Location

Client Site:	Atlantic beach
House Number:	
Address Street:	Stocks Street
Land Type:	Side yard

Management

ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	Priority 2 Prune, Manage epicormic sprouts
Tree Work-PHC:	
Tree Work-Root/soil:	
Priority:	As soon as possible
Monitor:	No
Cycle:	
Pruning Specs and Notes:	See notes.
Pruning spec-type of cut:	
Pruning spec-location of cut:	
Pruning spec-# of cuts:	
Pruning spec-size of cuts:	
Pruning spec-% canopy removal:	
User:	Danny
Last Modified User:	Danny
Date Added:	04/30/2024
Last Modified:	05/02/2024

Risk Assessment

Map



Exhibit 1

Assessment Level :	Level 2 - Detailed 360° ground level visual inspection of a tree and its surrounding site w/mallet test.
Assessed Tree Part:	Branch
Likelihood of Failure:	Improbable
Likelihood of Impacting Target:	Very Low
Likelihood:	Unlikely
Consequence of Failure:	Negligible
Risk Rating:	Low


Respondent composite Number 1


Respondent composite Number 1


Respondent composite Number 1

Case Details

City of Atlantic Beach

Case Number
24-041

Description: Unpermitted accessory structure		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: STOP WORK ORDER	
Opened: 2/26/2024	Closed:	Last Action: 7/23/2024	Fllw Up: 6/28/2024
Site Address: 501 CLIPPER SHIP LN ATLANTIC BEACH, FL 32233			
Site APN: 170703 0224		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
STOP WORK ORDER POST	Angela Irizarry	2/23/2024	2/23/2024	
NOV REG	Angela Irizarry	3/14/2024	3/14/2024	
NOV CERT	Angela Irizarry	4/16/2024	4/16/2024	
NOTICE OF HEARING	Angela Irizarry	6/1/2024	6/24/2024	
CMRR STATUS UPDATE	Angela Irizarry	6/28/2024	6/28/2024	Notice of hearing was delivered.
MEETING WITH RESPONDENT	Angela Irizarry	7/2/2024	7/2/2024	Heather Kopp came into the office in person. They will be out of the state next week and can not attend the hearing.
CODE ENFORCEMENT AGENDA	Angela Irizarry	7/5/2024	7/5/2024	
CODE ENFORCEMENT ORDER	Angela Irizarry	7/23/2024		

Case Details

City of Atlantic Beach

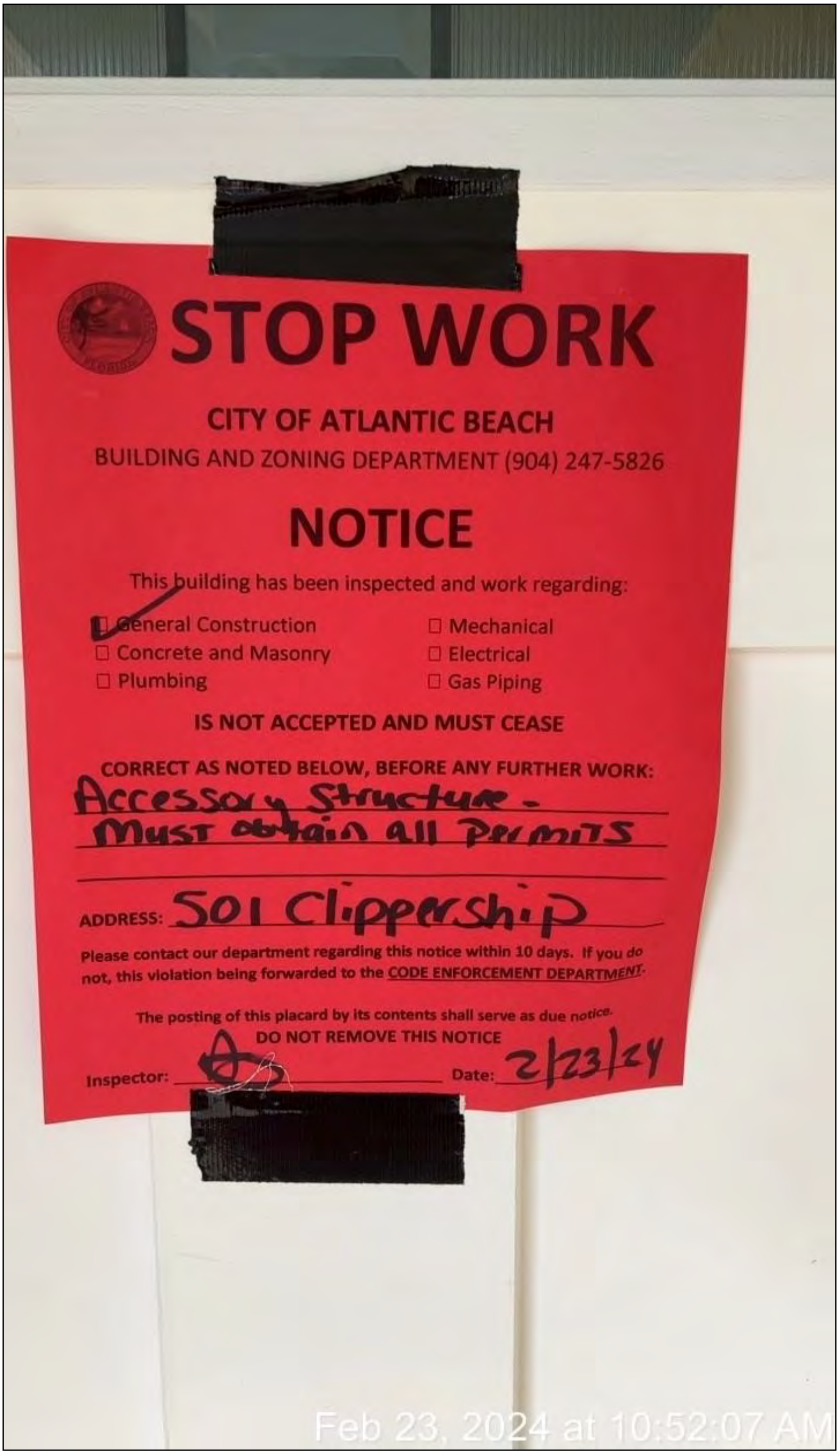
Case Number
24-041

CONTACTS					
NAME TYPE	**NAME**	**ADDRESS**	**PHONE**	**FAX**	**EMAIL**
OWNER	KOPP CHRISTOPHER K	501 CLIPPER SHIP LN ATLANTIC BEACH, FL 32233-4112			

INSPECTIONS						
INSPECTION TYPE	**INSPECTOR**	**SCHEDULED DATE**	**COMPLETED DATE**	**RESULT**	**REMARKS**	**NOTES**
REINSPECTION	**AI**	**3/5/2024**	**3/14/2024**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**3/28/2024**	**4/16/2024**	**VIOLATION CONTINUES**		**No permit application has been received for the shed.**
REINSPECTION	**AI**	**5/1/2024**	**5/1/2024**	**VIOLATION CONTINUES**		

VIOLATIONS						
VIOLATION TYPE	**USER NAME**	**OBSERVED DATE**	**CORRECTED DATE**	**LOCATION**	**REMARKS**	**NOTES**
SWO FLORIDA BLDG CODE	**Angela Irizarry**	**3/14/2024**				**FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.**


Feb 23, 2024 at 10:49:21 AM


STOP WORK
CITY OF ATLANTIC BEACH
BUILDING AND ZONING DEPARTMENT (904) 247-5826
NOTICE
This building has been inspected and work regarding:
☑ General Construction
☐ Concrete and Masonry
☐ Plumbing
☐ Mechanical
☐ Electrical
☐ Gas Piping
IS NOT ACCEPTED AND MUST CEASE
CORRECT AS NOTED BELOW, BEFORE ANY FURTHER WORK:
Accessory Structure - Must obtain all Permits
ADDRESS: 501 Clippership
Please contact our department regarding this notice within 10 days. If you do not, this violation being forwarded to the CODE ENFORCEMENT DEPARTMENT.
The posting of this placard by its contents shall serve as due notice.
DO NOT REMOVE THIS NOTICE
Inspector:
Date: 2/23/24
Feb 23, 2024 at 10:52:07 AM

KOPP CHRISTOPHER K
501 CLIPPER SHIP LN
ATLANTIC BEACH, FL 32233-4112
KOPP HEATHER MCCALL

Primary Site Address
501 CLIPPER SHIP LN
Atlantic Beach FL 32233-

Official Record Book/Page
05069-00237

Tile #
9417

501 CLIPPER SHIP LN

Property Detail

RE #	170703-0224
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03405 SEASPRAY
Total Area	9771

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	$150,696.00	$153,081.00
Extra Feature Value	$9,445.00	$9,312.00
Land Value (Market)	$350,000.00	$350,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$510,141.00	$512,393.00
Assessed Value	$195,450.00	$201,313.00
Cap Diff/Portability Amt	$314,691.00 / $0.00	$311,080.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$145,450.00	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	$201,313.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$151,313.00**

SJRWMD/FIND Taxable Value

Assessed Value	$201,313.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$151,313.00**

School Taxable Value

Assessed Value	$201,313.00
Homestead (HX)	- $25,000.00
Taxable Value	**$176,313.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
05069-00237	3/10/1980	$100.00	QC - Quit Claim	Unqualified	Vacant
05206-01188	**10/1/1980**	**$22,500.00**	**WD - Warranty Deed**	**Unqualified**	**Vacant**
05252-01175	12/19/1980	$47,900.00	WD - Warranty Deed	Unqualified	Improved
06413-01962	**10/16/1987**	**$100.00**	**MS - Miscellaneous**	**Unqualified**	**Improved**
06506-02038	4/26/1988	$100.00	QC - Quit Claim	Unqualified	Improved
08750-02193	**9/19/1997**	**$88,500.00**	**WD - Warranty Deed**	**Qualified**	**Improved**
11509-01591	11/17/2003	$205,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	$738.00
2	SFRR2	Sun Room Fla Room	1	22	13	286.00	$5,986.00
3	CVPR2	Covered Patio	1	14	12	168.00	$2,588.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	ARS-2	75.00	100.00	Common	1.00	Lot	$350,000.00

Legal

LN	Legal Description
1	35-64 17-2S-29E
2	SEASPRAY
3	LOT 12 BLK 1

Buildings

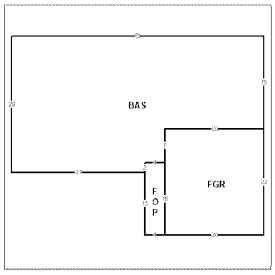
Building 1
Building 1 Site Address
501 CLIPPER SHIP LN Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	1980
Building Value	$153,081.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1240	1240	1240
Finished Garage	440	**0**	**220**
Finished Open Porch	60	0	18
Total	1740	**1240**	**1478**

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	3	**3 Gable or Hip**
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	**5 Drywall**
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	**4 Electric**
Heating Type	4	4 Forced-Ducted
Air Cond	3	**3 Central**

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
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	$195,450.00	$50,000.00	$145,450.00	$1,121.73	$1,167.41	$1,066.74
Public Schools: By State Law	$195,450.00	**$25,000.00**	$170,450.00	$533.16	**$542.54**	**$500.13**
By Local Board	$195,450.00	$25,000.00	$170,450.00	$370.38	$383.17	$347.45
FL Inland Navigation Dist.	**$195,450.00**	**$50,000.00**	**$145,450.00**	$4.47	**$4.19**	**$4.19**
Atlantic Beach	$195,450.00	$50,000.00	$145,450.00	$433.74	$451.40	$413.22
Water Mgmt Dist. SJRWMD	$195,450.00	**$50,000.00**	$145,450.00	$27.59	**$26.08**	**$26.08**

School Board Voted	$195,450.00	$25,000.00	$170,450.00	$0.00	$170.45	$0.00
Urban Service Dist3	**$195,450.00**	**$50,000.00**	**$145,450.00**	$0.00	**$0.00**	**$0.00**
			Totals	$2,491.07	$2,745.24	$2,357.81

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$404,117.00	$189,758.00	$50,000.00	$139,758.00
Current Year	$510,141.00	$195,450.00	$50,000.00	$145,450.00

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

2014

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

More Information

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

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

3/14/2024

KOPP CHRISTOPHER K
501 CLIPPER SHIP LN
ATLANTIC BEACH, FL 32233-4112

Real Estate Number: 170703 0224 **Case Number:** 24-041
Location of Violation: 501 CLIPPER SHIP LN, 35-64 17-2S-29E SEASPRAY LOT 12 BLK 1 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 501 CLIPPER SHIP LN was conducted on 3/14/2024. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: A stop work order was posted on the property on 2/23/2024 for construction of an accessory building without a permit. To date, no permit application has been received for this structure.

APPLICABLE CODE: FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

This letter requests that the noted violation(s) be corrected by submitting a permit application or removing the structure 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 8496

4/16/2024

KOPP CHRISTOPHER K
501 CLIPPER SHIP LN
ATLANTIC BEACH, FL 32233-4112

Real Estate Number: 170703 0224 **Case Number:** 24-041
Location of Violation: 501 CLIPPER SHIP LN, 35-64 17-2S-29E SEASPRAY LOT 12 BLK 1 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 review of the building department records for 501 CLIPPER SHIP LN was conducted on 4/16/2024. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: A stop work order was posted on the property on 2/23/2024 for construction of an accessory building without a permit. To date, no permit application has been received for this structure.

APPLICABLE CODE: FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

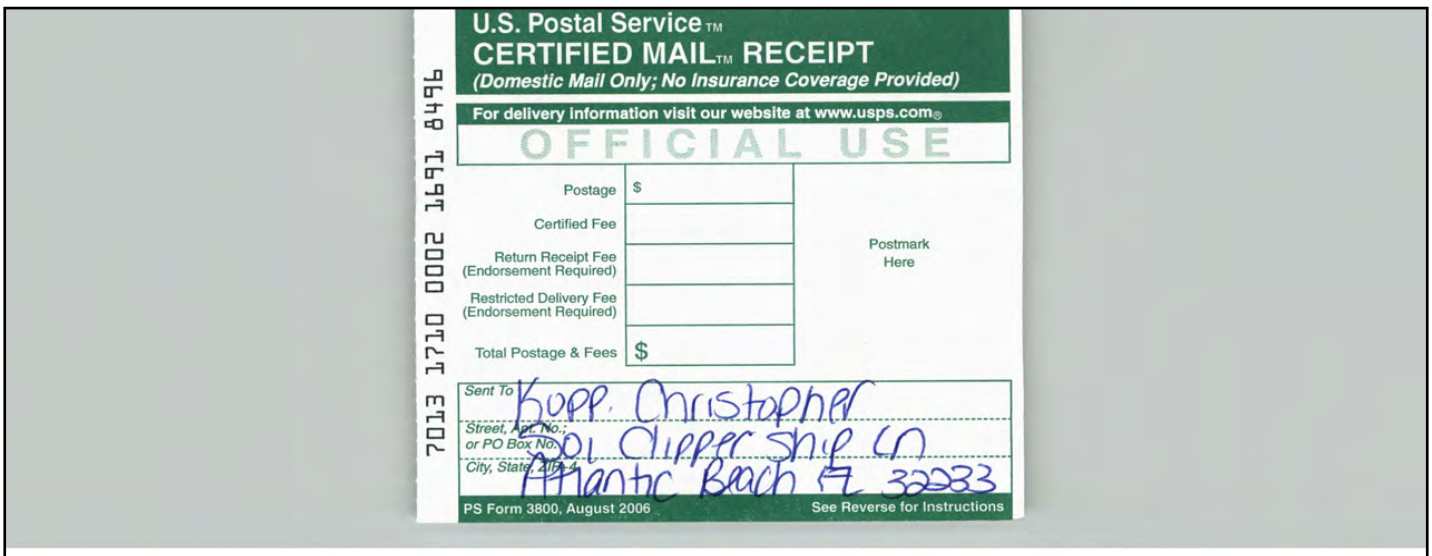
This letter requests that the noted violation(s) be corrected by submitting a permit application or removing the structure within ten (10) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date will result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or 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 8491

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

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

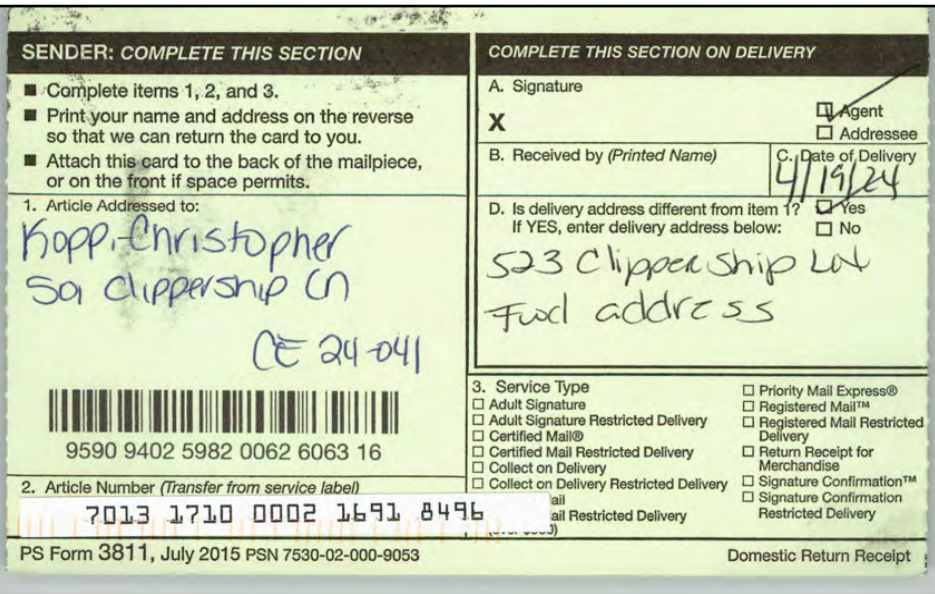
OFFICIAL USE

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

Postmark Here

Sent To: Kupp, Christopher
Street, Apt. No.; or PO Box No.: 201 Clipper Ship Ct
City, State, ZIP+4: Atlantic Beach FL 32233

PS Form 3800, August 2006 — See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Kopp, Christopher
504 Clippership Ct

CE 24-041

9590 9402 5982 0062 6063 16

2. Article Number (Transfer from service label)

7013 1710 0002 1691 8496

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
4/19/24

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

523 Clippership Ct
Fwd address

3. Service Type

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

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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

6/24/2024

Case Number: 24-041

KOPP CHRISTOPHER K
501 CLIPPER SHIP LN
ATLANTIC BEACH, FL 32233-4112

Certified Mail Return Receipt:
7013 1710 0002 1691 8663

Property Address: 501 CLIPPER SHIP LN
ATLANTIC BEACH, FL 32233

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 11, 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 501 CLIPPER SHIP LN, 35-64 17-2S-29E SEASPRAY LOT 12 BLK 1 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit

STATEMENT OF CODE ENFORCEMENT OFFICER:

A stop work order was posted on the property on 2/23/2024 for construction of an accessory building without a permit. To date, no permit application has been received for this structure and the unpermitted structure has not been removed.

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

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

70131710000216918663

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

Latest Update

Your item was delivered to an individual at the address at 2:35 pm on June 28, 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
June 28, 2024, 2:35 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

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:

Kopp Christopher K
24 - 041

9590 9402 5982 0062 6063 92

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

7013 1710 0002 1691 8663

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
6/28/24

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

3. Service Type

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

Domestic Return Re

USPS TRACKING #

9590 9402 5982 0062 6063 92

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Atlantic Beach
Attn: Code Enforcement
800 Seminole Road
Atlantic Beach, FL 32233

Case Details

City of Atlantic Beach

Case Number
24-063

Description: Inoperable vehicles and tall grass		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 3/20/2024	Closed:	Last Action: 7/23/2024	Fllw Up: 6/14/2024
Site Address: 417 MAKO DR ATLANTIC BEACH, FL 32233			
Site APN: 171467 0000		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	3/20/2024	3/20/2024	
NOV CERT	Angela Irizarry	4/10/2024	4/10/2024	Sent certified letter to property owner and cc'd the letter to "Current Occupant" and sent regular USPS mail.
CMRR STATUS UPDATE	Angela Irizarry	5/16/2024	5/16/2024	According to usps.com, certified letter was unclaimed and being returned to sender.
NOV POST	Angela Irizarry	5/16/2024	5/16/2024	
CMRR RETURNED FROM PO	Angela Irizarry	6/4/2024	6/4/2024	
NOTICE OF HEARING	Angela Irizarry	6/5/2024	6/5/2024	
CMRR STATUS UPDATE	Angela Irizarry	6/26/2024	6/28/2024	Certified letter not delivered. Need to post property.
NOH POST AND AFF	Angela Irizarry	7/1/2024	7/1/2024	

Case Details

City of Atlantic Beach

Case Number
24-063

CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**7/5/2024**	**7/5/2024**	
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**7/23/2024**		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINTANT	GIRARDEY CAROL	318 ROYAL PALMS DR ATLANTIC BEACH, FL 32233	(678)471-7529		wildchildcg@yahoo.com
OWNER	SHAPIRO MARIA ET AL	2805 REGULUS DR JACKSONVILLE, FL 32233			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	**AI**	**3/20/2024**	**3/20/2024**	**VIOLATION FOUND**		**1. Tall Grass 2. 2 inoperable vehicles**
REINSPECTION	**AI**	**4/3/2024**	**4/9/2024**	**VIOLATION CONTINUES**		**Grass Mowed. Cars still there, still with flat tires.**
REINSPECTION	**AI**	**4/25/2024**	**5/16/2024**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**5/31/2024**	**5/31/2024**			**Setting for next magistrate hearing.**

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
MOTOR VEHICLE	**Angela Irizarry**	**3/20/2024**				**IPMC Sec. 302.8 Motor Vehicles "No inoperative or**

Case Details

City of Atlantic Beach

Case Number
24-063

						unlicensed motor vehicle shall be parked or kept or stored on any premises, and no vehicle shall at any time be in a state of disrepair, major disassembly or in the process or being stripped or dismantled".
Weeds	**Angela Irizarry**	**3/20/2024**	**4/9/2024**		**VIOLATION CORRECTED**	**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.** **Grass has been mowed.**

SHAPIRO MARIA ET AL
2805 REGULUS DR
JACKSONVILLE, FL 32233
MAMANSAG BERNEY
WILLIAMS MARGIE
MAMANSAG GARY

Primary Site Address
417 MAKO DR
Atlantic Beach FL 32233-

Official Record Book/Page
20192-00787

Tile #
9417

417 MAKO DR

Property Detail

RE #	171467-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03123 ROYAL PALMS UNIT 02A3.00
Total Area	7140

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	$120,083.00	$119,145.00
Extra Feature Value	$1,197.00	$1,197.00
Land Value (Market)	$225,000.00	$225,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$346,280.00	$345,342.00
Assessed Value	$346,280.00	$345,342.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$346,280.00	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
20192-00787	3/17/2022	$100.00	MS - Miscellaneous	Unqualified	Improved
20091-00945	**1/3/2022**	$100.00	**MS - Miscellaneous**	**Unqualified**	**Improved**
03298-01033	12/20/1971	$17,500.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SCPR2	Screen Porch	1	13	11	143.00	$1,197.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	ARS-1	80.00	93.00	Common	1.00	Lot	$225,000.00

Legal

LN	Legal Description
1	31-16 17-2S-29E
2	R/P OF PT OF ROYAL PALMS UNIT 2 A
3	LOT 24 BLK 12

Buildings

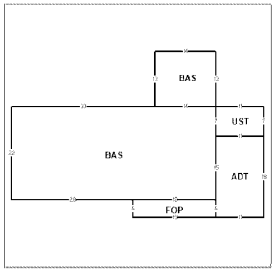
Building 1
Building 1 Site Address
417 MAKO DR Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	1971
Building Value	$119,145.00

Type	Gross Area	Heated Area	Effective Area
Base Area	182	182	182
Base Area	1034	**1034**	**1034**
Finished Open Porch	76	0	23
Unfinished Storage	77	**0**	**31**
Addition	209	209	188
Total	1578	**1425**	**1458**

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	20	20 Face Brick
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	11	11 Cer Clay Tile
Heating Fuel	4	**4 Electric**
Heating Type	4	4 Forced-Ducted
Air Cond	3	**3 Central**

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
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	$346,280.00	$0.00	$346,280.00	$2,407.51	$2,779.31	$2,539.65
Public Schools: By State Law	**$346,280.00**	**$0.00**	**$346,280.00**	$970.66	**$1,102.21**	**$1,016.05**
By Local Board	$346,280.00	$0.00	$346,280.00	$674.30	$778.44	$705.86
FL Inland Navigation Dist.	**$346,280.00**	**$0.00**	**$346,280.00**	$9.60	**$9.97**	**$9.97**
Atlantic Beach	$346,280.00	$0.00	$346,280.00	$930.92	$1,074.68	$983.78
Water Mgmt Dist. SJRWMD	**$346,280.00**	**$0.00**	**$346,280.00**	$59.21	**$62.09**	**$62.09**
School Board Voted	$346,280.00	$0.00	$346,280.00	$0.00	$346.28	$0.00
Urban Service Dist3	**$346,280.00**	**$0.00**	**$346,280.00**	$0.00	**$0.00**	**$0.00**
			Totals	$5,052.20	$6,152.98	$5,317.40

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$299,957.00	$299,957.00	$0.00	$299,957.00
Current Year	$346,280.00	$346,280.00	$0.00	$346,280.00

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

2014

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

More Information

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

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

3/20/2024

SHAPIRO MARIA ET AL
2805 REGULUS DR
JACKSONVILLE, FL 32233

Real Estate Number: 171467 0000 **Case Number:** 24-063
Location of Violation: 417 MAKO DR, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 24 BLK 12 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 417 MAKO DR was conducted on 3/20/2024. 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 VIOLATIONS:

1. Weeds in lawn exceed 12" in height
2. There are two inoperable vehicles in the yard of the home. The silver car in the driveway has a flat tire and an expired license plate. There is a second car parked beside the house that also has a flat tire. In accordance with code, all vehicles parked on any residential lot must be fully operable and display current valid registrations and license plates.

APPLICABLE CODES:

1. 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.

2. IPMC Sec. 302.8 Motor Vehicles "No inoperative or unlicensed motor vehicle shall be parked or kept or stored on any premises, and no vehicle shall at any time be in a state of disrepair, major disassembly or in the process or being stripped or dismantled".

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by mowing the lawn and removing the inoperable/unregistered vehicles 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

CERTIFEID RETURN RECEIPT
7006 0100 0001 0787 4841

4/10/2024

SHAPIRO MARIA ET AL
2805 REGULUS DR
JACKSONVILLE, FL 32233

Real Estate Number: 171467 0000 **Case Number:** 24-063
Location of Violation: 417 MAKO DR, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 24 BLK 12 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 417 MAKO DR was conducted on 3/20/2024 & 4/10/2024. 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 VIOLATIONS:

1. ~~Weeds in lawn exceed 12" in height~~ – RESOLVED
2. There are two inoperable vehicles in the yard of the home. The silver car in the driveway has a flat tire and an expired license plate. There is a second car parked beside the house that also has a flat tire. In accordance with code, all vehicles parked on any residential lot must be fully operable and display current valid registrations and license plates.

APPLICABLE CODES:

1. 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. - RESOLVED

2. IPMC Sec. 302.8 Motor Vehicles "No inoperative or unlicensed motor vehicle shall be parked or kept or stored on any premises, and no vehicle shall at any time be in a state of disrepair, major disassembly or in the process or being stripped or dismantled".

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by removing the inoperable/unregistered vehicles within ten (10) days of the receipt of this notice.

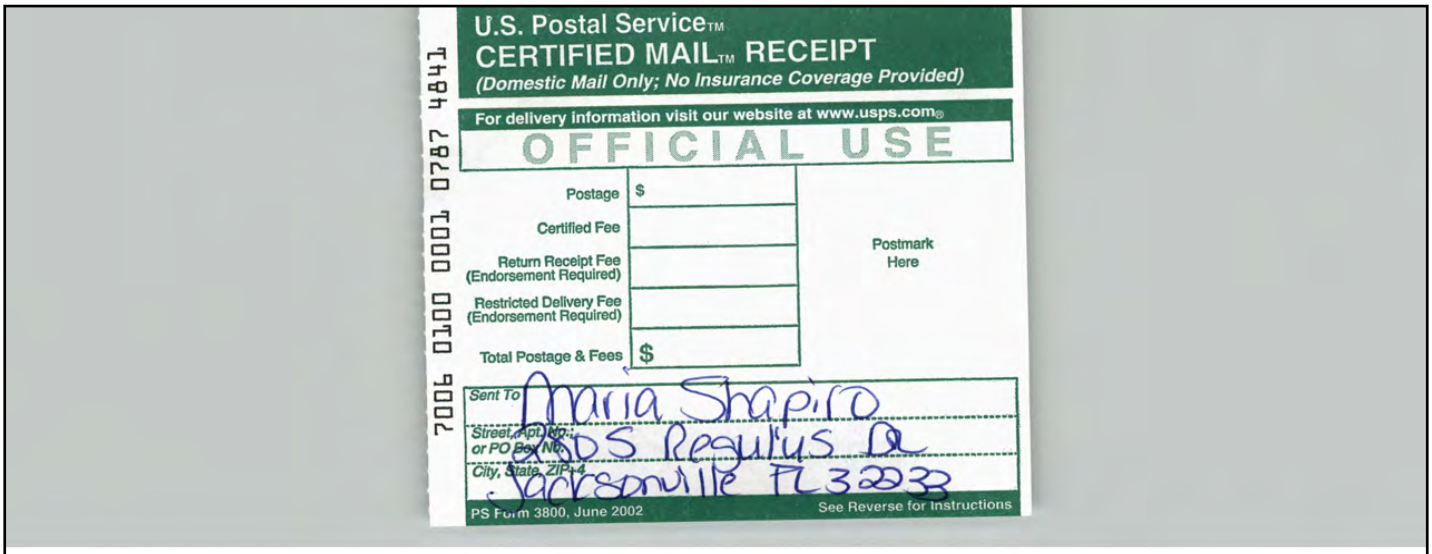
Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your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

cc: Current Occupant
417 Mako Drive
Atlantic Beach, FL 32233



7006 0100 0001 0787 4841

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

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

OFFICIAL USE

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

Postmark Here

Sent To: Maria Shapiro
Street, Apt. No.; or PO Box No.: 8605 Regulus Dr
City, State, ZIP+4: Jacksonville FL 32233

PS Form 3800, June 2002 — See Reverse for Instructions


CERTIFIED MAIL™
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233
7006 0100 0001 0787 4841
quadient
FIRST-CLASS MAIL
IMI
$008.69
04/11/2024 ZIP 32233
US POSTAGE
REASON CHECKED
Unclaimed
Refused
Not Known
SHAPIRO MARIA ET AL
2805 REGULUS DR
JACKSONVILLE, FL 32233
Real Estate Number: 171467 0000 Case Nu
32233>5461
NIXIE 322 DE 1 0005/16/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *0238-02001-16-22

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:

Shapiro, Maria
8805 Regulus Dr
CE 24-063

9590 9402 5982 0062 6061 94

2. Article Number (Transfer from service label)

7006 0100 0001 0787 4841

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

3. Service Type

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

Domestic Return Receipt

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FL 32233
PHONE (904) 247-5800
4/10/2024

5/16/2024

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL

SHAPIRO MARIA ET AL
2805 REGULUS DR
JACKSONVILLE, FL 32233

Real Estate Number: 171467 0000 **Case Number:** 24-063
Location of Violation: 417 MAKO DR, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 24 BLK 12 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 417 MAKO DR was conducted on 5/15/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATIONS:

1. ~~Weeds in lawn exceed 12" in height~~ – RESOLVED
2. There are two inoperable vehicles in the yard of the home. The silver car in the driveway has a flat tire and an expired license plate. There is a second car parked beside the house that also has a flat tire. In accordance with code, all vehicles parked on any residential lot must be fully operable and display current valid registrations and license plates.

APPLICABLE CODES:

1. ~~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.~~ – RESOLVED

2. IPMC Sec. 302.8 Motor Vehicles "No inoperative or unlicensed motor vehicle shall be parked or kept or stored on any premises, and no vehicle shall at any time be in a state of disrepair, major disassembly or in the process or being stripped or dismantled".

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by removing the inoperable/unregistered vehicles 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 will result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange for an inspection to verify compliance. Please contact Atlantic Beach Code Enforcement at (904) 247-5855 or 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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

6/6/2024

Case Number: 24-063

SHAPIRO MARIA ET AL
2805 REGULUS DR
JACKSONVILLE, FL 32233

Certified Mail Return Receipt:
7013 1710 0002 1691 8595

Property Address: 417 MAKO DR
ATLANTIC BEACH, FL 32233

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 11, 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 417 MAKO DR, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 24 BLK 12 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

IPMC Sec. 302.8 Motor Vehicles "No inoperative or unlicensed motor vehicle shall be parked or kept or stored on any premises, and no vehicle shall at any time be in a state of disrepair, major disassembly or in the process or being stripped or dismantled".

STATEMENT OF CODE ENFORCEMENT OFFICER:

There are two inoperable vehicles in the yard of the home. The silver car in the driveway has a flat tire. There is a second car parked beside the house that also has a flat tire. In accordance with code, all vehicles parked on any residential lot must be fully operable and display current valid registrations and license plates.

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

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

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols
Deputy City Clerk

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL
DATE: 7/1/2024

6/6/2024

Case Number: 24-063

SHAPIRO MARIA ET AL
2805 REGULUS DR
JACKSONVILLE, FL 32233

Certified Mail Return Receipt:
7013 1710 0002 1691 8595

Property Address: 417 MAKO DR
ATLANTIC BEACH, FL 32233

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 11, 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 417 MAKO DR, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 24 BLK 12 Atlantic Beach, Florida. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

IPMC Sec. 302.8 Motor Vehicles "No inoperative or unlicensed motor vehicle shall be parked or kept or stored on any premises, and no vehicle shall at any time be in a state of disrepair, major disassembly or in the process or being stripped or dismantled".

STATEMENT OF CODE ENFORCEMENT OFFICER:

There are two inoperable vehicles in the yard of the home. The silver car in the driveway has a flat tire. There is a second car parked beside the house that also has a flat tire. In accordance with code, all vehicles parked on any residential lot must be fully operable and display current valid registrations and license plates.

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


Jul 1, 2024 at 10:09:59 AM


Jul 1, 2024 at 10:10:09 AM


Jul 1, 2024 at 10:09:56 AM
417


1, 2024 at 10:10:13 AM
INTRECID
MYFLORIDA.COM
06-18
227 MPV
DUVAL

Case Details

City of Atlantic Beach

Case Number
24-074

Description: Open and Vacant Structure		Status: ACTIVE CASE	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 3/25/2024	Closed:	Last Action: 7/5/2024	Fllw Up: 5/20/2024
Site Address: 334 11TH ST ATLANTIC BEACH, FL 32233			
Site APN: 170072 0000		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	3/27/2024	3/27/2024	
NOV CERT	Angela Irizarry	4/16/2024	4/16/2024	Sent via certified and regular usps mail.
NOTICE OF HEARING	Angela Irizarry	5/7/2024	5/7/2024	
CMRR RETURNED FROM PO	Angela Irizarry	5/20/2024	5/20/2024	Certified letter returned as unclaimed. The letter that was sent regular mail was not returned.
CMRR STATUS UPDATE	Angela Irizarry	6/26/2024		
NOV POST	Angela Irizarry	7/1/2024	7/1/2024	
CODE ENFORCEMENT AGENDA	Angela Irizarry	7/4/2024	7/5/2024	
TELEPHONE CALL	Angela Irizarry	7/5/2024	7/5/2024	House now has an Anthem Homes sign in the yard. Called Anthem Homes to discuss home and ask if they were getting ready to submit plans. Builder stated he would call owner to see if he could go ahead and demo the house.

Case Details

City of Atlantic Beach

Case Number
24-074

CONTACTS					
NAME TYPE	**NAME**	**ADDRESS**	**PHONE**	**FAX**	**EMAIL**
COMPLAINTANT	STEIN DEBRA A	341 11TH ST ATLANTIC BEACH, FL 32233-5531	(904)742-3694		
OWNER	DAVIS JONATHAN MICHAEL	2002 SAN MARCO BLVD STE 200 JACKSONVILLE, FL 32207			

INSPECTIONS						
INSPECTION TYPE	**INSPECTOR**	**SCHEDULED DATE**	**COMPLETED DATE**	**RESULT**	**REMARKS**	**NOTES**
INITIAL INSPECTION	**AI**	**3/26/2024**	**3/26/2024**	**VIOLATION FOUND**		
REINSPECTION	**AI**	**4/15/2024**	**4/16/2024**	**VIOLATION CONTINUES**		
REINSPECTION	**AI**	**5/6/2024**	**5/10/2024**	**VIOLATION CONTINUES**		**Owner is not responding. Send to special magistrate.**

VIOLATIONS						
VIOLATION TYPE	**USER NAME**	**OBSERVED DATE**	**CORRECTED DATE**	**LOCATION**	**REMARKS**	**NOTES**
BOARD AND SECURE	**Angela Irizarry**	**3/26/2024**				**IPMC Sec. 109.2 Temporary Safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, including the boarding up of openings, to render such structure temporarily safe whether of not the legal procedures herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.**
Handrails and Guards	**Angela Irizarry**	**3/26/2024**				**IPMC Sec. 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be**

						maintained in good condition.
NUISANCE - CONDITIONS	Angela Irizarry	3/26/2024				Sec. 12-1. Nuisances (a) It shall be unlawful for any person or business, to do, perform, have, allow, suffer or permit any act, occurrence or condition within the city which constitutes a dangerous, unsafe, dilapidated or unsanitary condition, which may be injurious to the health and well being of the community.
NUISANCE - OVERGROWN	Angela Irizarry	3/26/2024				Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.
RODENT HARBORAGE	Angela Irizarry	3/26/2024				IPMC Sec. 302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
ROOFS AND DRAINAGE	Angela Irizarry	3/26/2024				IPMC 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
SANITATION	Angela Irizarry	3/26/2024				IPMC Sec. 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Case Details

City of Atlantic Beach

Case Number

24-074

VACANT STRUCTURES AND LAND	**Angela Irizarry**	**3/26/2024**				**IPMC Sec. 301.3 Vacant Structures and Land. All vacant structures shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.**

DAVIS JONATHAN MICHAEL
2002 SAN MARCO BLVD STE 200
JACKSONVILLE, FL 32207

Primary Site Address
334 11TH ST
Atlantic Beach FL 32233-

Official Record Book/Page
20558-00677

Tile #
9416

334 11TH ST

Property Detail

RE #	170072-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03101 ATLANTIC BEACH
Total Area	11250

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	$81,573.00	$80,838.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$750,000.00	$750,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$831,573.00	$830,838.00
Assessed Value	$831,573.00	$830,838.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$831,573.00	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
20558-00677	1/17/2023	$1,050,000.00	WD - Warranty Deed	Qualified	Improved
20547-01521	1/6/2023	$100.00	MS - Miscellaneous	Unqualified	Improved
06697-00888	4/27/1989	$37,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	ARS-1	75.00	150.00	Common	1.00	Lot	$750,000.00

Legal

LN	Legal Description
1	16-2S-29E
2	ATLANTIC BEACH
3	LOT 13,E1/2 LOT 15 BLK 13
4	O/R BKS 2823-1138,
5	6697-888

Buildings

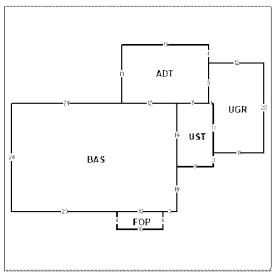
Building 1
Building 1 Site Address
334 11TH ST Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	1954
Building Value	$80,838.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Garage	229	0	103
Addition	247	**247**	**222**
Base Area	864	864	864
Unfinished Storage	112	**0**	**45**
Finished Open Porch	40	0	12
Total	1492	**1111**	**1246**

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$831,573.00	$0.00	$831,573.00	$721.09	$6,674.37	$6,098.84
Public Schools: By State Law	**$831,573.00**	**$0.00**	**$831,573.00**	$371.63	**$2,646.90**	**$2,440.00**
By Local Board	$831,573.00	$0.00	$831,573.00	$258.16	$1,869.38	$1,695.08
FL Inland Navigation Dist.	**$831,573.00**	**$0.00**	**$831,573.00**	$2.87	**$23.95**	**$23.95**
Atlantic Beach	$831,573.00	$0.00	$831,573.00	$278.82	$2,580.79	$2,362.50
Water Mgmt Dist. SJRWMD	**$831,573.00**	**$0.00**	**$831,573.00**	$17.73	**$149.10**	**$149.10**
School Board Voted	$831,573.00	$0.00	$831,573.00	$0.00	$831.57	$0.00
Urban Service Dist3	**$831,573.00**	**$0.00**	**$831,573.00**	$0.00	**$0.00**	**$0.00**
			Totals	$1,650.30	$14,776.06	$12,769.47

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$802,725.00	$139,842.00	$50,000.00	$89,842.00
Current Year	$831,573.00	$831,573.00	$0.00	$831,573.00

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

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


Mar 26, 2024 at 8:58:57 AM


334
Mar 26, 2024 at 8:59:55 AM


Mar 26, 2024 at 8:59:18 AM


334
Mar 26, 2024 at 8:58:46 AM

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

3/26/2024

DAVIS JONATHAN MICHAEL
2002 SAN MARCO BLVD STE 200
JACKSONVILLE, FL 32207

Real Estate Number: 170072 0000 **Case Number:** 24-074 **Location of Violation:** 334 11TH ST, 16-2S-29E ATLANTIC BEACH LOT 13,E1/2 LOT 15 BLK 13 O/R BKS 2823-1138, 6697-888 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 334 11TH ST was conducted on 3/26/2024. 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:
1. Property is vacant and unsecured. The door has been found open and there are open windows.
2. Lot is overgrown and in need of mowing. The yard is inviting to rodents.
3. Property is a nuisance and an eyesore to neighbors.
4. Front deck is dangerous. Railing is not properly secured.
5. There is rotten wood along the roofline of the home.
6. Fence has fallen down.
7. The property is not being maintained in a sanitary manner.

APPLICABLE CODES:

Sec. 12-1. Nuisances (a) It shall be unlawful for any person or business, to do, perform, have, allow, suffer or permit any act, occurrence or condition within the city which constitutes a dangerous, unsafe, dilapidated or unsanitary condition, which may be injurious to the health and well being of the community.

Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.

IPMC Sec. 301.3 Vacant Structures and Land. All vacant structures shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

IPMC Sec. 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

IPMC Sec. 302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

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

IPMC Sec. 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

This letter requests that the noted violation(s) be corrected by correcting all of the listed violations within fifteen (15) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date 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 for each violation. 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 8694

4/16/2024

DAVIS JONATHAN MICHAEL
2002 SAN MARCO BLVD STE 200
JACKSONVILLE, FL 32207

Real Estate Number: 170072 0000 **Case Number:** 24-074 **Location of Violation:** 334 11TH ST, 16-2S-29E ATLANTIC BEACH LOT 13,E1/2 LOT 15 BLK 13 O/R BKS 2823-1138, 6697-888 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 334 11TH ST was conducted on 3/26/2024 & 4/16/2024. 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:
1. Property is vacant and unsecured. The door has been found open and there are open windows.
2. Lot is overgrown and in need of mowing. The yard is inviting to rodents.
3. Property is a nuisance and an eyesore to neighbors.
4. Front deck is dangerous. Railing is not properly secured.
5. There is rotten wood along the roofline of the home.
6. Fence has fallen down.
7. The property is not being maintained in a sanitary manner.

APPLICABLE CODES:

Sec. 12-1. Nuisances (a) It shall be unlawful for any person or business, to do, perform, have, allow, suffer or permit any act, occurrence or condition within the city which constitutes a dangerous, unsafe, dilapidated or unsanitary condition, which may be injurious to the health and well being of the community.

Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.

IPMC Sec. 301.3 Vacant Structures and Land. All vacant structures shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

IPMC Sec. 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

IPMC Sec. 302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

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

IPMC Sec. 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

This letter requests that the noted violation(s) be corrected by correcting all of the listed violations within fifteen (15) days of the receipt of this notice.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date will result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day for each violation listed above. 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

CERTIFIED MAIL™

7013 1710 0002 1691 8694

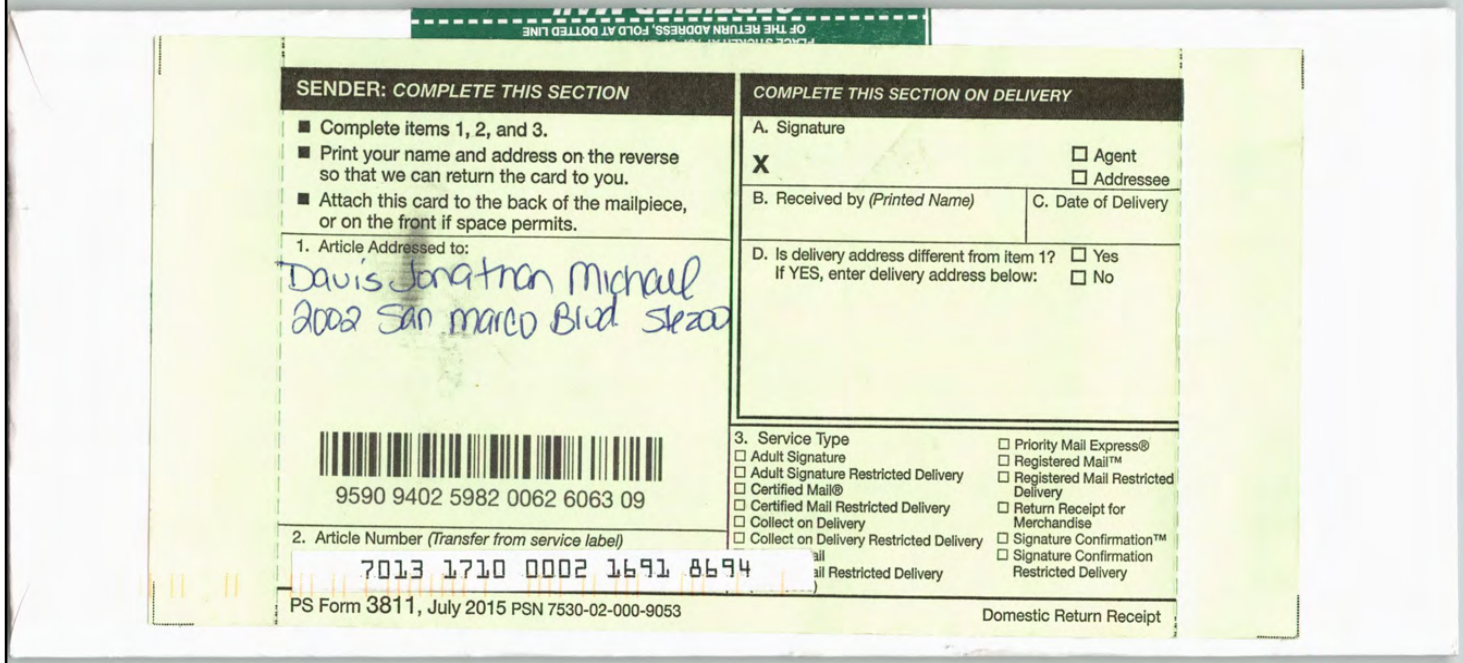
US POSTAGE
quadient
FIRST-CLASS MAIL
IMI
$008.69
04/16/2024 ZIP 32233
043M31249185

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

DAVIS JONATHAN MICHAEL
2002 SAN MARCO BLVD STE 200
JACKSONVILLE, FL 32207

Real Estate Number: 170072 0000 Case Nu
29E ATLANTIC BEACH LOT 12 BLK C

NIXIE 322 DE 1 0005/09/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *0338-04187-18-07



OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

Davis Jonathan Michael
2002 San Marco Blvd Ste200

9590 9402 5982 0062 6063 09

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

7013 1710 0002 1691 8694

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail 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

5/7/2024

Case Number: 24-074

DAVIS JONATHAN MICHAEL
2002 SAN MARCO BLVD STE 200
JACKSONVILLE, FL 32207

Certified Mail Return Receipt:
7013 1710 0002 1691 8519

Property Address: 334 11TH ST
ATLANTIC BEACH, FL 32233

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 11, 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 334 11TH ST, 16-2S-29E ATLANTIC BEACH LOT 13,E1/2 LOT 15 BLK 13 O/R BKS 2823-1138, 6697-888 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 (a) It shall be unlawful for any person or business, to do, perform, have, allow, suffer or permit any act, occurrence or condition within the city which constitutes a dangerous, unsafe, dilapidated or unsanitary condition, which may be injurious to the health and well being of the community.

Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.

IPMC Sec. 301.3 Vacant Structures and Land. All vacant structures shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

IPMC Sec. 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

IPMC Sec. 302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved

processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

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

IPMC Sec. 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

STATEMENT OF CODE ENFORCEMENT OFFICER:

The property is vacant. A demolition permit for the structure was approved on 1/5/2024 but no work has been completed to prepare for the demolition or to repair the structure. The following violations exist at the property:

1. Property is vacant and unsecured. The door has been found open and there are open windows.
2. Lot is overgrown and in need of mowing. The yard is inviting to rodents.
3. Property is a nuisance and an eyesore to neighbors.
4. Front deck is dangerous. Railing is not properly secured.
5. There is rotten wood along the roofline of the home.
6. Fence has fallen.
7. The property is not being maintained in a sanitary manner.

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

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

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Ladayija Nichols
Deputy City Clerk

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL DATE: 7/1/2024

5/7/2024

Case Number: 24-074

DAVIS JONATHAN MICHAEL
2002 SAN MARCO BLVD STE 200
JACKSONVILLE, FL 32207

Certified Mail Return Receipt:
7013 1710 0002 1691 8519

Property Address: 334 11TH ST
ATLANTIC BEACH, FL 32233

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 11, 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 334 11TH ST, 16-2S-29E ATLANTIC BEACH LOT 13,E1/2 LOT 15 BLK 13 O/R BKS 2823-1138, 6697-888 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 (a) It shall be unlawful for any person or business, to do, perform, have, allow, suffer or permit any act, occurrence or condition within the city which constitutes a dangerous, unsafe, dilapidated or unsanitary condition, which may be injurious to the health and well being of the community.

Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.

IPMC Sec. 301.3 Vacant Structures and Land. All vacant structures shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

IPMC Sec. 302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

IPMC Sec. 302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved

processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

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

IPMC Sec. 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

STATEMENT OF CODE ENFORCEMENT OFFICER:

The property is vacant. A demolition permit for the structure was approved on 1/5/2024 but no work has been completed to prepare for the demolition or to repair the structure. The following violations exist at the property:

1. Property is vacant and unsecured. The door has been found open and there are open windows.
2. Lot is overgrown and in need of mowing. The yard is inviting to rodents.
3. Property is a nuisance and an eyesore to neighbors.
4. Front deck is dangerous. Railing is not properly secured.
5. There is rotten wood along the roofline of the home.
6. Fence has fallen.
7. The property is not being maintained in a sanitary manner.

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