City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, September 5, 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 July 11, 2024 regular meeting of the Special Magistrate meeting. 3 - 4

7-11-24 Code Enforcement Special Magistrate Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

4.A. CASE: 24-014 5 - 34
NAME: SCHLENOFF ROBERT
ADDRESS: 1094 STOCK STREET
CE 1094 Stocks St Case #24-014
Case Details 24-014

5. NEW BUSINESS

5.A. CASE: 24-032 35 - 66
NAME: HOLLIDAY KENNETH
ADDRESS: 195 MAIN ST
CE 195 Main Street Case #24-032
Case Details 24-032

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, July 11, 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 May 2, 2024 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

5. NEW BUSINESS

A. CASE: 24-041
NAME: KOPP, CHRISTOPHER *
ADDRESS: 501 CLIPPER SHIP LANE

Testified: CE Officer Irirzarry

Respondent: Christopher Kopp was not present.

Action: The matter is continued until the next Code hearing date, if necessary.

B.

CASE: 24-063
NAME: SHAPIRO, MARIA ET AL
ADDRESS: 417 MAKO DRIVE

DRAFT

Testified: CE Officer Irirzarry

Respondent: Maria Shapiro was present.

Action: The Respondent is found in violation of SEC. 302.8. No fines are assessed at this time. However, the violation is found to have occurred and if found in violation again, it will be considered as a repeat violation and fined accordingly.

C. CASE: 24-074
NAME: DAVIS, JONATHAN MICHAEL
ADDRESS: 334 11TH STREET

Testified: CE Officer Irirzarry

Respondent: Michael Davis was not present.

Action: The Respondent will be fined $250.00 per day for each violation (8 in total) as of Friday July 19, 2024 if not in compliance.

6. ADJOURNMENT
The meeting adjourned at 2:12 PM.

Attest:

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

Date Approved:_____

DRAFT

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

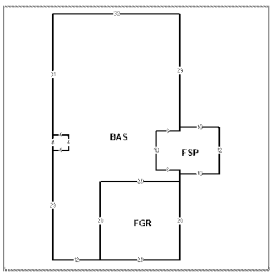
Buildings

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

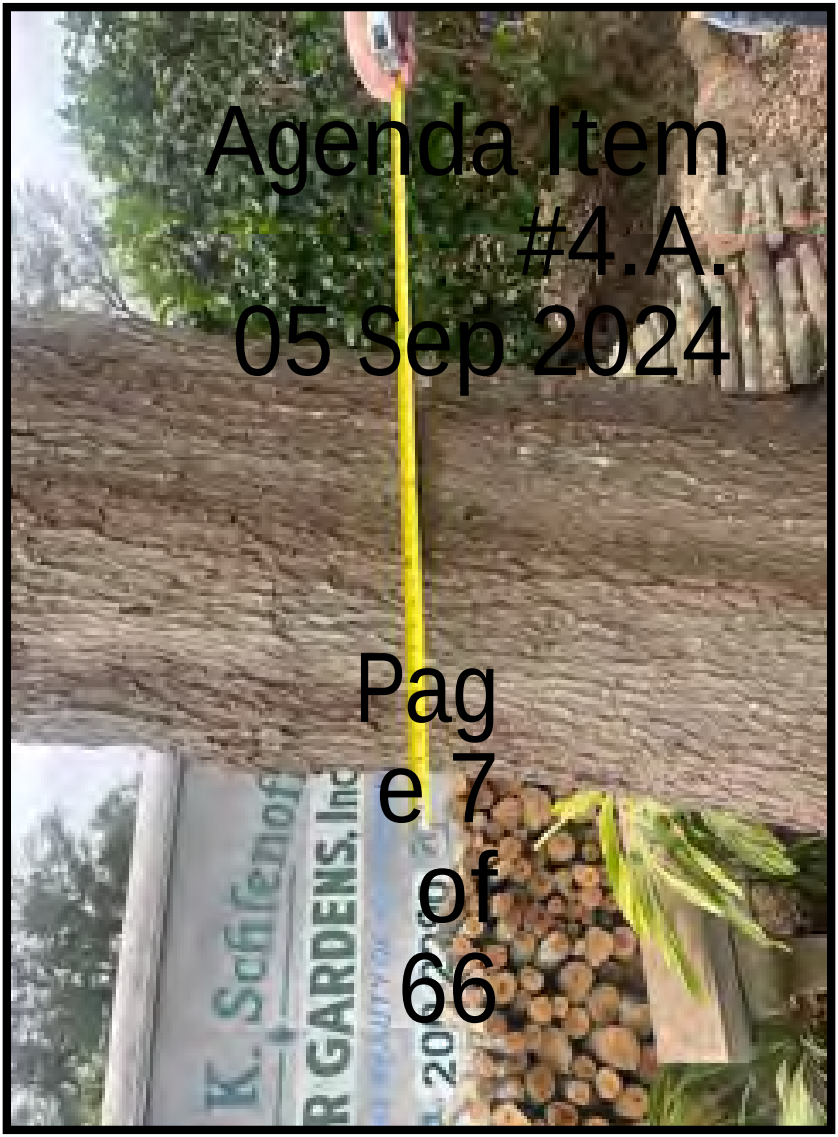
2015

2014

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

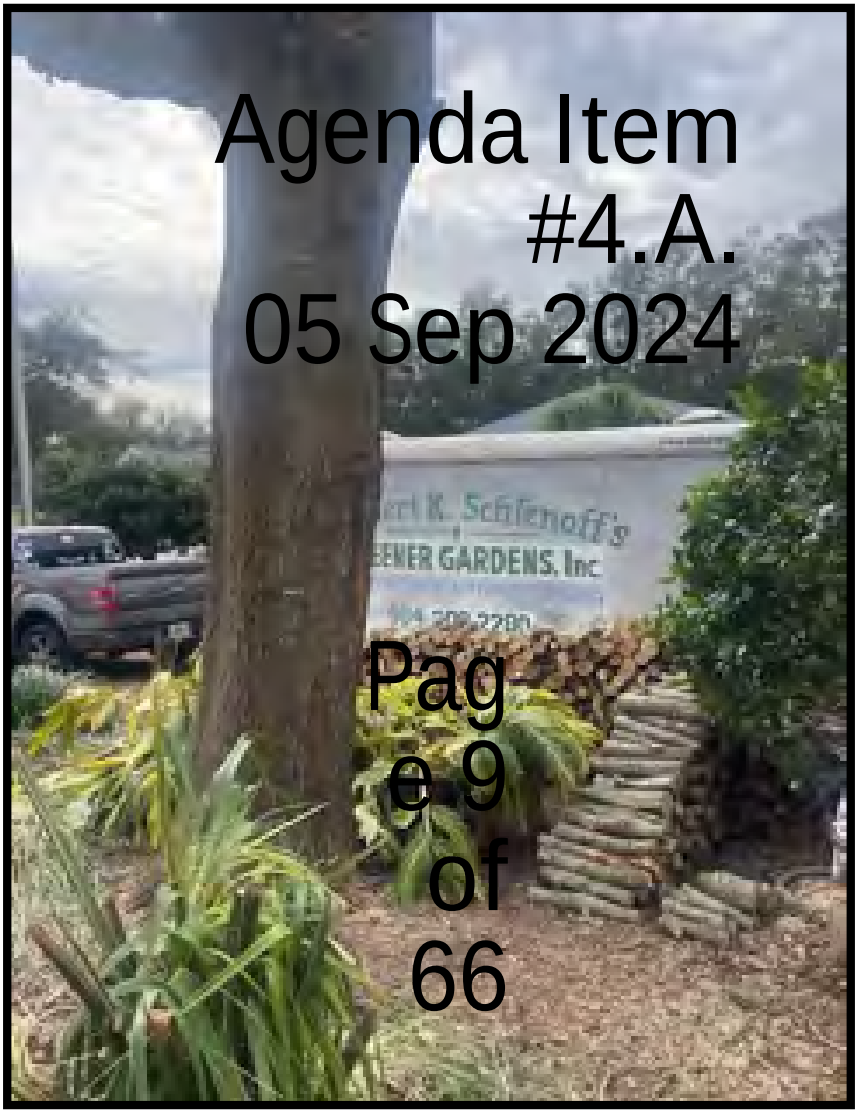
More Information

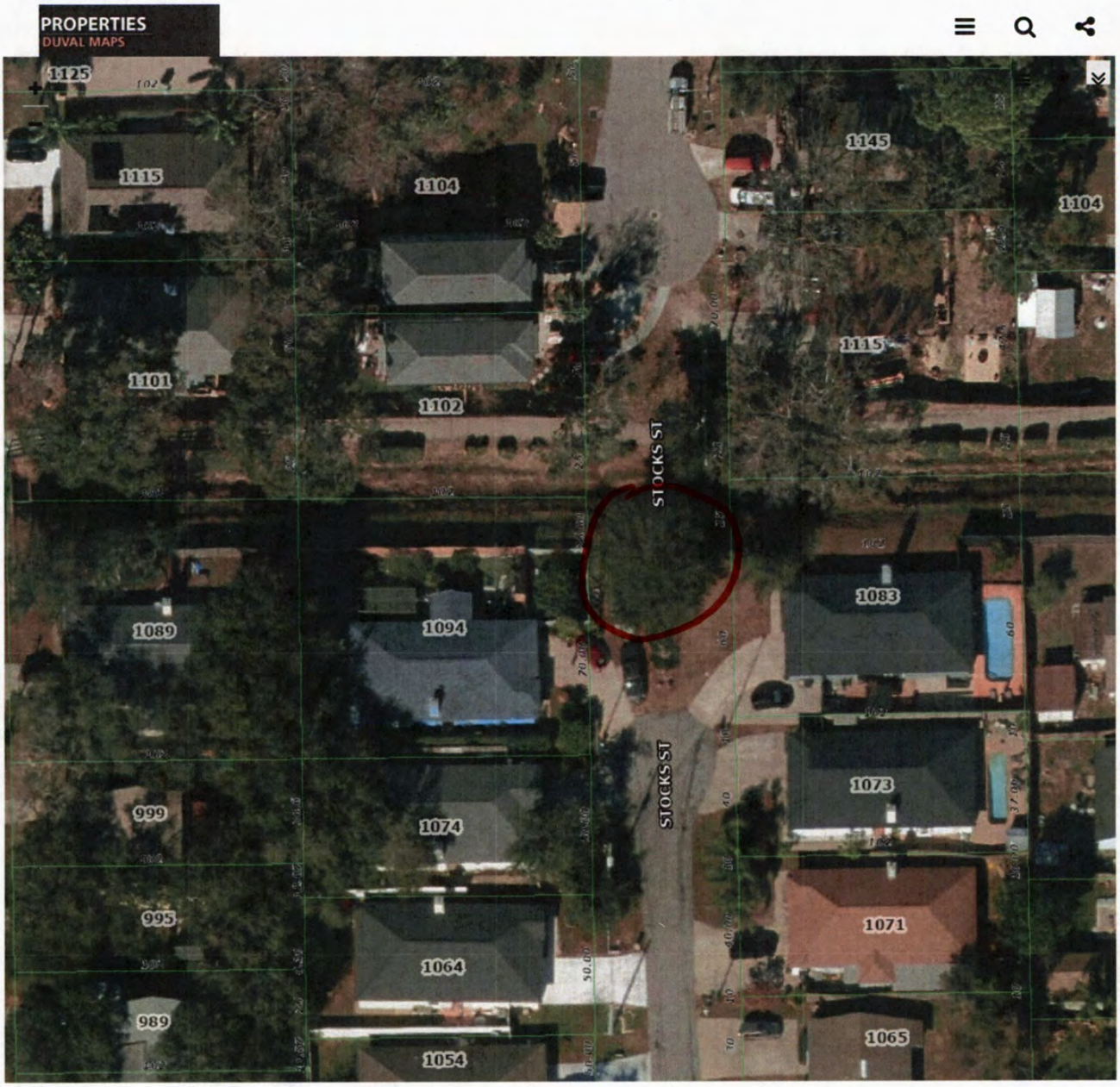
ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record


Agenda Item
#4.A.
05 Sep 2024
Pag
e 7
of
66



Agenda Item #4.A.
05 Sep 2024


Agenda Item
#4.A.
05 Sep 2024
Page 9 of 66


PROPERTIES
DUVAL MAPS
1125
1115
1104
1145
1104
1115
1101
1102
STOCKS ST
1083
1089
1094
1073
STOCKS ST
999
1074
995
1071
1064
989
1065
1054

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.

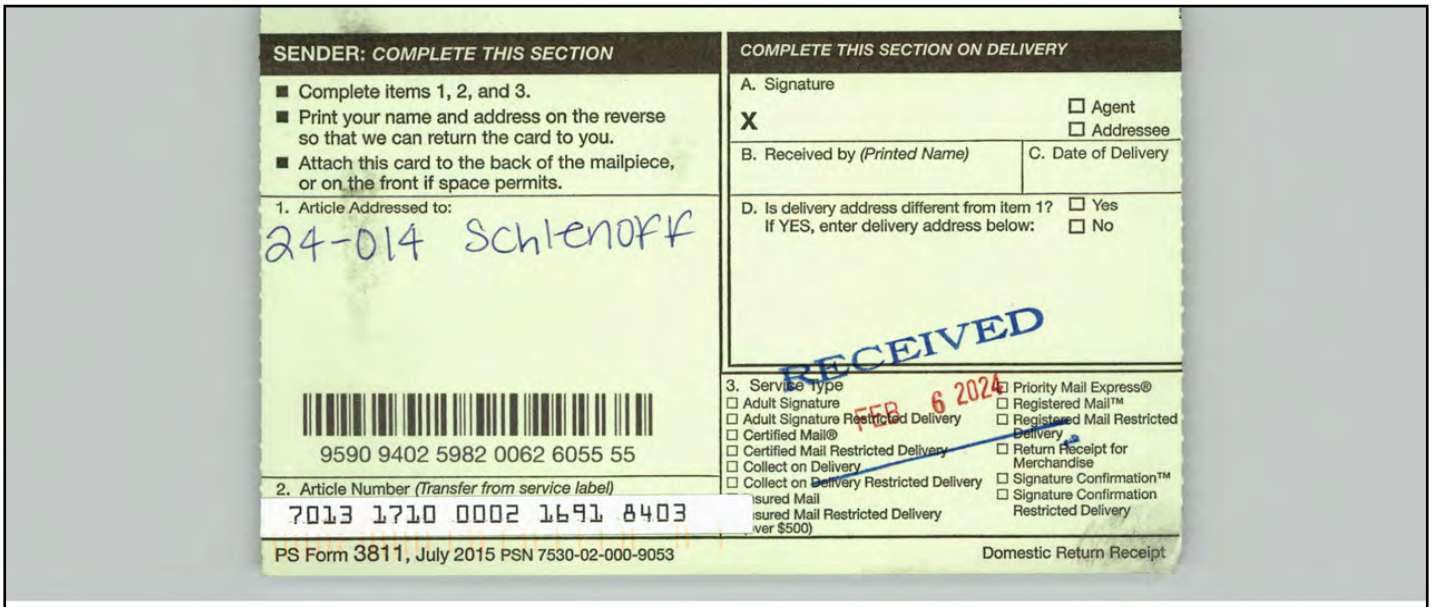
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please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

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY FINAL DELIVERY OF YOUR MAIL AND PACKAGES...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

70131710000216918403

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

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.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

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

Feedback

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Irizarry,Angela

From: Don Pinaud <Don@afj.law>
Sent: Wednesday, March 6, 2024 8:23 AM
To: Irizarry,Angela
Cc: Robert Schlenoff
Subject: Re: COAB Code Enf. v. Robert Schlenoff. Case No.: 24-014

Thank you very much. I have noted my calendar and will look forward to appearing as scheduled on May 2.

Best regards,

Don

Don Pinaud, Esq.
All Florida Justice, LLC.
Law Office of Don Pinaud
4530 St. John's Avenue
Suite 15-202
Jacksonville, Florida 32210
(904)552-5500 - Talk or Text
(904)467-3500 - Fax
AllFloridaJustice.com
Don@AFJ.Law

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On Mar 6, 2024, at 8:10 AM, Irizarry,Angela <aIrizarry@coab.us> wrote:

Good Morning Mr. Pinaud,

We are amenable to rescheduling his hearing to the next regularly scheduled magistrate meeting date. Our next meeting is scheduled for May 2, 2024 at 2:00 pm in the chambers at Atlantic Beach City Hall. Mr. Schlenoff will be sent an order after tomorrow's hearing deferring his case until that time.

Angela Irizarry

Angela Irizarry, Code Enforcement Officer
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, FL 32233
O:(904) 247-5855

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Florida has a very broad public records law. Most written communications to or from state and local officials and agencies regarding state or local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure.

From: Don Pinaud [mailto:Don@afj.law]
Sent: Tuesday, March 5, 2024 8:51 PM
To: Irizarry,Angela <aIrizarry@coab.us>
Subject: COAB Code Enf. v. Robert Schlenoff. Case No.: 24-014

Ms. Irizarry:

I have been retained by Mr. Schlenoff to represent him in the above-pending matter against him by the City of Atlantic Beach Code Enforcement Board. My understanding is that there is currently scheduled a hearing in the matter on March 7, 2024 at 2:00 p.m.

I respectfully ask that the hearing for March 7 be rescheduled to accommodate my schedule because I will be unavailable that date as I am ordered to appear that day in federal court as counsel in the case of *Mayweather v. The United States of America,* MD FL Case No. 3:23-cv-00389.

My understanding from Mr. Schlenoff is that he explained to you my situation and that I would be coming in to represent him, and that you would be amenable to moving the hearing to the next available date, which I understand is in May. Right now I can accommodate most dates in May and so if that can be accomplished it would be appreciated.

With warmest regards, I remain

Respectfully yours,

Don Pinaud, Esq.
All Florida Justice, LLC.
Law Office of Don Pinaud
4530 St. John's Avenue
Suite 15-202
Jacksonville, Florida 32210
(904)552-5500 - Talk or Text
(904)467-3500 - Fax
AllFloridaJustice.com

Don@AFJ.Law

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CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

SCHLENOFF, ROBERT K
1094 Stocks St
Atlantic Beach, Florida 32233-2630
SCHLENOFF, TATYANA N
Respondent.

First Class and Certified Mail Return Receipt Requested: 7019 2970 0000 9866 4819

Property Address: 1094 STOCKS ST.
Atlantic Beach, FL 32233

CASE NUMBER: 24-014
REAL ESTATE NUMBER: 171000-0000
LEGAL DESCRIPTION: 18-34 17-2S-29E .22, ATLANTIC BEACH SEC H, LOTS 1,S1/2 STREET LYING N THEREOF CL BY UR/ BCH ORDER #65-84-10, BLK 186

ORDER ON CASE NO. 24-014

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on March 7, 2024 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 1094 Stocks St, Atlantic Beach, Florida. ("The Property"). Notice of the hearing was provided by certified letter for violation of Sec. 23-13 excessive or improper pruning without a permit. The Respondent did not appear.

2. Neighbors had contacted the City of Atlantic Beach that the Respondent had severely cut back the oak tree in the right of way next to his property.

3. The City of Atlantic Beach spoke with the Respondent who stated he was unaware that he needed a permit and was confident the tree would not die as he has trimmed a tree just like this one five (5) years ago and it grew back just fine.

4. The City of Atlantic Beach stated the Respondent had hired an attorney, Don Pinaud, who had a previously scheduled Court appearance and has requested a continuance.

CONCLUSIONS OF LAW

4. THE RESPONDENT WAS CITED FOR VIOLATION OF SEC. 23-13. HE HAS RETAINED AN ATTORNEY AND HAS REQUESTED A CONTINUANCE.

ORDER

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

A. The matter is continued until the May hearing date.

DONE AND ORDERED THIS _____ DAY OF MARCH, 2024.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

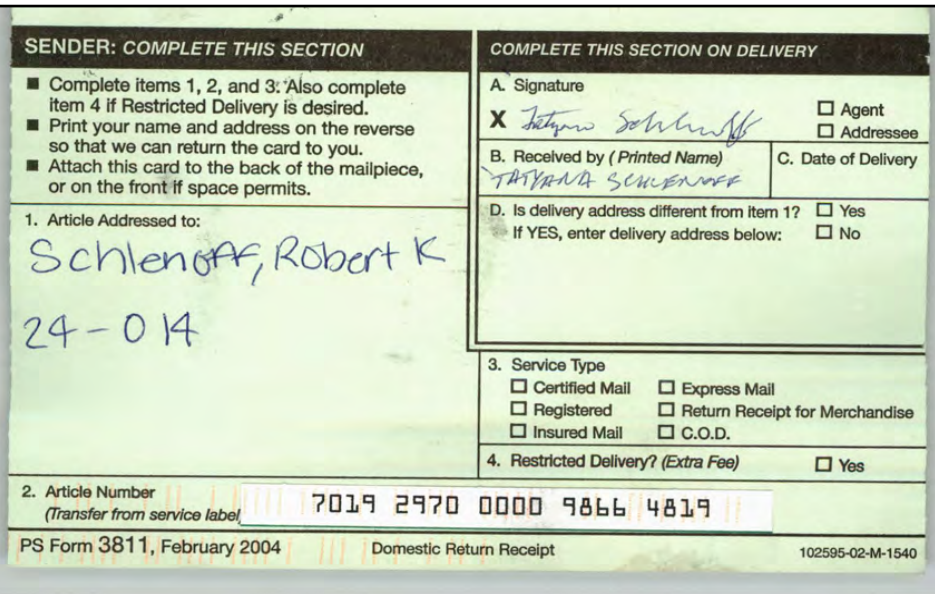
ATTEST:

_____ _____

Ladayija Nichols, Records Clerk Suzanne W. Green, Special Magistrate

Executed this ___ day of MARCH, 2024.

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Schlenoff, Robert K

24-014

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) TATYANA SCHLENOFF

C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7019 2970 0000 9866 4819

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

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

SCHLENOFF, ROBERT K
1094 Stocks St
Atlantic Beach, Florida 32233-2630
SCHLENOFF, TATYANA N
Respondent.

First Class and Certified Mail Return Receipt Requested: 7019 2970 0000 9866 4567

Property Address: 1094 STOCKS ST.
Atlantic Beach, FL 32233

CASE NUMBER: 24-014
REAL ESTATE NUMBER: 171000-0000
LEGAL DESCRIPTION: 18-34 17-2S-29E .22, ATLANTIC BEACH SEC H, LOTS 1, S1/2 STREET LYING N THEREOF CL BY UR/ BCH ORDER #65-84-10, BLK 186

ORDER ON CASE NO. 24-014

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on May 2, 2024 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 1094 Stocks St, Atlantic Beach, Florida. ("The Property"). Notice of the hearing was provided by certified letter for violation of Sec. 23-13 and 23.8 excessive or improper pruning without a permit. The Respondent had previously scheduled for a hearing, however requested a continuance in order to obtain counsel. The Respondent appeared with counsel, Mr. Don Pinaud.

2. Neighbors had previously contacted the City of Atlantic Beach that the Respondent had severely cut back the oak tree in the right of way next to his property and without a permit.

3. The City of Atlantic Beach spoke with the Respondent who stated he was unaware that he needed a permit and was confident the tree would not die as he has trimmed the tree five (5) years ago and it grew back just fine.

4. The City of Atlantic Beach presented evidence of an arborist report completed by Mr. Danny Lippi. Page (2 of 5) of the report stated that within 3 years an arborist must come out and reprune one time a year for the next 5-8 years and the cost of approximately $1500.00 per pruning. The

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

8/14/2024

Case Number: 24-014

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

Certified Mail Return Receipt:
7013 1710 0002 1691 8571

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 **September 5, 2024 at 2:30 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 was removed. No permission was granted by the city for the pruning. At the May 2024 hearing, Respondent's counsel claimed that they had an opposing arborist opinion but did not have that opinion in writing. Respondent was directed to submit that report to the City for review by the July hearing. To date, the City has not received any written documentation regarding the tree 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:

Michelle Weippert
Records Management Specialist

City of Atlantic Beach stated that they believe the damage is irreversible and requested a onetime fine of $5,000.00 or remove the remainder of the tree and replace the tree with an eight (8) inch live oak tree and the Respondent's cost. Other options of mitigation or a payment of $7,500.00 to the City of Atlantic Beach tree fund were also discussed.

5. The Respondent (through counsel) objected to the report as hearsay and stated he had his own expert whom he wanted to review the report. The Respondent testified he has lived in that location for 19 years and has a background in lawn maintenance and landscaping. He further stated he had this tree trimmed 5 (five) years ago and it is healthier now than before. The Respondent presented photographs to this effect.

CONCLUSION OF LAW

6. The Respondent was cited for violation of Sec. 23-13 and 23.8 excessive pruning without a permit. The tree in the city right of way was excessively pruned and without a permit. The Respondent requested his expert be allowed to review the report and discuss the "regrowth" with the City of Atlantic Beach.

ORDER

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

A. The 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.

DONE AND ORDERED THIS 2nd DAY OF MAY, 2024.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Ladayija Nichols, Deputy City Clerk

Suzanne W. Green, Special Magistrate

Executed this 9th day of MAY, 2024.

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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

8/26/2024

Case Number: 24-014

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

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL

Property Address: STOCKS STREET RIGHT OF WAY ADJACENT TO 1094 STOCKS STREET; ATLANTIC BEACH, FL

Dear Respondent:

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International Property Maintenance Code / City Code of Ordinances

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

presence of a court reporter for the purpose of insuring a verbatim record in the event an appeal should be secured at your expense.

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

Angela Irizarry
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Michelle Weippert
Records Management Specialist

Irizarry,Angela

From: Don Pinaud <Don@afj.law>
Sent: Friday, August 30, 2024 9:02 AM
To: Irizarry,Angela
Subject: Re: 1094 Stocks Street - Schlenoff

Thank you. I appreciate the concern and consideration.

Is there any way to reach some settlement with you before or do we have to wait for a hearing? I think the city has dealt with Early Piety for many years and respects his opinion. I have a letter from him recently that suggests the tree is fine, does not need special care and does not need to be removed. We also have the benefit of seeing how it is now. I confess that I have not seen it myself since before the last hearing. However according to Mrs. Schlenoff and Early, it's doing just fine visually also.

You have any thoughts on this?

Best

Don

Don Pinaud, Esq.
All Florida Justice, LLC.
Law Office of Don Pinaud
4530 St. John's Avenue
Suite 15-202
Jacksonville, Florida 32210
(904)552-5500 - Talk or Text
(904)467-3500 - Fax
AllFloridaJustice.com
Don@AFJ.Law

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On Aug 30, 2024, at 8:37 AM, Irizarry,Angela <alrizarry@coab.us> wrote:

Mr. Pinaud,

Your request for a continuance is granted. I hope Mr. Schlenoff recovers soon. The next regularly scheduled hearing is Nov. 7th at 2:00 pm. The case will be calendared for then.

From: Don Pinaud <Don@afj.law>
Sent: Friday, August 30, 2024 12:42 AM
To: Irizarry,Angela <alrizarry@coab.us>
Subject: Re: 1094 Stocks Street - Schlenoff

Ms. Irizarry:

I understand from a notice sent to Mr. Schlenoff's home and provided me by his wife that this matter is back on the agenda for the city on September 5. I'm not sure why I did not receive the notice

In any event, I respectfully have to ask for a continuance until another date sometime in October to be coordinated due to circumstances beyond control. First, Mr. Schlenoff is in the hospital and will be for some period last September 5. Additionally, starting on September 4, will be out of town and then out of the country until early October.

As such, I respectfully ask that this matter be continued until a mutually acceptable date in October when both myself and Mr. Schlenoff can attend.

Thank you in advance for your cooperation.

With best regards I remain

Sincerely,

Don Pinaud, Esq.
All Florida Justice, LLC.
Law Office of Don Pinaud
4530 St. John's Avenue
Suite 15-202
Jacksonville, Florida 32210
(904)552-5500 - Talk or Text
(904)467-3500 - Fax
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On May 15, 2024, at 2:33 PM, Irizarry,Angela <alrizarry@coab.us> wrote:

Good afternoon,

Attached is a copy of the Magistrate's order that was sent to Mr. Schlenoff. As you are aware, action was deferred until July 11th if it is still necessary after we compare arborist's opinions.

Angela Irizarry

Angela Irizarry, Code Enforcement Officer
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, FL 32233
O:(904) 247-5855

Want to receive City of Atlantic Beach news by email? Just say so in an email to info@coab.us.

Follow the City of Atlantic Beach on Facebook at www.facebook.com/cityofatlanticbeach.

Florida has a very broad public records law. Most written communications to or from state and local officials and agencies regarding state or local business are public records available to the public and media upon request. Your email communications, including your email address, may therefore be subject to public disclosure.

<Schlenoff 24-014.pdf>

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: 9/17/2024	Fllw Up: 6/11/2024
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 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

Case Details

City of Atlantic Beach

Case Number
24-014

				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.
EMAIL RECEIVED	Angela Irizarry	3/6/2024	3/6/2024	Received email from Don Pinaud. (sent 3/5 @8:51pm) City agreed to reschedule hearing to May 2, 2024 at 2:00pm
CODE ENFORCEMENT ORDER	Angela Irizarry	3/7/2024	3/7/2024	Case deferred to May 2, 2024, at respondent's counsels request.
CEB MEETING	Angela Irizarry	5/2/2024	5/2/2024	Respondent was present with is attorney Don Pinaud. Action on case was withheld to give Respondent time to obtain his own written arborist report.
MEETING WITH RESPONDENT	Angela Irizarry	7/11/2024	7/11/2024	Mr. Schlenoff came into the office. He stated that the arborist they consulted, Early Piety, would not issue a letter so he contacted Joe Musgrove. Advised him we need the letter as soon as possible to avoid going back to the magistrate.
NOTICE OF HEARING	Angela Irizarry	8/14/2024	8/14/2024	

Case Details

City of Atlantic Beach

Case Number
24-014

CMRR STATUS UPDATE	**Angela Irizarry**	**8/26/2024**	**8/26/2024**	**Certified letter has not been delivered.**
NOH POST AND AFF	**Angela Irizarry**	**8/26/2024**	**8/26/2024**	
EMAIL RECEIVED	**Angela Irizarry**	**8/30/2024**	**8/30/2024**	**Email received from Mr. Schlenoff's counsel, Don Pinaud requesting a deferral. Mr. Schlenoff is in the hospital.**
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**9/3/2024**	**9/3/2024**	
OTHER	**Angela Irizarry**	**9/3/2024**	**9/3/2024**	**Received arborist report from Early Piety regarding tree.**
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**9/17/2024**		

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			

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

Case Details

City of Atlantic Beach

Case Number
24-014

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.

HOLLIDAY KENNETH W
195 MAIN ST
ATLANTIC BEACH, FL 32233-2525
HOLLIDAY KAREN E

Primary Site Address
195 MAIN ST
Atlantic Beach FL 32233-

Official Record Book/Page
08233-01466

Tile #
9417

195 MAIN ST

Property Detail

RE #	170842-0200
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	4843

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	$132,893.00	$131,590.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$97,900.00	$97,900.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$230,793.00	$229,490.00
Assessed Value	$81,863.00	$84,318.00
Cap Diff/Portability Amt	$148,930.00 / $0.00	$145,172.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$31,863.00	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	$84,318.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$34,318.00**

SJRWMD/FIND Taxable Value

Assessed Value	$84,318.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$34,318.00**

School Taxable Value

Assessed Value	$84,318.00
Homestead (HX)	- $25,000.00
Taxable Value	**$59,318.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
08233-01466	12/5/1995	$36,000.00	WD - Warranty Deed	Qualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG	50.00	100.19	Common	50.00	Front Footage	$97,900.00

Legal

LN	Legal Description
1	18-34 17-2S-29E .115
2	ATLANTIC BEACH SEC H
3	LOT 2,PT CL ST RECD O/R 8233-1466
4	BLK 84

Buildings

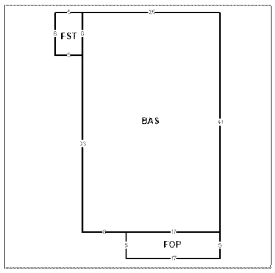
Building 1
Building 1 Site Address
195 MAIN ST Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	1995
Building Value	$131,590.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1025	1025	1025
Finished Storage	40	0	20
Finished Open Porch	85	0	26
Total	1150	1025	1071

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
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	$81,863.00	$50,000.00	$31,863.00	$236.60	$255.74	$233.69
Public Schools: By State Law	$81,863.00	$25,000.00	$56,863.00	$176.29	$180.99	$166.85
By Local Board	$81,863.00	$25,000.00	$56,863.00	$122.47	$127.83	$115.91
FL Inland Navigation Dist.	$81,863.00	$50,000.00	$31,863.00	$0.94	$0.92	$0.92
Atlantic Beach	$81,863.00	$50,000.00	$31,863.00	$91.49	$98.89	$90.52
Water Mgmt Dist. SJRWMD	$81,863.00	$50,000.00	$31,863.00	$5.82	$5.71	$5.71
School Board Voted	$81,863.00	$25,000.00	$56,863.00	$0.00	$56.86	$0.00
Urban Service Dist3	$81,863.00	$50,000.00	$31,863.00	$0.00	$0.00	$0.00
			Totals	$633.61	$726.94	$613.60

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$197,722.00	$79,479.00	$50,000.00	$29,479.00
Current Year	$230,793.00	$81,863.00	$50,000.00	$31,863.00

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

2/20/2024

HOLLIDAY KENNETH W
195 MAIN ST
ATLANTIC BEACH, FL 32233-2525

Real Estate Number: 170842 0200 **Case Number:** 24-032
Location of Violation: 195 MAIN ST, 18-34 17-2S-29E .115 ATLANTIC BEACH SEC H LOT 2,PT CL ST RECD O/R 8233-1466 BLK 84 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 195 MAIN ST was conducted on 2/20/2024. 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. Boat/trailer storage - In accordance with code, boats must be parked so that they are at least 15 feet behind the front lot line of the property. The boat that is parked beside your house is parked in violation of code. This is a repeat violation and is subject to fines of $500/day until corrected.

2. Number of boats/trailers/RV - For lots less than 10,000 square feet, only 1 boat, trailer, or RV is permitted to be stored on the property. Your lot is less than 10,000 square feet and there are three of these types of vehicles on the lot. Two boats on a trailers and one RV. This is a repeat violation and subject to fines of $500/day until corrected.

3. Outdoor storage - In accordance with code, outdoor storage of items normally stored within the house are not allowed to be stored outside in view of the street or neighbors. The front porch is being used for storage of clothing and boxes. Additionally, items including a pet carrier are piled up on top of the small boat on the south side of the house.

APPLICABLE CODES:

1. Sec. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements:

   (1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is 5000 square feet lot area or less. Minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.

(2) Recreational vehicles, boats or boat trailers or other type of trailer shall not be parked or stored closer than fifteen (15) feet from the front lot line and shall be parked in a manner that is generally perpendicular to the front property line such that length is not aligned in a manner that extends across the front of the lot it being the intent that recreational vehicles, boats and trailers that are parked forward of the residence and should not excessively dominate the front of the lot.

2. Sec. 24-154. Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. (g) Within all residential zoning districts, and also including any property containing a residential use, household items, furniture and those items customarily intended for indoor use shall not be displayed, maintained or permanently stored outdoors, or in any location on the lot where such items shall be stored or properly disposed of to avoid mold, rodent and insect infestations which may result in health risks and which also create unsightly appearance that negatively affect neighborhoods. Such violations shall be corrected immediately upon written order from the city.

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

This letter requests that the noted violation(s) be corrected by correct all the above violations 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 for the outdoor storage and fines up to $500 for each of the boat/RV storage violations. 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

3/12/2024

HOLLIDAY KENNETH W
195 MAIN ST
ATLANTIC BEACH, FL 32233-2525

Real Estate Number: 170842 0200 **Case Number:** 24-032
Location of Violation: 195 MAIN ST, 18-34 17-2S-29E .115 ATLANTIC BEACH SEC H LOT 2,PT CL ST RECD O/R 8233-1466 BLK 84 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 195 MAIN ST was conducted on 2/20/2024 & 3/12/2024. 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. Boat/trailer storage - In accordance with code, boats must be parked so that they are at least 15 feet behind the front lot line of the property. The boat that is parked beside your house is parked in violation of code. This is a repeat violation and is subject to fines of $500/day until corrected.

2. Number of boats/trailers/RV - For lots less than 10,000 square feet, only 1 boat, trailer, or RV is permitted to be stored on the property. Your lot is less than 10,000 square feet and there are three of these types of vehicles on the lot. Two boats on a trailers and one RV. This is a repeat violation and is subject to fines of $500/day until corrected.

3. Outdoor storage - In accordance with code, outdoor storage of items normally stored within the house are not allowed to be stored outside in view of the street or neighbors. The front porch is being used for storage of clothing and boxes. Additionally, items including a pet carrier are piled up on top of the small boat on the south side of the house.

4. Vehicle with expired license plate – The damaged white pick up truck that was parked across the street on church property has been moved into your front yard. The truck has a license plate with an expiration date of 01-23.

APPLICABLE CODES:

1. Sec. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements:

(1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is 5000 square feet lot area or less. Minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.

(2) Recreational vehicles, boats or boat trailers or other type of trailer shall not be parked or stored closer than fifteen (15) feet from the front lot line and shall be parked in a manner that is generally perpendicular to the front property line such that length is not aligned in a manner that extends across the front of the lot it being the intent that recreational vehicles, boats and trailers that are parked forward of the residence and should not excessively dominate the front of the lot.

2. Sec. 24-154. Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. (g) Within all residential zoning districts, and also including any property containing a residential use, household items, furniture and those items customarily intended for indoor use shall not be displayed, maintained or permanently stored outdoors, or in any location on the lot where such items shall be stored or properly disposed of to avoid mold, rodent and insect infestations which may result in health risks and which also create unsightly appearance that negatively affect neighborhoods. Such violations shall be corrected immediately upon written order from the city.

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

4. 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".

This letter requests that the noted violation(s) be corrected by reducing the number of boats/RVs to 1 total and parking that vehicle in compliance with code, removing all outside storage, and removing the junk truck with an expired tag within ten (10) days of the receipt of this notice.

This is your final notice. **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 for the outdoor storage and inoperable vehicle violations and fines up to $500 for each of the boat/RV storage violations.** 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

HOMEPAGE DASHBOARD MODULES 3 ANGELA I HELP

REQUESTTRACKER
VIEW SITE

STATISTICS MAIN USERS PERMISSIONS TRY SEECLICKFIX

BACK

Atlantic Beach Problem Reporting and Tracking Request

IN PROGRESS #2264

ADD COMMENT
PRINT WORK ORDER
PRINT HISTORY
CLOSE REQUEST

Category: Code Enf
Request Type: Atlantic E
Priority: 3 - Norm
Assigned To: Irizarry, A

Last Modified: 3/18/2024
Submitted: 3/16/2024
Source: Online Form
45.19.151.116

SUBMITTER
Diane Ellis
199 Main St Atlantic beach, Fl 32233

CONTACT
dianeshearinellis6
904-252-3861

CC Email List: khogencamp@coab.us

View larger

195 Main St Atlantic Beach Fl 32233 Residents: Ken & Karen Holiday/ Owners 32233

Associated Requests

ASSOCIATE

REQUEST DETAILS

Description

I am reporting a public health hazard particularly in the form of an unlicensed camper/trailer parked less than 50 feet from my front door/porch area. This camper/trailer has been parked in the same spot for the past 26 years without being moved and is now falling apart at the seams, and has black mold in several areas on the outside which I feel is a danger to me. The owner is constantly opening the doors & windows to this camper which I feel is a further heath hazard by exposing even more black mold on the inside of the camper. Once during a wind storm a big metal silver sheet blew off the top of the camper landing in my yard on my bushes which clearly indicates further endangerment by my neighbor by storing debris on top of the camper. I suspect this neighbor of being somewhat of a hoarder & I am concerned about all the many, many items he has stacked in his yard & sitting there for years growing dangerous black mold, rust, & standing water. Since the hurricane of 2017 this neighbor's fence has been falling down onto my property which he will not fix & simply props his fence up against my bushes in order to hold up his fence. My biggest concern however is the camper/trailer with all the black mold inside & out & being aired out constantly as a hazard to my health. The camper/trailer needs to be removed for reasons as a public health hazard. I do have pictures I can submit upon request of the opened camper being aired out & very close to my front porch, & also a picture of the big metal sheet that blew off the top of the camper onto my bushes. Thank you for any help you can be to resolve this problem. Please advise me as to whether or not I need to report this problem to another department such as the City of Jacksonville Health Dept; etc..
Diane Ellis dianeshearinellis6@gmail.com.

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

POSTED ON PROPERTY
AND ATLANTIC BEACH CITY HALL

5/16/2024

HOLLIDAY KENNETH W
195 MAIN ST
ATLANTIC BEACH, FL 32233-2525

Real Estate Number: 170842 0200 **Case Number:** 24-032
Location of Violation: 195 MAIN ST, 18-34 17-2S-29E .115 ATLANTIC BEACH SEC H LOT 2,PT CL ST RECD O/R 8233-1466 BLK 84 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 195 MAIN ST was conducted on 5/15/2024. 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. Boat/trailer storage - In accordance with code, boats must be parked so that they are at least 15 feet behind the front lot line of the property. The boat that is parked beside your house is parked in violation of code. This is a repeat violation and is subject to fines of $500/day until corrected.

2. Number of boats/trailers/RV - For lots less than 10,000 square feet, only 1 boat, trailer, or RV is permitted to be stored on the property. Your lot is less than 10,000 square feet and there are three of these types of vehicles on the lot. Two boats on a trailers and one RV. This is a repeat violation and subject to fines of $500/day until corrected.

3. Outdoor storage - In accordance with code, outdoor storage of items normally stored within the house are not allowed to be stored outside in view of the street or neighbors. The front porch is being used for storage of clothing and boxes. Additionally, items including a pet carrier are piled up on top of the small boat on the south side of the house.

4. Fence maintenance - The wooden fence along the side property line is in nee of repair or replacement. The fence is falling over. Please note the a fence replacement requires an approved fence permit prior to replacement.

APPLICABLE CODES:

1. Sec. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements:

(1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is 5000 square feet lot area or less. A minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.

(2) Recreational vehicles, boats or boat trailers or other type of trailer shall not be parked or stored closer than fifteen (15) feet from the front lot line and shall be parked in a manner that is generally perpendicular to the front property line such that length is not aligned in a manner that extends across the front of the lot it being the intent that recreational vehicles, boats and trailers that are parked forward of the residence and should not excessively dominate the front of the lot.

2. Sec. 24-154. Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. (g) Within all residential zoning districts, and also including any property containing a residential use, household items, furniture and those items customarily intended for indoor use shall not be displayed, maintained or permanently stored outdoors, or in any location on the lot where such items shall be stored or properly disposed of to avoid mold, rodent and insect infestations which may result in health risks and which also create unsightly appearance that negatively affect neighborhoods. Such violations shall be corrected immediately upon written order from the city.

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

4. Sec. 24-157. Fences, Walls and Similar Structures (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair, shall be repaired , replaced or removed.

This letter requests that the noted violation(s) be corrected by correct all the above 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 the fence and outdoor storage and fines up to $500 for each of the boat/RV storage violations. 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

8/14/2024

Case Number: 24-032

HOLLIDAY KENNETH W
195 MAIN ST
ATLANTIC BEACH, FL 32233-2525

Certified Mail Return Receipt:
7013 1710 0002 1691 8632

Property Address: 195 MAIN
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 5, 2024 at 2:30 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 1226 HIBISCUS ST, 18-34 17-2S-29E SEC H ATLANTIC BCH LOTS 5,6 BLK 230 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

APPLICABLE CODES:

Sec. 24-163. (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (2) Recreational vehicles, boats or boat trailers or other type of trailer shall not be parked or stored closer than fifteen (15) feet from the front lot line and shall be parked in a manner that is generally perpendicular to the front property line such that length is not aligned in a manner that extends across the front of the lot it being the intent that recreational vehicles, boats and trailers that are parked forward of the residence and should not excessively dominate the front of the lot.

Sec. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is 5000 square feet lot area or less. Minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.

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".

Sec. 24-157. Fences, Walls and Similar Structures (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair, shall be repaired , replaced or removed.

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

Sec. 24-154. Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. (g) Within all residential zoning districts, and also including any property containing a residential use, household items, furniture and those items customarily intended for indoor use shall not be displayed, maintained or permanently stored outdoors, or in any location on the lot where such items shall be stored or properly disposed of to avoid mold, rodent and insect infestations which may result in health risks and which also create unsightly appearance that negatively affect neighborhoods. Such violations shall be corrected immediately upon written order from the city.

STATEMENT OF CODE ENFORCEMENT OFFICER:

1. Boats/RV - This is a repeat violation. Two boats and an RV are parked on the property. One of the boats encroach into the 15-foot setback required for these types of vehicles. Code requires a minimum lot size of 10,000 square feet in order to park more than one boat, trailer, or RV. This lot area is 4843 square feet.
2. Inoperable Vehicles – There are multiple inoperable vehicles parked on the lot.
3. Side wooden fence is falling over. Parts of the fence are constructed of
4. Front porch is being used as a storage area for household items.

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:

Michelle Weippert, Records Management Specialist


Aug 26, 2024 at 2:10:41 PM


Aug 26, 2024 at 2:09:59 PM
MYFLORIDA.COM
01-23
563
3HI


Aug 26, 2024 at 2:10:06 PM


Aug 26, 2024 at 2:10:24 PM


Aug 26, 2024 at 2:10:33 PM


Aug 26, 2024 at 2:10:55 PM
FL 0943 MA
magictrail


Aug 26, 2024 at 2:11:03 PM
magictrail


Aug 26, 2024 at 2:11:21 PM


Aug 26, 2024 at 2:11:24 PM

Aug 26, 2024 at 2:11:35 PM


Aug 26, 2024 at 12:03 PM

Aug 26, 2024 at 2:13:15 PM
EXPIRES
12-23
FLORIDA

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

8/26/2024

Case Number: 24-032

HOLLIDAY KENNETH W
195 MAIN ST
ATLANTIC BEACH, FL 32233-2525

POSTED ON PROPERTY
AND ATLANTIC BEACH CITY HALL

Property Address: 195 MAIN
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 5, 2024 at 2:30 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 1226 HIBISCUS ST, 18-34 17-2S-29E SEC H ATLANTIC BCH LOTS 5,6 BLK 230 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

APPLICABLE CODES:

Sec. 24-163. (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (2) Recreational vehicles, boats or boat trailers or other type of trailer shall not be parked or stored closer than fifteen (15) feet from the front lot line and shall be parked in a manner that is generally perpendicular to the front property line such that length is not aligned in a manner that extends across the front of the lot it being the intent that recreational vehicles, boats and trailers that are parked forward of the residence and should not excessively dominate the front of the lot.

Sec. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is 5000 square feet lot area or less. Minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.

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Sec. 24-157. Fences, Walls and Similar Structures (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair, shall be repaired , replaced or removed.

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

Sec. 24-154. Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. (g) Within all residential zoning districts, and also including any property containing a residential use, household items, furniture and those items customarily intended for indoor use shall not be displayed, maintained or permanently stored outdoors, or in any location on the lot where such items shall be stored or properly disposed of to avoid mold, rodent and insect infestations which may result in health risks and which also create unsightly appearance that negatively affect neighborhoods. Such violations shall be corrected immediately upon written order from the city.

STATEMENT OF CODE ENFORCEMENT OFFICER:

1. Boats/RV - This is a repeat violation. Two boats and an RV are parked on the property. One of the boats encroach into the 15-foot setback required for these types of vehicles. Code requires a minimum lot size of 10,000 square feet in order to park more than one boat, trailer, or RV. This lot area is 4843 square feet.
2. Inoperable Vehicles – There are multiple inoperable vehicles parked on the lot.
3. Side wooden fence is falling over. Parts of the fence are constructed of
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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:

Michelle Weippert, Records Management Specialist

Case Details

City of Atlantic Beach

Case Number
24-032

Description: Report of trash and vehicles		Status: ACTIVE CASE	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 2/16/2024	Closed:	Last Action: 9/17/2024	Fllw Up: 8/23/2024
Site Address: 195 MAIN ST ATLANTIC BEACH, FL 32233			
Site APN: 170842 0200		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	2/20/2024	2/20/2024	
NOV REG	Angela Irizarry	3/12/2024	3/12/2024	
OTHER	Angela Irizarry	3/16/2024	3/16/2024	Received a second complaint from a different neighbor.
OTHER	Angela Irizarry	4/2/2024	4/2/2024	Met with complainant onsite.
NOV POST	Angela Irizarry	5/16/2024	5/16/2024	
NOTICE OF HEARING	Angela Irizarry	8/14/2024	8/14/2024	
CMRR STATUS UPDATE	Angela Irizarry	8/26/2024	8/26/2024	Certified letter has not been delivered.
NOH POST AND AFF	Angela Irizarry	8/26/2024	8/26/2024	
CODE ENFORCEMENT AGENDA	Angela Irizarry	9/3/2024	9/3/2024	

Case Details

City of Atlantic Beach

Case Number
24-032

CODE ENFORCEMENT ORDER	**Angela Irizarry**	**9/17/2024**		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
ADDITIONAL CONTACT 1	ELLIS DIANE S	199 MAIN ST ATLANTIC BEACH, FL 32233-2525			
COMPLAINTANT	ALEY MARK REVOCABLE TRUST	240 MAIN ST ATLANTIC BEACH, FL 32233-2528			
OWNER	HOLLIDAY KENNETH W	195 MAIN ST ATLANTIC BEACH, FL 32233-2525			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	**AI**	**2/16/2024**	**2/20/2024**	**VIOLATION FOUND**		
REINSPECTION	**AI**	**3/5/2024**	**3/12/2024**	**VIOLATION CONTINUES**		**1. two boats and 1 RV still there 2. Outside storage violations still there. 3. Junk truck from church property across the street has been moved into front yard. It has an expired tag with a date of 01-23**
REINSPECTION	**AI**	**5/16/2024**	**5/16/2024**	**VIOLATION CONTINUES**		**Send letter than schedule for Sept hearing.**

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Fence Maintenance	**Angela Irizarry**	**5/16/2024**				**Sec. 24-157. Fences, Walls and Similar Structures (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative**

Case Details

City of Atlantic Beach

Case Number
24-032

						impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair, shall be repaired , replaced or removed.
HEAVY VEHICLE (TOO MANY)	Angela Irizarry	2/20/2024				Sec. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is 5000 square feet lot area or less. Minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.
HEAVY VEHICLE STORE (FYD)	Angela Irizarry	2/20/2024				Sec. 24-163. (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (2) Recreational vehicles, boats or boat trailers or other type of trailer shall not be parked or stored closer than fifteen (15) feet from the front lot line and shall be parked in a manner that is generally perpendicular to the front property line such that length is not aligned in a manner that extends across the front of the lot it being the intent that recreational vehicles, boats and trailers that are parked forward of the residence and should not excessively dominate the front of the lot.
MOTOR VEHICLE	Angela Irizarry	3/12/2024		Front Yard		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".
OUTSIDE STORAGE RESIDENTIAL	Angela Irizarry	2/20/2024				Sec. 24-154. Outdoor display, sale and storage of furniture, household items, merchandise and business activities outside of enclosed buildings. (g) Within all residential zoning districts, and also including any property containing a residential

						use, household items, furniture and those items customarily intended for indoor use shall not be displayed, maintained or permanently stored outdoors, or in any location on the lot where such items shall be stored or properly disposed of to avoid mold, rodent and insect infestations which may result in health risks and which also create unsightly appearance that negatively affect neighborhoods. Such violations shall be corrected immediately upon written order from the city.
OUTSIDE STORAGE RESIDENTIAL (173)	Angela Irizarry	2/20/2024				Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.