City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

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

City Hall, Commission Chamber

800 Seminole Road, FL 32233

Page(s)

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A. Approve minutes of the 9-5-24 regular meeting of the Special Magistrate. 3 - 4
9-5-24 Code Enforcement Special Magistrate Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

4.A. CASE: 24-014 5 - 46
NAME: SCHLENOFF ROBERT
ADDRESS: 1094 STOCKS ST
CE 1094 Stocks St Case #24-014
Case Details 24-014

5. NEW BUSINESS

5.A. CASE: 23-188 47 - 67
NAME: CARY COSGROVE
ADDRESS: 1827 TIERRA VERDE DR
CE 1827 Tierra Verde Dr Case #23-188
Case Details 23-188

5.B. CASE: 24-140 69 - 83
NAME: GLAVIN THOMAS
ADDRESS: 346 SARGO
CE 346 Sargo Road Case #24-140
Case Details 24-140

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, September 5, 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 PM.

2. APPROVAL OF MINUTES

A. Approve minutes of the July 11, 2024 regular meeting of the Special Magistrate meeting.

The minutes were approved as submitted.

3. ADMINISTRATION OF OATH

None.

4. OLD BUSINESS

A. CASE: 24-014
NAME: SCHLENOFF ROBERT
ADDRESS: 1094 STOCK STREET

Testified: CE Officer Irirzarry

Respondent: Robert Sclenoff was not present.

Action: The matter is continued until the November 7, 2024 hearing to allow the experts to determine with the City of Atlantic Beach and the Respondent as to whether regrowth will occur and/or if a fine or other remediation is necessary.

5. NEW BUSINESS

A. CASE: 24-032
NAME: HOLLIDAY KENNETH
ADDRESS: 195 MAIN ST

Testified: CE Officer Irirzarry

DRAFT

Respondent: Christopher Kopp was not present.

Action: The Respondent is found in violation of the enumerated codes and shall have ten (10) days from the date of this Order to correct the violations. Failure to timely correct the violations shall find the Respondent in a repeat violation for the Boat/RV storage with a fine of Five Hundred ($500.00) dollars per day and the violation for the outdoor storage with a fine of Two Hundred and fifty ($250.00) per day.

6. ADJOURNMENT

The meeting adjourned at 2:11 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

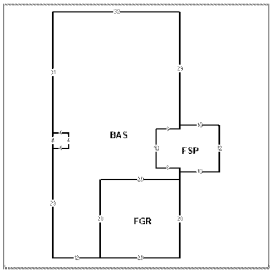
Buildings

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

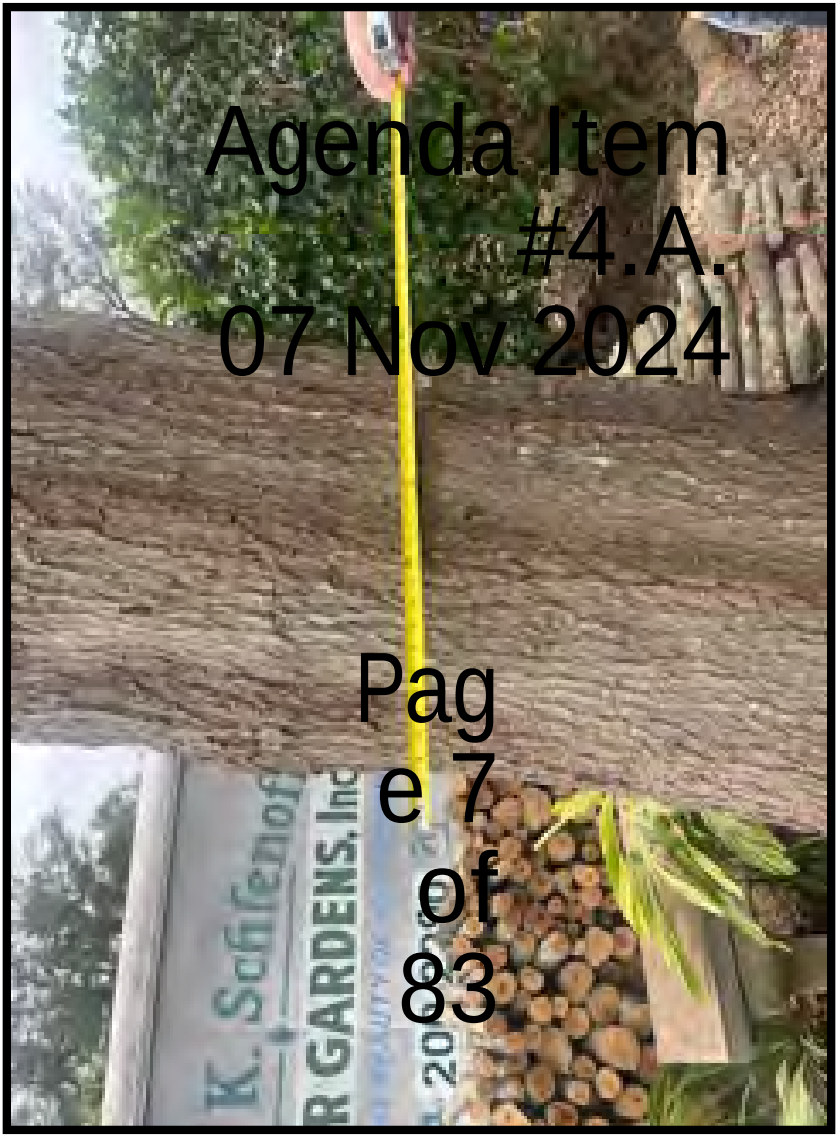
2015

2014

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

More Information

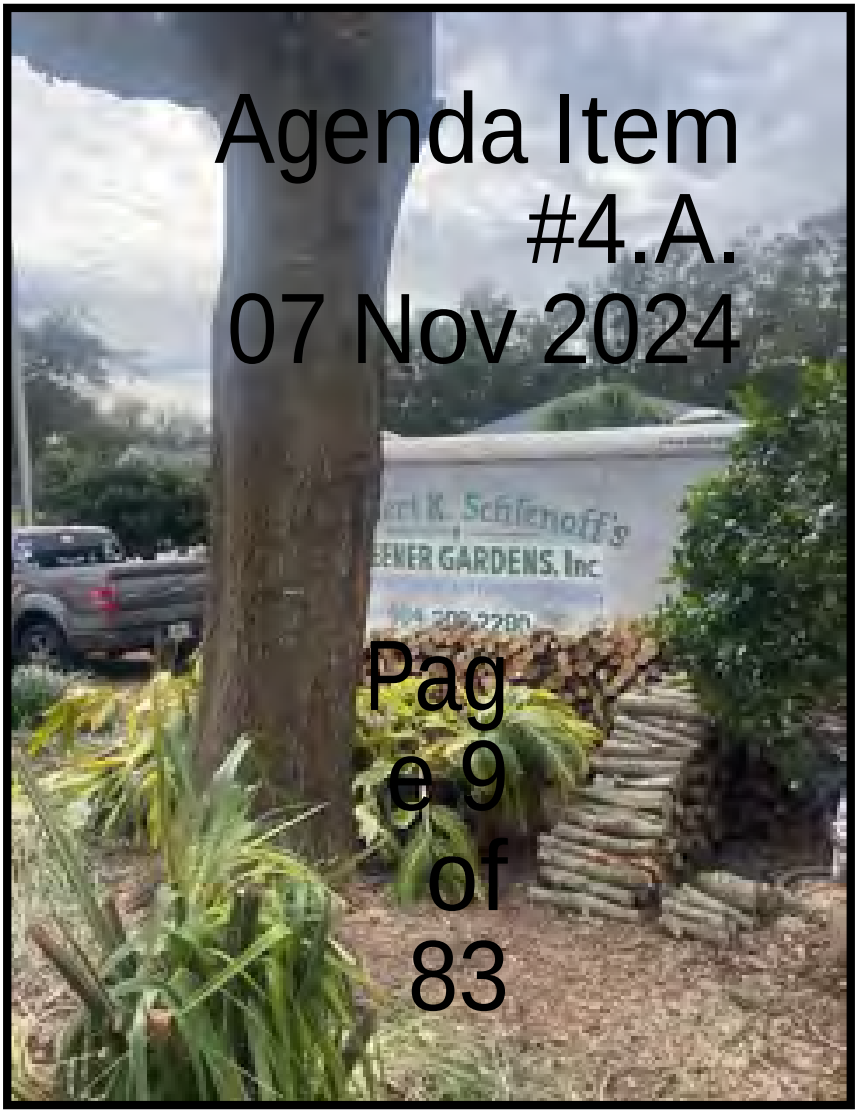
ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

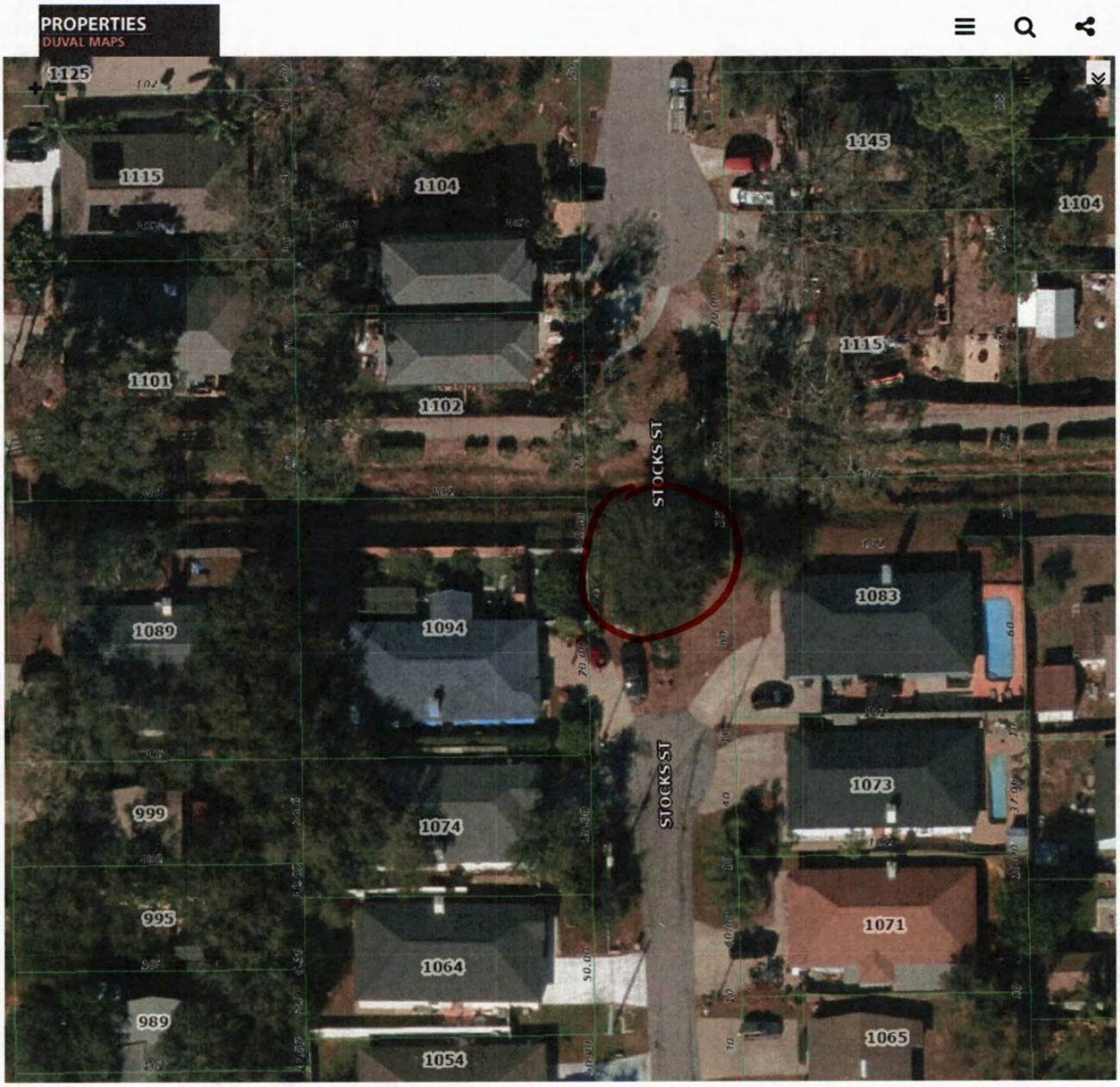


Agenda Item #4.A.
07 Nov 2024



Agenda Item #4.A.
07 Nov 2024


Agenda Item
#4.A.
07 Nov 2024
Page 9 of 83


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.

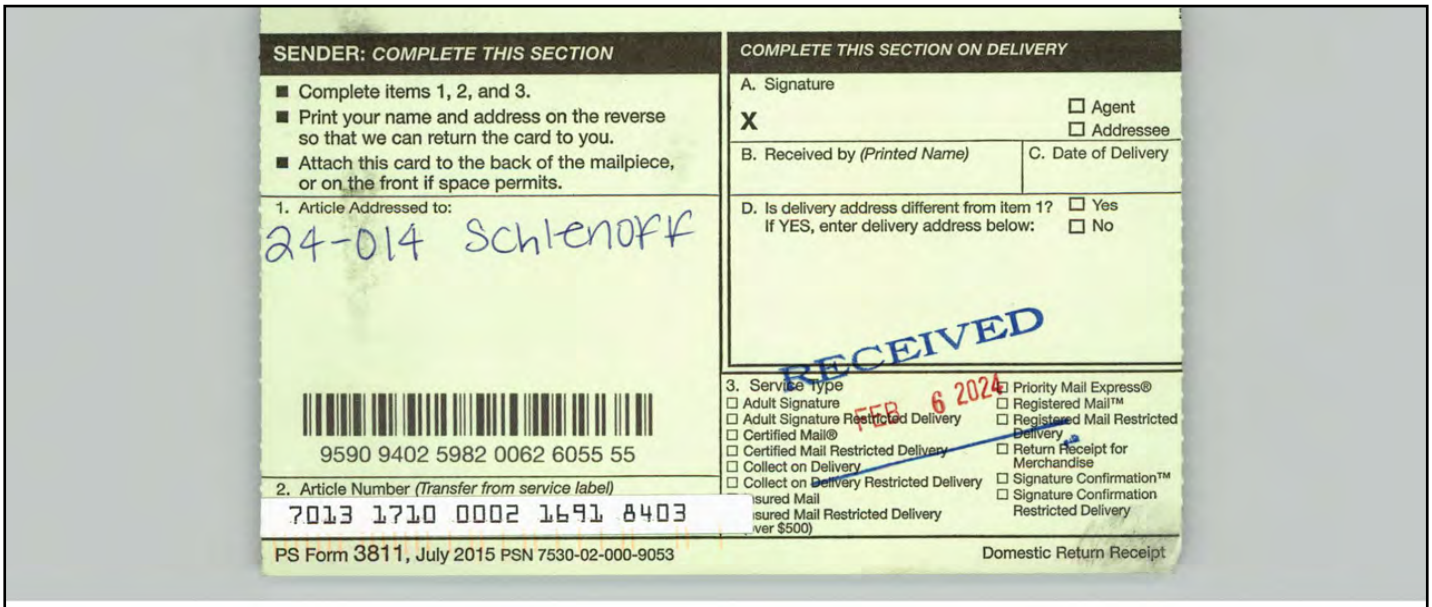
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please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

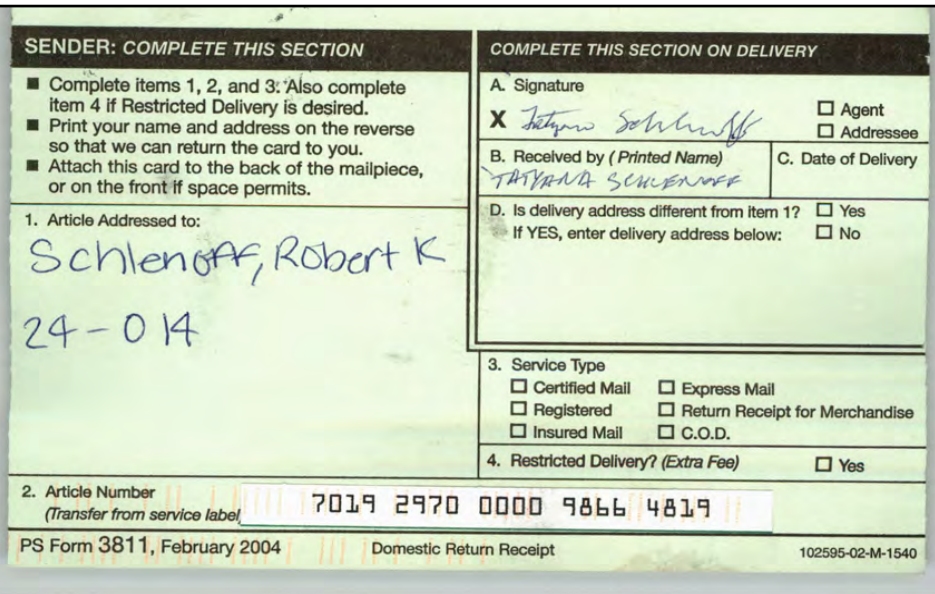
ATTEST:

_____ _____

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

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:

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International Property Maintenance Code / City Code of Ordinances

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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, 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

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

8/14/2024

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


CERTIFIED MAIL™
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233
JACKSONVILLE FL 320
15 AUG 2024PM 3 L
7013 1710 0002 1691 8571
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FIRST-CLASS MAIL
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08/14/2024 ZIP 32233
US POSTAGE
REASON CHECKED
Schlenoff Robert K
1094 Stocks St
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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *1638-02917-15-40
UNC
32233>5461

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:

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

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>

Irizarry,Angela

From: Don Pinaud <Don@afj.law>
Sent: Tuesday, September 3, 2024 10:22 AM
To: Irizarry,Angela
Subject: Re: 1094 Stocks Street - Schlenoff

Here you go. Please...just go drive by the tree. You can see reality for yourself.

Thanks.

Don

Early Piety
CERTIFIED ARBORIST

SPECIALTY TREE SURGEONS
TREE PRESERVATION CONSULTANTS

CERTIFIED ISA ARBORIST
INTERNATIONAL SOCIETY OF ARBORICULTURE

ARBORIST REPORT

August 29, 2024

Don Pinaud, Esq.
Law Office of Don Pinaud
4530 St. John's Ave., Suite 15-202
Jacksonville, FL 32210

Phone: (904) 552-5500
Email: Don@afj.law

Mr. Pinaud,

I am writing this letter at your request concerning the 25" Laurel Oak tree on city property at Stocks Street, Atlantic Beach. This tree is not dead, the tree has been severely impacted by the heavy pruning cuts. This tree is growing new growth to compensate for the removal of the exterior crown. The tree will continue to survive for years to come and will not need any remedial trimming or pruning. As a professional, I do not agree with this type of pruning however, this pruning has not killed the tree and doesn't need any follow up action.

Should you have any further questions please call.

Early Piety, President
ISA Certified Arborist #SO-0584A
Specialty Tree Surgeons, Inc.

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: 7022 2410 0000 9340 7203

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 September 5, 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 two hearings. At the first hearing the Respondent requested a continuance, in order to obtain counsel. At the second hearing, the Respondent appeared with counsel, Mr. Don Pinaud. The Respondent did not appear at this hearing.

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. Previously, 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 $1,500.00 per pruning. The 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.

6. The City of Atlantic Beach has not received a written report from the Respondent's expert. Also, the Respondent has requested another continuance due to being hospitalized at this time. The City of Atlantic Beach had no objection to the continuance until the November hearing date.

CONCLUSION OF LAW

7. The Respondent was originally 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 November 7, 2024 hearing to allow the experts to determine with the City of Atlantic Beach and the Respondent as to whether regrowth will occur and/or if a fine or other remediation is necessary.

DONE AND ORDERED THIS 5th DAY OF SEPTEMBER, 2024.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

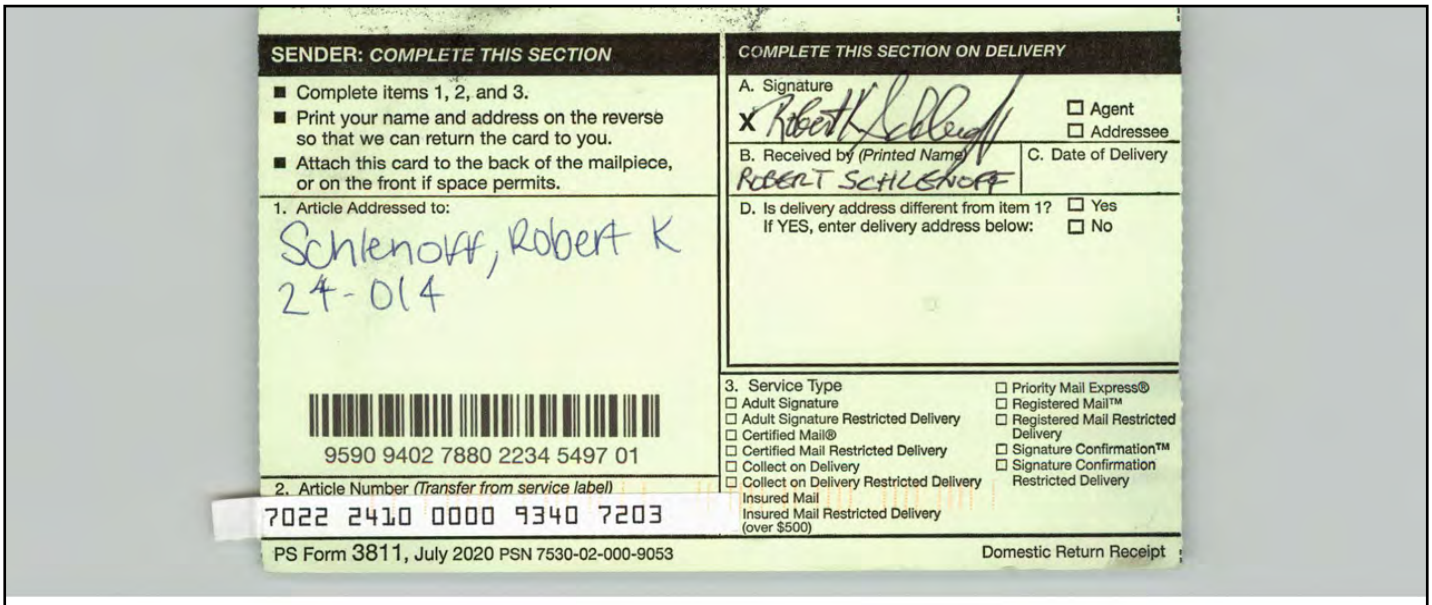
ATTEST:

Ladayija Nichols, Deputy City Clerk

Suzanne W. Green, Special Magistrate

Executed this 12th day of SEPTEMBER, 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.
- 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

9590 9402 7880 2234 5497 01

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

7022 2410 0000 9340 7203

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Robert K Schlenoff ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ROBERT SCHLENOFF 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
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Irizarry,Angela

From: Don Pinaud <Don@afj.law>
Sent: Friday, October 25, 2024 3:21 PM
To: Irizarry,Angela
Subject: Re: 1094 Stocks Street - Schlenoff

Thanks very much. My phone (cell) is 904-910-7352. I appreciate the consideration.

What suggestion do you have for resolving this? Cutting down the tree is wasteful and unnecessary and results in the ironic loss of a large tree. It does not need expensive and routine fertilization. That's rather obvious. That said, the fact that my client should not have cut it is not in dispute. He should not have.

What do you think is a fair resolution? I can absolutely assure you it won't ever happen again.

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 Oct 25, 2024, at 3:16 PM, Irizarry,Angela <alrizarry@coab.us> wrote:

Mr. Pinaud

We have not reached an informal resolution at this time. While the city is no longer considering the situation to be irreversible or irreparable, there remains the issue of work conducted on city property without the necessary permits and trimming the canopy more than 25%.

Regarding the meeting on 11/7, I understand your prior commitment and appreciate your suggestion to appear via video or phone. I would rather move this forward and not defer again so that your client has some resolution, so plan on appearing via telephone. Please send me a good number to reach you.

Please let me know if you have any additional thoughts or if there's a possibility of discussing this further to work toward a resolution.

Best regards,

From: Don Pinaud <Don@afj.law>
Sent: Thursday, October 24, 2024 7:40 PM
To: Irizarry,Angela <alrizarry@coab.us>
Subject: Re: 1094 Stocks Street - Schlenoff

Ms. Irizarry:

Were you able to discuss an informal resolution in this matter? Have you driven by the tree? Truly...it's fine.

I believe this matter was being moved to 11/7. If we are still going forward I am not going to be personally available that day because I have to accompany my wife in an important matter that I cannot change as we have been waiting literally years. Is it possible for me to appear via video or phone? I can certainly do that. But I hope that possibly we can just resolve this.

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
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CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

10/28/2024

Case Number: 24-014

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

POSTED ON POPERTY AND
ATLANTIC BEACH CITY HALL

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 **November 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:

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's counsel submitted their own arborist opinion on 9/3/2024. The city has reviewed the report and found that they violations of trimming more than 25% and trimming a tree in City owned property still exist.

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 ensuring 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
24-014

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

Case Details

City of Atlantic Beach

Case Number
24-014

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

Case Details

City of Atlantic Beach

Case Number
24-014

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**	
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**		
EMAIL RECEIVED	**Angela Irizarry**	**10/24/2024**	**10/24/2024**	**Received request from Don Pinaud, attorney for respondent to appear via video or telephone. Granted request so that we can move the matter forward and not defer.**
NOH POST AND AFF	**Angela Irizarry**	**10/28/2024**	**10/28/2024**	**Met with Mr. Schlenoff and hand delivered NOH.**

Case Details

City of Atlantic Beach

Case Number
24-014

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						
VIOLATION TYPE	**USER NAME**	**OBSERVED DATE**	**CORRECTED DATE**	**LOCATION**	**REMARKS**	**NOTES**
TREES - EXCESSIVE PRUNING	**Angela Irizarry**	**1/30/2024**				**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.**

COSGROVE CARY S
1827 TIERRA VERDE DR
ATLANTIC BEACH, FL 32233
COSGROVE HOLLEY C

Primary Site Address
1827 TIERRA VERDE DR
Atlantic Beach FL 32233

Official Record Book/Page
18466-01600

Tile #
9409

1827 TIERRA VERDE DR

Property Detail

RE #	169542-5088
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03709 SELVA TIERRA
Total Area	8170

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	$435,921.00	$457,590.00
Extra Feature Value	$52,101.00	$57,746.00
Land Value (Market)	$400,000.00	$420,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$888,022.00	$935,336.00
Assessed Value	$763,773.00	$786,686.00
Cap Diff/Portability Amt	$124,249.00 / $0.00	$148,650.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$713,773.00	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	$786,686.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$736,686.00**

SJRWMD/FIND Taxable Value

Assessed Value	$786,686.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$736,686.00**

School Taxable Value

Assessed Value	$786,686.00
Homestead (HX)	- $25,000.00
Taxable Value	**$761,686.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18466-01600	7/13/2018	$800,000.00	WD - Warranty Deed	Qualified	Improved
17897-01596	2/23/2017	$685,000.00	WD - Warranty Deed	Qualified	Improved
17298-01765	9/3/2015	$371,000.00	SW - Special Warranty	Unqualified	Improved
17205-00151	6/11/2015	$371,200.00	CT - Certificate of Title	Unqualified	Improved
16535-02157	9/16/2013	$100.00	MS - Miscellaneous	Unqualified	Improved
16499-00734	8/19/2013	$300,400.00	CT - Certificate of Title	Unqualified	Improved
10492-01616	5/2/2002	$100.00	WD - Warranty Deed	Unqualified	Improved
07841-01438	4/28/1994	$205,000.00	WD - Warranty Deed	Qualified	Improved
07474-00862	12/5/1992	$165,000.00	WD - Warranty Deed	Unqualified	Improved
07369-00716	6/26/1992	$100.00	MS - Miscellaneous	Unqualified	Improved
06556-01708	7/18/1988	$100.00	WD - Warranty Deed	Unqualified	Vacant
06515-01611	5/3/1988	$48,500.00	WD - Warranty Deed	Unqualified	Vacant
05627-01220	3/3/1983	$19,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	POLR3	Pool	1	0	0	1.00	$42,410.00
2	SPAR3	Spa	1	0	0	6.00	$15,336.00

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	AR-SM	80.00	101.00	Common	1.00	Lot	$420,000.00

Legal

LN	Legal Description
1	38-28 09-2S-29E
2	SELVA TIERRA
3	LOT 44

Buildings

Building 1
Building 1 Site Address
1827 TIERRA VERDE DR Unit
Atlantic Beach FL 32233

Building Type	0102 - SFR 2 STORY

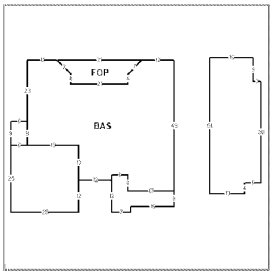
Element	Code	Detail
Exterior Wall	12	12 Cedar/Redwood
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

Year Built	1989
Building Value	$457,590.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	214	0	64
Base Area	2025	2025	2025
Finished Garage	625	0	312
Finished upper story 1	918	918	872
Finished Open Porch	188	0	56
Finished Open Porch	54	0	16
Total	4024	2943	3345

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	2.000	
Bedrooms	4.000	
Baths	3.500	
Rooms / Units	1.000	



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$786,686.00	$50,000.00	$736,686.00	$5,728.88	$5,912.79	$5,402.93
Public Schools: By State Law	$786,686.00	$25,000.00	$761,686.00	$2,390.67	$2,424.45	$2,234.94
By Local Board	$786,686.00	$25,000.00	$761,686.00	$1,660.76	$1,712.27	$1,552.62
FL Inland Navigation Dist.	$786,686.00	$50,000.00	$736,686.00	$22.84	$21.22	$21.22
Atlantic Beach	$786,686.00	$50,000.00	$736,686.00	$2,215.19	$2,286.31	$2,092.92
Water Mgmt Dist. SJRWMD	$786,686.00	$50,000.00	$736,686.00	$140.90	$132.09	$132.09
School Board Voted	$786,686.00	$25,000.00	$761,686.00	$0.00	$761.69	$0.00
Urban Service Dist3	$786,686.00	$50,000.00	$736,686.00	$0.00	$0.00	$0.00
			Totals	$12,159.24	$13,250.82	$11,436.72

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$888,022.00	$763,773.00	$50,000.00	$713,773.00
Current Year	$935,336.00	$786,686.00	$50,000.00	$736,686.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

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

9/13/2023

COSGROVE CARY S
1827 TIERRA VERDE DR
ATLANTIC BEACH, FL 32233

Real Estate Number: 169542 5088 **Case Number:** 23-188
Location of Violation: 1827 TIERRA VERDE DR, 38-28 09-2S-29E SELVA TIERRA LOT 44 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 1827 TIERRA VERDE DR was conducted on 9/13/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: A pool permit was issued for your property on 8/3/2021. According to our records, no final inspection was ever requested for the pool or associated electrical permit and the permits have expired. In accordance with the Florida Building Code, final inspections for swimming pools is required.

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

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

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

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

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

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

Sincerely,



Angela Irizarry
CODE ENFORCEMENT

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

CERTIFIED RETURN RECEIPT
7013 1710 0002 1691 9905

10/2/2023

COSGROVE CARY S
1827 TIERRA VERDE DR
ATLANTIC BEACH, FL 32233

Real Estate Number: 169542 5088 **Case Number:** 23-188
Location of Violation: 1827 TIERRA VERDE DR, 38-28 09-2S-29E SELVA TIERRA LOT 44 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 permit records for 1827 TIERRA VERDE DR was conducted on 9/13/2023 & 10/2/2023. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: A pool permit was issued for your property on 8/3/2021. According to our records, no final inspection was ever requested for the pool or associated electrical permit and the permits have expired. In accordance with the Florida Building Code, final inspections for swimming pools is required.

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

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

Sincerely,



Angela Irizarry
CODE ENFORCEMENT

USPS Tracking®

FAQs >

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70131710000216919905

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Latest Update

Your item was delivered to an individual at the address at 3:51 pm on October 5, 2023 in ATLANTIC BEACH, FL 32233.

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Delivered, Left with Individual

ATLANTIC BEACH, FL 32233
October 5, 2023, 3:51 pm

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Product Information ⌄

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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Permit Inspections
City of Atlantic Beach

Permit Number: POOL21-0021

Description: **SWIMMING POOL**

Applied: **5/28/2021**
Approved: **6/8/2021**
Issued: **8/3/2021**
Finaled:
Status: **EXPIRED**
Parent Permit:
Parent Project:

Site Address: **1827 TIERRA VERDE DR**
City, State Zip Code: **Atlantic Beach, Fl 32233**
Applicant: **<NONE>**
Owner: **COSGROVE CARY S**
Contractor: **<NONE>**

Details:

LIST OF INSPECTIONS

SEQ ID	SCHEDULED DATE	COMPLETED DATE	TYPE	INSPECTOR	RESULT	REMARKS
			PUBLIC WORKS POOL FINAL	Scott Williams		
Notes:						
			BUILDING POOL FINAL	Mike Jones		
Notes:						
			ELECTRICAL GROUNDING	Mike Jones		
Notes:						
			BUILDING ACCESSIBILITY	Mike Jones		
Notes:						
	9/17/2021	9/17/2021	BUILDING POOL STEEL	Rick Bell	PASSED	
Notes: RD: 334-5421						
	10/18/2021	10/18/2021	ELECTRICAL GROUNDING	Dan Arlington	CANCELLED	
Notes: no electric permit called and left word with RD 334-5421 No electrical permit						
	12/9/2021	12/10/2021	BUILDING POOL SAFETY	Rick Bell	FAILED NO FEE	
Notes: RD 334-5421 >2" under fences to grade double gates need one came bolt fixed in place closed with bolt & nut						

Permit Inspections
City of Atlantic Beach

gates need adjustment to close and latch						
	12/17/2021	12/17/2021	BUILDING POOL SAFETY	Rick Bell	PASSED	
Notes: RD 334-5421						

Permit Actions
City of Atlantic Beach

Permit Number: POOL21-0021

Description: **SWIMMING POOL**

Applied: **5/28/2021**
Approved: **6/8/2021**
Issued: **8/3/2021**
Finaled:

Site Address: **1827 TIERRA VERDE DR**
City, State Zip Code: **Atlantic Beach, Fl 32233**

Status: **EXPIRED**
Parent Permit:
Parent Project:

Applicant: **<NONE>**
Owner: **COSGROVE CARY S**
Contractor: **<NONE>**

Details:

LIST OF ACTIONS			
SCHEDULED DATE	**COMPLETED DATE**	**TYPE**	**STAFF**
6/7/2021	6/7/2021	MISCELLANEOUS	Toni Gindlesperger
Notes: POOL ONLY - REMOVED CABANA STRUCTURE NEEDS TO BE PULLED BY A CONTRACTOR MIKE NOTIFIED POOL CONTRACTOR			
6/8/2021	6/8/2021	EMAIL	Christian Giles
Notes: sent review comments to contractor			
6/9/2021	6/9/2021	EMAIL	Christian Giles
Notes: Sent payment link to: rd@islandpools.org			
8/3/2021	8/3/2021	EMAIL	Christian Giles
Notes: Sent payment link again to: Sent payment link to: rd@islandpools.org as requested			
8/17/2023	8/17/2023	EMAIL	Abrielle Genest
Notes: emailed RD Gray <rd@islandpools.org>; COSGRCS@GMAIL.COM to check on permit status			

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

9/1/2024

COSGROVE CARY S
1827 TIERRA VERDE DR
ATLANTIC BEACH, FL 32233

Real Estate Number: 169542 5088 **Case Number:** 23-188
Location of Violation: 1827 TIERRA VERDE DR, 38-28 09-2S-29E SELVA TIERRA LOT 44 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 1827 TIERRA VERDE DR was conducted on 9/11/2024. 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 pool permit was issued for your property on 8/3/2021. The final inspection for the pool and associated electric permit were not completed and that permit was allowed to expire. On 11/16/2023 the permit was renewed. The pool project was reinspected and according to building deparment records, the electric permit was passed but the overall pool permit failed the final inspection.

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

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

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

This letter requests that the noted violation(s) be corrected by submitting a revised application to correct the issues raised in the final inspection comments within 10 days and implementing an approved permit plan once it has been issued. Please contact the City of Atlantic Beach building

department for information on permit renewal cost and payment by calling 904-247-5800 opt. 2 or emailing building-dept@coab.us.

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

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

cc: ISLAND POOLS, LLC
1546 LINKSIDE DR
ATLANTIC BEACH, FL 32233

Permit Inspections
City of Atlantic Beach

Permit Number: POOL21-0021

Description: **SWIMMING POOL- renewed**

Applied: **5/28/2021**
Approved: **6/8/2021**
Issued: **8/3/2021**
Finaled:

Site Address: **1827 TIERRA VERDE DR**
City, State Zip Code: **Atlantic Beach, Fl 32233**

Status: **ISSUED**
Parent Permit:
Parent Project:

Applicant: **<NONE>**
Owner: **COSGROVE CARY S**
Contractor: **<NONE>**

Details:

LIST OF INSPECTIONS

SEQ ID	SCHEDULED DATE	COMPLETED DATE	TYPE	INSPECTOR	RESULT	REMARKS
			ELECTRICAL GROUNDING	Mike Jones		
Notes:						
			BUILDING ACCESSIBILITY	Mike Jones		
Notes:						
			PUBLIC WORKS POOL FINAL	Derek Martin		
Notes:						
			ZONING CC	Brian Broedell		
Notes:						
	9/17/2021	9/17/2021	BUILDING POOL STEEL	Rick Bell	PASSED	
Notes: RD: 334-5421						
	10/18/2021	10/18/2021	ELECTRICAL GROUNDING	Dan Arlington	CANCELLED	
Notes: no electric permit called and left word with RD 334-5421 No electrical permit						
	12/9/2021	12/10/2021	BUILDING POOL SAFETY	Rick Bell	FAILED NO FEE	
Notes: RD 334-5421 >2" under fences to grade double gates need one came bolt fixed in place closed with bolt & nut gates need adjustment to close and latch						



	12/17/2021	12/17/2021	BUILDING POOL SAFETY	Rick Bell	PASSED	
Notes: RD 334-5421						
	11/20/2023	11/20/2023	BUILDING POOL FINAL	Contract Universal Engineering	PASSED	
Notes: R.D 334-5421						
	11/20/2023	11/21/2023	PUBLIC WORKS POOL FINAL	Derek Martin	FAILED NO FEE	
Notes: R.D 334-5421 Entire back yard with the exception of the pool area has been covered with synthetic turf. This work was not part of the pool contractor but installed at some point after the completion of the pool and today. The turf was not permitted and therefore considered impervious. Retention is required if turf is to remain and a new take-off concerning the Impervious ratio on the property would also need to be conducted. If turf is to remain without retention and considered pervious, a sample would need to be submitted for testing and a permit would have to be submitted as well showing the area that has been turfed. The base material would need to be inspected in order to verify it meets the COAB base material specification for turf base compliance having less than 10% fines. The slope would also need to be graded away from the north Property line. Right now, it is sloped toward the North Property and water is considered to be sheeting in the direction. Pictures have been attached...						
	11/27/2023	11/27/2023	ZONING CC	Brian Broedell	FAILED NO FEE	
Notes: R.D. 334-5421 Trees were removed without a tree removal permit.						

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

10/16/2024

Case Number: 23-188

COSGROVE CARY S
COSGROVE HOLLEY C
1827 TIERRA VERDE DR
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt:
7013 1710 0002 1691 0803

Property Address: 1827 TIERRA VERDE DR
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **November 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 1827 TIERRA VERDE DR, 38-28 09-2S-29E SELVA TIERRA LOT 44 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:

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

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

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

STATEMENT OF CODE ENFORCEMENT OFFICER:

A pool permit was issued for your property on 8/3/2021. The final inspection for the pool and associated electric permit were not completed and that permit was allowed to expire. On 11/16/2023 the permit was renewed. The pool project was reinspected and according to building deparment records, the pool permit failed the final inspection. No new inspection was ever requested to verify that the deficiencies had been remedied.

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.

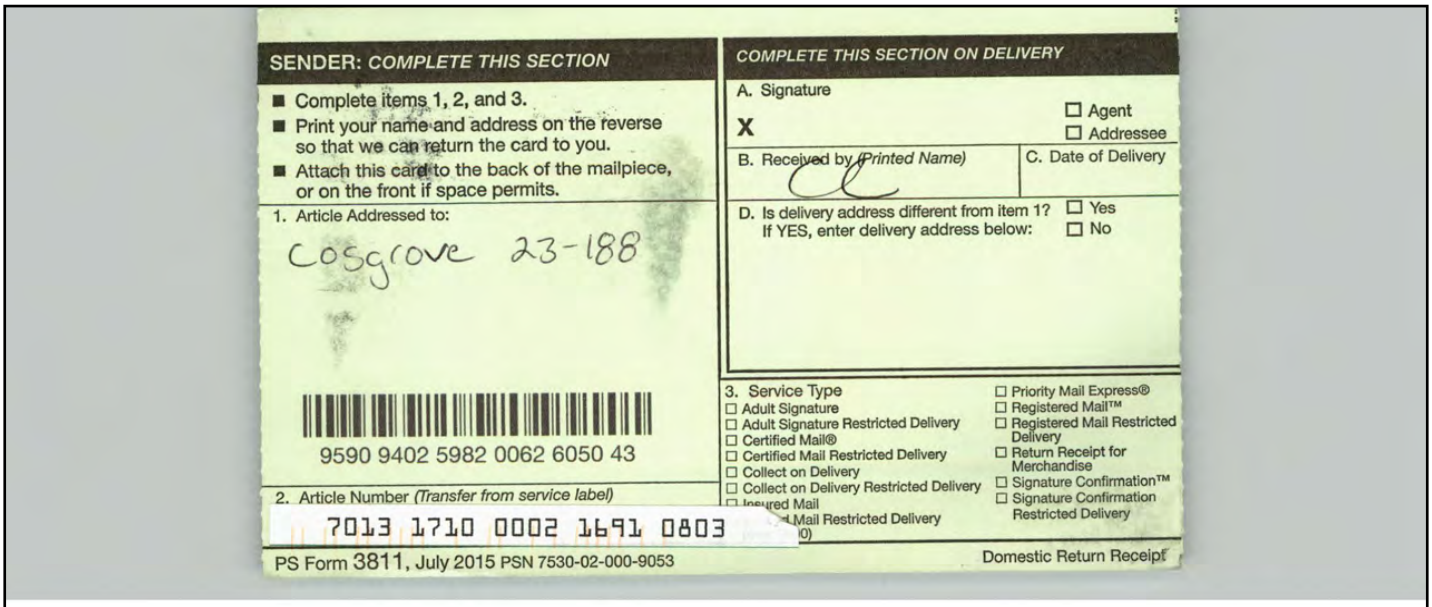
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please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



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:

Cosgrove 23-188

9590 9402 5982 0062 6050 43

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

7013 1710 0002 1691 0803

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

Domestic Return Receipt

Case Details

City of Atlantic Beach

Case Number
23-188

Description: Expired pool & elec permit		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 9/13/2023	Closed:	Last Action: 11/19/2024	Fllw Up: 10/24/2024
Site Address: 1827 TIERRA VERDE DR ATLANTIC BEACH, FL 32233			
Site APN: 169542 5088		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CMRR STATUS UPDATE	Angela Irizarry	10/5/2023	10/5/2023	Per usps.com, the certified NOV letter dated 10/2/2023 was delivered on 10/5/2023
CMRR STATUS UPDATE	Angela Irizarry	10/23/2024		
CODE ENFORCEMENT AGENDA	Angela Irizarry	10/31/2024		
CODE ENFORCEMENT ORDER	Angela Irizarry	11/19/2024		
EMAIL RECEIVED	Angela Irizarry	11/4/2024	11/4/2024	Mr. Cosgrove emailed applications for the tree removal and the artificial turf on Sun. 11/3. The applications were not signed and notarized. Replied by email that they needed to be complete and gave him the option to come to City Hall to use our notary service.
EMAIL SENT	Angela Irizarry	11/7/2023	11/7/2023	Emailed Mr. Cosgrove to follow up.

Case Details

City of Atlantic Beach

Case Number
23-188

NOTICE OF HEARING	**Angela Irizarry**	**10/16/2024**	**10/16/2024**	
NOV CERT	**Angela Irizarry**	**10/2/2023**	**10/2/2023**	
NOV REG	**Angela Irizarry**	**9/13/2023**	**9/13/2023**	
NOV REG	**Angela Irizarry**	**9/11/2024**	**9/11/2024**	
OTHER	**Angela Irizarry**	**11/16/2023**	**11/16/2023**	**Pool permit was renewed. Expires 4/16/2024.**
OTHER	**Angela Irizarry**	**11/27/2023**	**11/27/2023**	**Failed final inspection again.**
OTHER	**Angela Irizarry**	**4/16/2024**	**4/16/2024**	**Pool permit expired a second time.**
TELEPHONE CALL	**Angela Irizarry**	**10/28/2024**	**10/28/2024**	**Telephone conversation with Mr. Cosgrove** **Reviewed inspection notes with Mr. Cosgrove and went over a path to get compliant or permitted for each one. Mr. Cosgrove will submit relevant permit applications to address the deficiency comments.** **Mr. Cosgrove asked if he still needed to attend the meeting on the 7th. Advised him that the issue will still be on the agenda for the 11/7 meeting but that the City would not object to an extension as long as he submitted his applications and worked towards compliance.**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COSGROVE CARY S	1827 TIERRA VERDE DR ATLANTIC BEACH, FL 32233			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED	COMPLETED	RESULT	REMARKS	NOTES

Case Details

City of Atlantic Beach

Case Number
23-188

		DATE	DATE			
INITIAL INSPECTION	**AI**	**9/13/2023**	**9/13/2023**	**VIOLATION FOUND**		
REINSPECTION	**AI**	**9/27/2023**	**10/2/2023**	**VIOLATION CONTINUES**		**Permit is still expired.**
REINSPECTION	**AI**	**12/6/2023**	**12/6/2023**			**Permit has been renewed. New expiration date is 4/16/2024**
REINSPECTION	**AI**	**4/17/2024**	**5/15/2024**	**VIOLATION CONTINUES**		**Pool permit failed final inspection and according to building records, the inspections results were emailed on 11/28/2023 to contractor and property owner. Permit has expired again.**

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
REQUIRED INSPECTIONS - POOL	**Angela Irizarry**	**9/13/2023**				**110.3 Required inspections. - The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.** **7. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.** **In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.**

Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

GLAVIN THOMAS M
1158 WOOD DUCK HOLLOW
JACKSONVILLE, FL 32259

Primary Site Address
346 SARGO RD
Atlantic Beach FL 32233-

Official Record Book/Page
19511-01835

Tile #
9417

346 SARGO RD

Property Detail

RE #	171686-0000
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	7502

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	$81,770.00	$86,167.00
Extra Feature Value	$5,758.00	$4,502.00
Land Value (Market)	$225,000.00	$290,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$312,528.00	$380,669.00
Assessed Value	$288,812.00	$316,606.00
Cap Diff/Portability Amt	$23,716.00 / $0.00	$64,063.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$288,812.00	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
19511-01835	12/16/2020	$280,000.00	WD - Warranty Deed	Qualified	Improved
09286-01903	4/25/1999	$100.00	QC - Quit Claim	Unqualified	Improved
06421-00346	10/30/1987	$59,000.00	WD - Warranty Deed	Unqualified	Improved
05866-00201	10/15/1984	$46,500.00	WD - Warranty Deed	Unqualified	Improved

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	$290,000.00

Legal

LN	Legal Description
1	31-16 17-2S-29E
2	R/P OF PT OF ROYAL PALMS UNIT 2 A
3	LOT 18 BLK 24

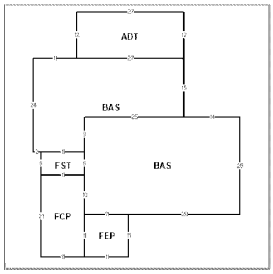
Buildings

Building 1
Building 1 Site Address
346 SARGO RD Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	1961
Building Value	$86,167.00

Type	Gross Area	Heated Area	Effective Area
Addition	324	324	292
Base Area	687	687	687
Base Area	975	975	975

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
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	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Finished End Porch	121	0	73
Finished Carport	231	0	58
Finished Storage	66	0	33
Total	2404	1986	2118

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.500	
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	$288,812.00	$0.00	$288,812.00	$2,107.33	$2,318.06	$2,118.18
Public Schools: By State Law	$312,528.00	$0.00	$312,528.00	$853.32	$994.78	$917.02
By Local Board	$312,528.00	$0.00	$312,528.00	$592.79	$702.56	$637.06
FL Inland Navigation Dist.	$288,812.00	$0.00	$288,812.00	$8.40	$8.32	$8.32
Atlantic Beach	$288,812.00	$0.00	$288,812.00	$814.85	$896.33	$820.51
Water Mgmt Dist. SJRWMD	$288,812.00	$0.00	$288,812.00	$51.83	$51.78	$51.78
School Board Voted	$312,528.00	$0.00	$312,528.00	$0.00	$312.53	$0.00
Urban Service Dist3	$288,812.00	$0.00	$288,812.00	$0.00	$0.00	$0.00
			Totals	$4,428.52	$5,284.36	$4,552.87

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$263,697.00	$262,557.00	$0.00	$262,557.00
Current Year	$312,528.00	$288,812.00	$0.00	$288,812.00

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.

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

8/7/2024

GLAVIN THOMAS
1158 WOOD DUCK HOLLOW
JACKSONVILLE, FL 32259

Real Estate Number: 171686 0000 **Case Number:** 24-140
Location of Violation: 346 SARGO RD, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 18 BLK 24 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 346 SARGO RD was conducted on 8/7/2024. 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: Lawn is overgrown and in need of mowing.

APPLICABLE CODE: 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.

This letter requests that the noted violation(s) be corrected by mowing the grass within five (5) 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 0667

8/26/2024

GLAVIN THOMAS
1158 WOOD DUCK HOLLOW
JACKSONVILLE, FL 32259

Real Estate Number: 171686 0000 **Case Number:** 24-140
Location of Violation: 346 SARGO RD, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 18 BLK 24 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 346 SARGO RD was conducted on 8/7/2024. 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. Lawn is overgrown and in need of mowing.
2. There is an accumulation of contractor debris on the lot and under the carport.
3. Fence is damaged.

APPLICABLE CODES:

1. 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.
2. Sec. 16-8. - Removal of lot clearing, contractors' debris; oil and grease.Trash and debris caused from tree removal or trimmings or debris from lot clearing shall be removed by the owner. The owner or contractor performing the work shall remove contractors' debris caused from building, rebuilding or otherwise altering of buildings or structures. Spent oils or greases accumulated at garages, filling stations or similar establishments will not be removed by the franchisee.
3. 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 mowing the grass and removing the debris within five (5) days and repairing the fence 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. 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

ALERT: TROPICAL STORM FRANCINE, FLOODING, AND SEVERE WEATHER IN THE SOUTHER...

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

70131710000216910667

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

Latest Update

Your item was delivered to an individual at the address at 3:24 pm on August 30, 2024 in JACKSONVILLE, FL 32257.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered
Delivered, Left with Individual
JACKSONVILLE, FL 32257
August 30, 2024, 3:24 pm

Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
August 29, 2024, 12:21 pm

Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
August 27, 2024, 8:53 pm

Hide 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


Sep 30, 2024 at 10:27:36 AM


Sep 30, 2024 at 10:28:15 AM

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

10/1/2024

Case Number: 24-140

GLAVIN THOMAS
1158 WOOD DUCK HOLLOW
JACKSONVILLE, FL 32259

Certified Mail Return Receipt:
7013 1710 0002 1691 0681

Property Address: 346 SARGO
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **November 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 346 SARGO RD, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 18 BLK 24 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:

1. 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.
2. Sec. 16-8. - Removal of lot clearing, contractors' debris; oil and grease. Trash and debris caused from tree removal or trimmings or debris from lot clearing shall be removed by the owner. The owner or contractor performing the work shall remove contractors' debris caused from building, rebuilding or otherwise altering of buildings or structures. Spent oils or greases accumulated at garages, filling stations or similar establishments will not be removed by the franchisee.
3. 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.

STATEMENT OF CODE ENFORCEMENT OFFICER:

1. Lawn is overgrown and in need of mowing. A portion of the lot has been mowed but the mowing was not completed.
2. There is an accumulation of contractor debris on the lot and under the carport.
3. Fence is damaged and in need of repair. A section of the chain link fence across the front yard is broken and has collapsed.

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.

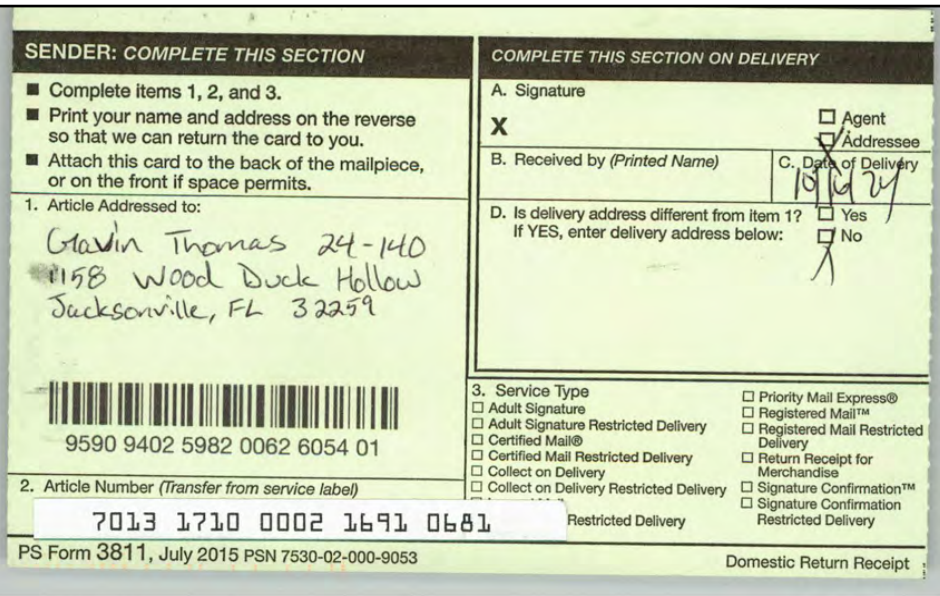
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please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



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:

Gavin Thomas 24-140
1158 Wood Duck Hollow
Jacksonville, FL 32259

9590 9402 5982 0062 6054 01

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

7013 1710 0002 1691 0681

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 10/16/24

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

Restricted Delivery

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

Case Details

City of Atlantic Beach

Case Number
24-140

Description: Overgrown		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 8/7/2024	Closed:	Last Action: 11/19/2024	Fllw Up: 10/15/2024
Site Address: 346 SARGO RD ATLANTIC BEACH, FL 32233			
Site APN: 171686 0000		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	8/7/2024	8/7/2024	
NOV CERT	Angela Irizarry	8/26/2024	8/26/2024	
CMRR STATUS UPDATE	Angela Irizarry	8/30/2024	8/30/2024	Per usps.com, certified letter was delivered at 3:24pm
NOTICE OF HEARING	Angela Irizarry	10/1/2024	10/1/2024	
CMRR RECEIVED W/SIGNATURE	Angela Irizarry	10/16/2024	10/16/2024	
CODE ENFORCEMENT AGENDA	Angela Irizarry	11/4/2024	11/4/2024	
CODE ENFORCEMENT ORDER	Angela Irizarry	11/19/2024		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL

Case Details

City of Atlantic Beach

Case Number
24-140

OWNER	GLAVIN THOMAS	1158 WOOD DUCK HOLLOW JACKSONVILLE, FL 32259			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	AI	8/7/2024	8/7/2024	VIOLATION FOUND		Lot is overgrown
REINSPECTION	AI	8/14/2024	8/26/2024	VIOLATION CONTINUES		
REINSPECTION	AI	9/3/2024	9/3/2024	VIOLATION CONTINUES		CHECK Grass
REINSPECTION	AI	9/17/2024	9/17/2024	VIOLATION CONTINUES		

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
CONTRACTOR DEBRIS	Angela Irizarry	8/26/2024		Front Yard		Sec. 16-8. - Removal of lot clearing, contractors' debris; oil and grease.Trash and debris caused from tree removal or trimmings or debris from lot clearing shall be removed by the owner. The owner or contractor performing the work shall remove contractors' debris caused from building, rebuilding or otherwise altering of buildings or structures. Spent oils or greases accumulated at garages, filling stations or similar establishments will not be removed by the franchisee.
FENCE MAINTENANCE	Angela Irizarry	8/26/2024				Sec. 24-157. Fences, Walls and Similar Structures (e) Maintenance of fences. Fences that have been

Case Details

City of Atlantic Beach

Case Number

24-140

						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.
NUISANCE - OVERGROWN	**Angela Irizarry**	**8/7/2024**				**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.**