City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Tuesday, March 4, 2025 - 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 1-7-2025 Code Enforcement Special Magistrate meeting. 3 - 4

1-7-25 Code Enforcement Special Magistrate Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

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

5. NEW BUSINESS

5.A. CASE: 23-209 49 - 80
NAME: JOHN HENRY BISHOP
ADDRESS: 1018 MAIN ST
CE 1018 Main Street Case #23-209
Case Details 23-209

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
Tuesday, January 7, 2025 - 2:00 PM
City Hall, Commission Chamber
800 Seminole Road, FL 32233

Present:

Suzanne Green, Special Magistrate
Angela Irizarry, Code Enforcement Officer
Michelle Weippert, Records Management Specialist (RMS)

1. CALL TO ORDER

Magistrate Green called the meeting to order at 2:00 PM.

2. APPROVAL OF MINUTES

The minutes were approved as submitted.

A. Approve minutes of the 11-7-24 Code Enforcement Special Magistrate meeting.

3. ADMINISTRATION OF OATH

Magistrate Green administered the Oath to the attendees, staff and respondents.

4. OLD BUSINESS

A. CASE: 21-087
NAME: THOMAS BOURDON
ADDRESS: 342 19TH ST
Link to Case File

Testified: CE Officer Irizarry

Respondent: Thomas Bourdon was present.

Action: The previously ordered fines and mitigation are upheld as affirmed by the Circuit Court of Appeals. The Respondent has 60 days from January 7, 2025 to submit a mitigation plan, and 75 days from January 7, 2025 to make payment and 120 days from January 7, 2025 to plant any mitigation.

B. CASE: 23-188
NAME: CARY COSGROVE
ADDRESS: 1827 TIERRA VERDE DR

Testified: CE Officer Irizarry

DRAFT

Respondent: Cary Cosgrove was present.

Action: The Respondent shall apply for a permit for the turf installation within 5 days of the date of this Order and thereafter submit an inspection within 30 days after the permit is issued. The City of Atlantic Beach shall reevaluate the stewardship of the trees and place the matter on the March 4, 2025 code hearing calendar if necessary. The Respondent may submit timely correspondence from Lucas Tree Company regarding removal of the trees for evaluation by the City of Atlantic Beach.

5. ADJOURNMENT

The meeting adjourned at 2:42 PM.

Attest:

_____ _____

Suzanne Green, Special Magistrate Michelle Weippert, Records Management Specialist

Date Approved: _____

DRAFT

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

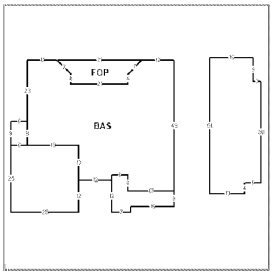
Element	Code	Detail
Exterior Wall	12	12 Cedar/Redwood
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

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

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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.

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

70131710000216919905

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

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.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

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

See All Tracking History

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

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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						

Permit Inspections
City of Atlantic Beach

	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.

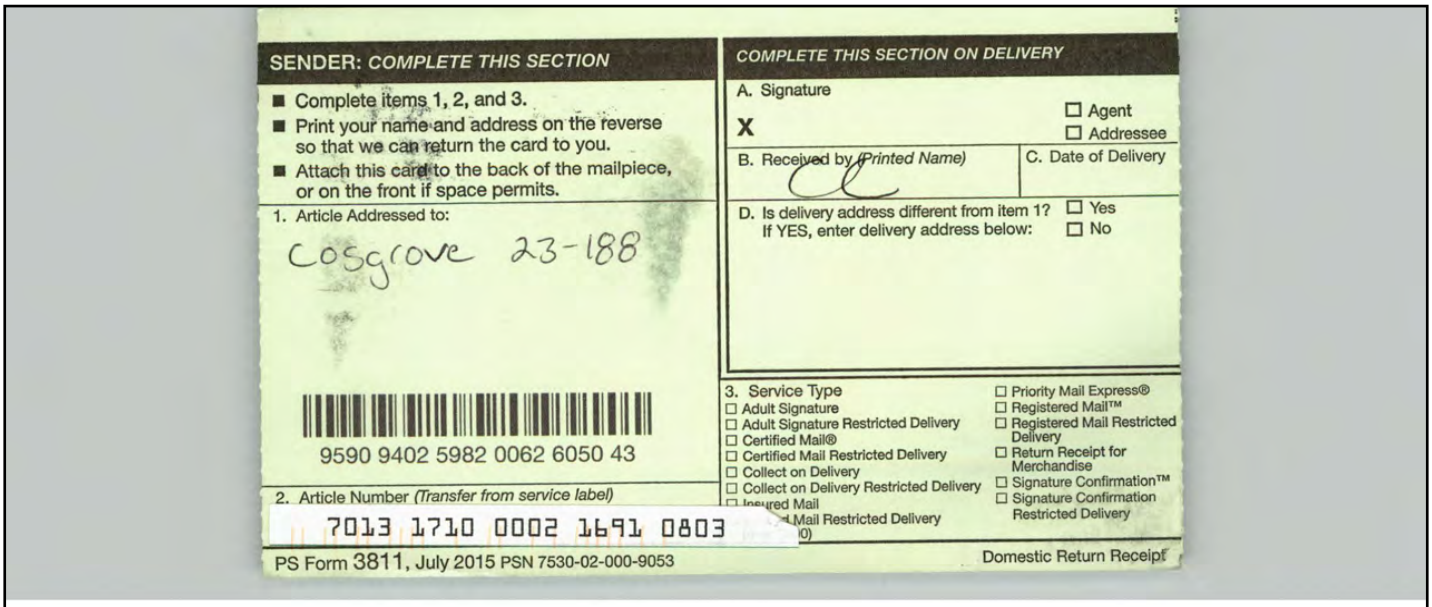
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please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

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

COSGROVE CARY S
COSGROVE HOLLEY C
1837 TIERRA VERDE DR
Atlantic Beach, Florida 32233

Respondent.

First Class and Certified Mail Return Receipt Requested: 7022 2410 0000 9340 7227

Property Address: 1827 TIERRA VERDE DR
Atlantic Beach, FL 32233

CASE NUMBER: 23-188
REAL ESTATE NUMBER: 169542 5088
LEGAL DESCRIPTION: 38- 28 09- 2S- 29E SELVA TIERRA LOT 44, ATLANTIC BEACH, FLORIDA.

ORDER ON CASE NO. 23-188

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on November 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. The Respondent is the owner of the property located at 1827 Tierra Verde Drive, Atlantic Beach, Florida 32233 ("the Property"). Proper notice of the hearing was mailed certified mail to the Respondent. The Respondent did not appear at the hearing, but has been in contact with the City of Atlantic Beach.

2. The Respondent was cited for violation of FBC 110-03 requiring a building code permit for the building of a pool. The City of Atlantic Beach presented evidence of expired permits (without renewal), until after requested by the City of Atlantic Beach.

3. The City of Atlantic Beach stated on November 5, 2024, the Respondent had made a renewal application for a permit and final inspection. The City of Atlantic Beach requested this matter be deferred to address the permits violations. The City of Atlantic Beach stated there were no safety concerns at this time.

CONCLUSIONS OF LAW

4. Proper notice was provided to the Respondent who did not appear at the hearing. The City of Atlantic Beach, Florida presented updated photographs and documentation evidencing the continued lack of a proper permit and completion of the pool.

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. This matter is continued until the next Code Enforcement hearing January 7, 2025. If needed.

DONE AND ORDERED THIS 7th DAY OF NOVEMBER 2024.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Michelle Weippert, Records Mgt. Specialist

Suzanne W. Green, Special Magistrate

Executed this 19th day of November, 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.

Permit Reviews
City of Atlantic Beach

Permit Number: RESO24-0104

Description: **ARTIFICAL TURF**

Applied: **11/6/2024**
Approved:
Issued:
Finaled:

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

Status: **AWAITING CORRECTIONS**
Parent Permit:
Parent Project:

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

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/6/2024		11/20/2024	PUBLIC WORKS	Public Works	DENIED	
Notes: Provide Manufacturer data sheets for all turfs to be used.... need to see infiltration and drainage rates.						
11/6/2024	11/14/2024	11/20/2024	ZONING	Zoning	APPROVED	
Notes:						
Review Group: AUTO						
11/6/2024	11/6/2024		SUBMITTAL COMPLETENESS	Permit Tech	APPROVED	
Notes: ONE ATTACHMENT						

Permit Actions
City of Atlantic Beach

Permit Number: RESO24-0104

Description: **ARTIFICAL TURF**

Applied: **11/6/2024**
Approved:
Issued:
Finaled:

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

Status: **AWAITING CORRECTIONS**
Parent Permit:
Parent Project:

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

Details:

LIST OF ACTIONS			
SCHEDULED DATE	**COMPLETED DATE**	**TYPE**	**STAFF**
11/21/2024	11/21/2024	EMAIL	Abrielle Genest
Notes: sent COSGRCS@GMAIL.COM review comments			

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL
DATE: 12/23/24

12/20/2024

Case Number: 23-188

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

Certified Mail Return Receipt:
7012 2210 0001 1385 4814

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 **January 7, 2025 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

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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: This case was heard before the Magistrate at the November 7, 2024 meeting. The property was issued permit POOL21-0021 on 5/28/2021. The property never passed the final inspections and the permit expired. At the November hearing, the City reported that the Respondent had renewed the permits and submitted documentation to addresses the deficiencies of the property. An order was issued to defer action to the January 7th meeting if a resolution had not been reached. The revised documentation that was submitted to the city was denied on 11/21/2024 and no new revisions have been received.

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 #23188

9590 9402 5982 0062 6053 57

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

7012 2210 0001 1385 4814

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

Domestic Return Receipt

Irizarry,Angela

From: Irizarry,Angela
Sent: Monday, December 23, 2024 10:45 AM
To: cosgrcs@gmail.com
Subject: Magistrate Hearing

Mr. Cosgrove,

At the last hearing, the magistrate deferred any action until the 1/7/2025 meeting to give us time to get your application reviewed. Since things haven't been Finaled yet, I have to follow her last order. To meet required noticing timelines, I will be posting the notice at your house today, which I hate to do right before the holidays, but I waited as long as I could to give you time to respond to your review comments from the other departments. I will be out of the office the rest of this week, but let's talk early next week before I send out the agenda. I pulled the review comments on the applications you submitted and it looks like public works is waiting on information from you to continue processing the application. I believe Abrielle is waiting on a response from you as well.

Angela Irizarry,
GIS Coordinator &
Code Enforcement Officer
City of Atlantic Beach
800 Seminole Road, Atlantic Beach, FL 32233
(904) 247-5855 | www.coab.us

*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**.*

PLEASE NOTE: 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.

Irizarry,Angela

From: cary cosgrove <cosgrcs@gmail.com>
Sent: Sunday, December 29, 2024 10:18 AM
To: Code Enforcement Officer; Irizarry,Angela; Grant,Thomas
Subject: Fwd: ATTN: Angela
Attachments: Cary Cosgrove tree work from 2020.pdf; Cary Cosgrove Lucas Letter for Driveway Tree.pdf; COAB Tree Rules in 2020 .jpg

Angela, I spoke to Lucas Tree again regarding the tree removal, and these are the guidelines that they followed.

Keep in mind that when we did the tree removal, it was not done to put a pool in, and at the time, I had no intention of doing it. The tree removal was done in November of 2020. During the COVID pandemic in the summer of 2021, I decided to put our pool in due to the restrictions on public pools. This is how the tree removal was done in November 2020.

A. Has the property had construction requiring a permit in the last 2 years or planned for the next 2 years? **NO, Go directly to B**

B. Are any of the trees to be removed 20" in diameter or Larger?
-Yes
Are any of the trees one of these legacy species? **No, go directly to C**

C. Are any of the trees to be removed a Sand Live Oak 8" diameter or larger? **NO, no permit is required**

Based on the rules and regulations and the situation at the time, we followed the regulations.

Cary

---------- Forwarded message ---------
From: **cary cosgrove** <cosgrcs@gmail.com>
Date: Thu, Nov 7, 2024 at 11:41 AM
Subject: Re: ATTN: Angela
To: Code Enforcement Officer <code@coab.us>

I was able to get in touch with Lucas Tree to get copies of the arborist letters for the tree work done. I forgot that I split the work into two different jobs. Please see the attached files. Thanks!! Cary

On Thu, Nov 7, 2024 at 8:05 AM cary cosgrove <cosgrcs@gmail.com> wrote:
Please forward these pictures to Angela. The large oak in the backyard was removed because it was growing over the top of the house and branches were starting to rub against the roofline. The oak in the front yard was removed because it was starting to grow into the driveway.

On Tue, Nov 5, 2024 at 9:27 AM Code Enforcement Officer <code@coab.us> wrote:

You can come in anytime. Toni works at the permit desk and is a notary. She usually takes lunch between 1-2 but should be up there any other time today. She can help you with your applications.

From: cary cosgrove <cosgrcs@gmail.com>
Sent: Monday, November 4, 2024 9:21 PM
To: Code Enforcement Officer <code@coab.us>
Subject: Re: ATTN: Angela

Thank you for the fast response. That would be great if I could do them there on-site. Would you like me to make an appointment? Cary

On Mon, Nov 4, 2024 at 10:24 AM Code Enforcement Officer <code@coab.us> wrote:

Mr. Cosgrove,

The building department will not accept these unless they are fully complete which means signed and notarized. That can be done here if you'd like, or you can have them notarized and resend them. You can bring the hard copies in, and our permit tech can notarized for you if you wish.

From: cary cosgrove <cosgrcs@gmail.com>
Sent: Sunday, November 3, 2024 10:08 PM
To: Code Enforcement Officer <code@coab.us>
Subject: ATTN: Angela

Angela,

I'm sorry it took me a bit to get this to you. Please let me know if you received it. I have attached the following documents.

-New Tree Removal Permit Application

-New Artificial Turf Building Permit

-Site Plan by C & A Williams Design

-Current Turf Layout

-Original Survey

Tree Removal- It's been almost 4 years since we did the tree work with Lucas, which took place in November of 2020. I cannot put my hands on the arborist's letter from Lucas, but I distinctly remember the situation. Initially, what spurred the tree work was a large oak on the verge of hitting the house's roof line. This tree (#1 on the diagram attached) was split into two separate vertical sections at the base. One of the sections was a few inches from the roof line. Lucas was concerned that cutting one section would weaken the second, so they decided it was best to cut the entire tree down. Trees 2,6,8,9,10,11 were all invasive Camphor Laurels and Lucas told me that they could remove them at the discretion of the arborist. Trees 3 & 4 were both large pines that were infested by pine beetles and were dead already. Tree 5 was a palm that was fighting for space in the front yard with the desirable live oaks, and it was hindering their canopy growth, so Lucas recommended removing it. Lastly, we had to remove an oak (#7) that was growing into the driveway and causing permanent damage. This was not a healthy tree, and the canopy area it occupied has already been filled by the surrounding trees. All of this tree work was done to protect my home and enhance the desirable oaks' ability to thrive on the property. It was not until the following summer that we decided to renovate the backyard.

Turf—If possible, I would like to meet someone from the city to tour the backyard turf installation and do a walk-through. After putting the pool in, I decided to turf the backyard because I had been unable to get grass to grow consistently. Initially, I had plans to build a cabana adjacent to the pool, and you can see this structure in the plans I have attached for the takeoff by C & A Williams. Due to the cost of building this structure, I decided against it and the paver stones adjacent to the pool and decided to turf the backyard so my kids could have a playground. Because I had some impervious surface footage to work with, I decided to build a putting green on the north side of the house. Keep in mind that I made no changes to the slope of the backyard, and the elevation has stayed consistent. It was my understanding that the contractor, Florida Turf Company, worked with Mike Williams to go over the turf. The primary turf that would cover the bulk of the yard was STI Fresh Cut Pro. The putting green and chipping areas combine STI Pro Ball Turf and STI NP 50. While both exhibit a permeable quality, I am unsure if they meet the city's specifications. That said, I thought I had the impervious surface to work with regardless.

You can take a garden house and point it at my tuf in the backyard anywhere, and it flows right into the ground. Given the levels of aggregate drainage below, I almost look at the backyard as a giant French drain. The first layer of the aggregate base was a large gravel base, followed by a second layer of crushed concrete and granite fines. Florida Turf provided an excellent installation, and I am happy with the performance of the turf. All of my neighbors want to do the same thing with their yards, and I have never had a single person mention a word to me regarding any potential runoff.

I want to work with the city to get this behind me. I am a law-abiding citizen of Atlantic Beach, and I have not done anything that would be remotely detrimental to the environment. My father is a retired EPA section chief who retired after 35 years of service in wastewater management, and he thinks the way I have gone about things is a model for effective stormwater run-off management. Please let me know what I need to do to get the approvals cleared and get this behind me.

V/R

Cary Cosgrove

1827 Tierra Verde Dr.

Atlantic Beach, FL 32233

Joe Musgrove
ISA Certified Arborist®
FL-9674A
Joe.lucastree@gmail.com
(904) 887-1492

Cary Cosgrove
1827 Tierra Verde Dr.
Atlantic Beach, FL. 32233

November 15, 2020

This letter is being sent on behalf of Cary Cosgrove. Upon inspection of the property, I found a Quercus virginiana ("Live oak") that should be removed. The tree is growing within a few feet of the back of the house. The tree is an accumulation (cluster) of four (4) trees growing into one. Two sections of the tree grow and lean directly over the house. Removing those two sections would make the remaining two sections unstable. The entire cluster should be removed.

The property has a variety and good quantity of hard wood trees. There is a limited amount of space in Mr. Cosgrove's back yard, therefore he is going to plant a row of viburnums in the backyard. In addition, Mr. Cosgrove is going to plant an ornamental tree in the back yard.

If you have any questions or concerns, please feel free to contact me.

Best regards,

/s/ Joe Musgrove
Joe Musgrove

Joe Musgrove
ISA Certified Arborist®
FL-9674A
Joe.lucastree@gmail.com
(904) 887-1492

October 25, 2021

Cary Cosgrove
1827 Tierra Verde
Atlantic Beach, FL 32233

Re: Arborist letter

To Whom it May Concern:

Upon inspection of the property, I found one (1) Water oak tree that needs to be removed. The tree is growing into the driveway. It is lifting and cracking the concrete. The tree should be removed so the driveway can be repaired and not damaged in the future.

If you have any questions or concerns, please feel free to contact me.

Best regards,

/s/ Joe Musgrove
Joe Musgrove

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

COSGROVE CARY S
COSGROVE HOLLEY C
1827 TIERRA VERDE DR
Atlantic Beach, Florida 32233

Respondent.

First Class and Certified Mail Return Receipt Requested: 7022 2410 0000 9340 7258

Property Address: 1827 TIERRA VERDE DR
Atlantic Beach, FL 32233

CASE NUMBER: 23-188
REAL ESTATE NUMBER: 169542 5088
LEGAL DESCRIPTION: 38- 28 09- 2S- 29E SELVA TIERRA LOT 44, ATLANTIC BEACH, FLORIDA.

ORDER ON CASE NO. 23-188

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on January 7, 2025, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, issues findings of fact, conclusions of law, and orders as follows:

FINDINGS OF FACT

1. The Respondent is the owner of the property located at 1827 Tierra Verde Drive, Atlantic Beach, Florida 32233 ("the Property"). Proper notice of the hearing was provided to the Respondent. The Respondent appeared at the hearing.

2. The Respondent was cited for violation of FBC 110-03 requiring a building code permit for the building of a pool. The City of Atlantic Beach previously presented evidence of expired permits (without renewal), until after requested by the City of Atlantic Beach.

3. The City of Atlantic Beach stated on November 5, 2024, the Respondent had made a renewal application for a permit and final inspection. The City of Atlantic Beach requested this matter be deferred to address the permits violations. The City of Atlantic Beach stated there were no safety concerns at that time.

4. The City of Atlantic Beach presented evidence that the swimming pool permit had expired, renewed and expired again. Also, that work had been completed on the Property beyond the terms of the permit. Specifically, installation of artificial turf and removal of trees without valid permits.

5. The Respondent stated that he did subsequently submit a permit for the turf but the application was denied due to drainage rates, the specifications sheet was not complete and the sheet needed to be submitted to the building department. Further, the City of Atlantic Beach stated that the Respondent had remedied some of the tree mitigation (and will be credited for such) which leaves a 50" mitigation for the trees or a $7,500 mitigation payment into the tree fund in lieu of planting trees. The City of Atlantic Beach requested a hard deadline for completion and no more expired permits.

6. The Respondent testified that he relied on Lucas Trees (his contractor) to proceed with the proper permits and tree removal per code. The Respondent stated he was not aware that some of the trees were protected under the code and thought that Lucas Trees had submitted letters accordingly.

7. The City of Atlantic Beach requested the Respondent have 5 days from the date of this Order to obtain a permit for the turf and submit an inspection within 30 days after the permit is obtained. The City of Atlantic Beach requested the matter be revaluated at that time and be placed on the March 4, 2025 code calendar if necessary.

CONCLUSIONS OF LAW

8. Proper notice was provided to the Respondent who appeared at the hearing. The City of Atlantic Beach, Florida presented updated photographs and documentation evidencing the continued lack of a proper permit, turf installation and lack of completion of the pool.

ORDER

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

A. The Respondent shall apply for a permit for the turf installation within 5 days of the date of this Order and thereafter submit an inspection within 30 days after the permit is issued. The City of Atlantic Beach shall reevaluate the stewardship of the trees and place the matter on the March 4, 2025 code hearing calendar if necessary. The Respondent may submit timely correspondence from Lucas Tree Company regarding removal of the trees for evaluation by the City of Atlantic Beach.

DONE AND ORDERED THIS 16 DAY OF JANUARY 2025.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Michelle Weippert, Records Mgt. Specialist

Suzanne W. Green, Special Magistrate

Executed this 16 day of JANUARY, 2025.

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.



City of Atlantic Beach
Community Development Dept.
800 Seminole Road
Atlantic Beach, Florida 32233
Telephone (904) 247-5826
http://www.coab.us

Order of the Tree Subcommittee of the Environmental Stewardship Committee

APPLICANT: Cary Cosgrove
1827 Tierra Verde Drive (RE # 169542-5088)
Atlantic Beach, FL 32233

FILE NUMBER: TREE24-0056

DATE OF PUBLIC HEARING: January 29, 2025

ORDER DENYING APPEAL

The above referenced applicant requested an appeal of the administrative decisions regarding tree permit TREE24-0056 as permitted by Section 23-25 at 1827 Tierra Verde Drive.

On January 29, 2025, a public hearing was held and said request was considered by the City of Atlantic Beach Environmental Stewardship Committee (ESC) Tree Subcommittee. Having considered the application, supporting documents and comments from the members of the public, the Environmental Stewardship Committee Tree Subcommittee **DENIED** the appeal. The Environmental Stewardship Committee Tree Subcommittee made a motion to deny the appeal, the motion to deny passed with a vote of 3-0. The subcommittee found that staff applied Chapter 23 pursuant to its terms.

Appeals of a decision for the Environmental Stewardship Committee Tree Subcommittee may be made to the Community Development Board by any adversely affected person(s). Such appeal shall be filed in writing and the filing fee paid to the Director of Planning and Community Development within five (5) business days after rendition of this Order (February 6, 2025). The appellant shall present to the Director of Planning and Community Development the alleged reasons the permit does not comply with the provisions of Chapter 23. The petition shall be placed on the next available Community Development Board meeting (March 18, 2025).

The undersigned certifies that the above Order of the Environmental Stewardship Committee Tree Subcommittee is a true and correct rendition of the Order adopted by said Board as appears in the record of the Environmental Stewardship Committee Tree Subcommittee minutes.

DATED THIS 30TH DAY OF JANUARY 2025.

Amanda L. Askew
Planning and Community Development Director

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

2/20/2025

Case Number: 23-188

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

Certified Mail Return Receipt:
7012 2210 0001 1385 4791
POSTED ON PROPERTY
POSTED AT ATLANTIC BEACH CITY HALL

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 **March 4, 2025 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

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: This case was initially heard by the Magistrate on November 7, 2024, and was deferred to January 7, 2025, to allow staff time to review the pending turf and tree applications for work that was done outside of the scope of the original pool permit approval. At the January 2025 hearing, the City reported that the turf application had been denied, and the City was awaiting additional information from the Respondent. At the January hearing, the Respondent

was ordered to submit a turf application within five days of the order and to request an inspection within 30 days for the artificial turf installation.

However, the requested additional documentation has not been submitted, and no inspection request has been made. Furthermore, the Respondent indicated an intention to appeal the staff's tree mitigation requirement to the City of Atlantic Beach Environmental Stewardship Committee's (ESC) Tree Subcommittee. The ESC Tree Subcommittee upheld the staff's interpretation of the required mitigation and denied the appeal, maintaining the original mitigation calculation. To date, the City has not received a proposed mitigation plan from Mr. Cosgrove.

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

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: 2/28/2025	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
NOV REG	Angela Irizarry	9/13/2023	9/13/2023	
NOV CERT	Angela Irizarry	10/2/2023	10/2/2023	
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
EMAIL SENT	Angela Irizarry	11/7/2023	11/7/2023	Emailed Mr. Cosgrove to follow up.
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.
NOV REG	Angela Irizarry	9/11/2024	9/11/2024	
NOTICE OF HEARING	Angela Irizarry	10/16/2024	10/16/2024	

CMRR STATUS UPDATE	**Angela Irizarry**	**10/23/2024**		
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.**
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**10/31/2024**	**11/1/2024**	
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.**
PERMIT APPLIED FOR	**Angela Irizarry**	**11/6/2024**	**11/6/2024**	**Submitted application for existing unapproved artificial turf.**
CODE ENFORCEMENT ORDER	**Angela Irizarry**	**11/7/2024**	**11/7/2024**	**Action deferred to January meeting to give city time to review pending permit applications associated with this project.**
PERMIT DENIED	**Angela Irizarry**	**11/21/2024**	**11/21/2024**	**Artificial turf application was denied by public works. PW requested manufacturer data sheets for the turf that was used.**

Case Details

City of Atlantic Beach

Case Number
23-188

NOTICE OF HEARING	**Angela Irizarry**	**12/20/2024**	**12/20/2024**	
CMRR STATUS UPDATE	**Angela Irizarry**	**12/23/2024**	**12/23/2024**	**Per usps.com - Certified letter was delivered.**
EMAIL SENT	**Angela Irizarry**	**12/23/2024**	**12/23/2024**	**Emails sent to Mr. Cosgrove regarding upcoming meeting and to remind him that we were still waiting on information from him regarding the trees and the artificial turf.**
NOH POST AND AFF	**Angela Irizarry**	**12/23/2024**	**12/23/2024**	
EMAIL RECEIVED	**Angela Irizarry**	**12/29/2024**	**12/29/2024**	**Received additional information on tree removal. Referred to planning department for review.**
CMRR RECEIVED W/SIGNATURE	**Angela Irizarry**	**1/2/2025**	**1/2/2025**	
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**1/3/2025**		
OTHER	**Angela Irizarry**	**1/29/2025**	**1/29/2025**	**Tree application was reviewed and DENIED by ESC Tree Subcommittee.**
NOTICE OF HEARING	**Angela Irizarry**	**2/20/2025**	**2/20/2025**	
NOH POST AND AFF	**Angela Irizarry**	**2/21/2025**	**2/21/2025**	
CODE ENFORCEMENT AGENDA	**Angela Irizarry**	**2/28/2025**	**2/28/2025**	

CONTACTS

Case Details

City of Atlantic Beach

Case Number
23-188

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

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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.**

BISHOP JOHN HENRY
1018 MAIN ST
ATLANTIC BEACH, FL 32233

Primary Site Address
1018 MAIN ST
Atlantic Beach FL 32233

Official Record Book/Page
17996-01355

Tile #
9418

1018 MAIN ST

Property Detail

RE #	170996-0200
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03119 ATLANTIC BEACH SEC H
Total Area	5113

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	$147,203.00	$242,591.00
Extra Feature Value	$553.00	$642.00
Land Value (Market)	$89,000.00	$97,900.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$236,756.00	$341,133.00
Assessed Value	$236,756.00	$306,348.00
Cap Diff/Portability Amt	$0.00 / $0.00	$34,785.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$186,756.00	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	$306,348.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$256,348.00**

SJRWMD/FIND Taxable Value	
Assessed Value	$306,348.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$256,348.00**

School Taxable Value	
Assessed Value	$306,348.00
Homestead (HX)	- $25,000.00
Taxable Value	**$281,348.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17996-01355	5/22/2017	$212,000.00	WD - Warranty Deed	Qualified	Improved
14905-00167	5/8/2009	$110,000.00	SW - Special Warranty	Unqualified	Improved
14757-00850	1/21/2009	$75,100.00	CT - Certificate of Title	Unqualified	Improved
13355-01775	6/22/2006	$204,800.00	WD - Warranty Deed	Qualified	Improved
11688-02465	3/5/2004	$120,000.00	WD - Warranty Deed	Qualified	Improved
07868-01326	5/31/1994	$67,000.00	WD - Warranty Deed	Qualified	Improved
06596-01009	9/22/1988	$100.00	WD - Warranty Deed	Unqualified	Improved
05147-00111	7/11/1980	$40,600.00	WD - Warranty Deed	Unqualified	Improved
05106-00478	5/7/1980	$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	$642.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG	50.00	102.00	Common	50.00	Front Footage	$97,900.00

Legal

LN	Legal Description
1	18-34 17-2S-29E
2	SEC H ATLANTIC BEACH
3	LOT 6 BLK 184

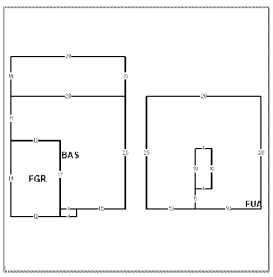
Buildings

Building 1
Building 1 Site Address
1018 MAIN ST Unit
Atlantic Beach FL 32233

Building Type	0102 - SFR 2 STORY
Year Built	1980
Building Value	$242,591.00

Type	Gross Area	Heated Area	Effective Area
Base Area	280	280	280

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Finished upper story 1	744	744	707
Base Area	580	580	580
Finished Garage	228	0	114
Finished Open Porch	8	0	2
Total	1840	1604	1683

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.500	
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	$306,348.00	$50,000.00	$256,348.00	$1,498.94	$2,057.50	$1,880.08
Public Schools: By State Law	$306,348.00	$25,000.00	$281,348.00	$685.24	$895.53	$825.53
By Local Board	$306,348.00	$25,000.00	$281,348.00	$476.03	$632.47	$573.50
FL Inland Navigation Dist.	$306,348.00	$50,000.00	$256,348.00	$5.98	$7.38	$7.38
Atlantic Beach	$306,348.00	$50,000.00	$256,348.00	$579.60	$795.58	$728.28
Water Mgmt Dist. SJRWMD	$306,348.00	$50,000.00	$256,348.00	$36.87	$45.96	$45.96
School Board Voted	$306,348.00	$25,000.00	$281,348.00	$0.00	$281.35	$0.00
Urban Service Dist3	$306,348.00	$50,000.00	$256,348.00	$0.00	$0.00	$0.00
			Totals	$3,282.66	$4,715.77	$4,060.73

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$236,756.00	$236,756.00	$50,000.00	$186,756.00
Current Year	$341,133.00	$306,348.00	$50,000.00	$256,348.00

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

10/5/2023

BISHOP JOHN HENRY
1018 MAIN ST
ATLANTIC BEACH, FL 32233

Real Estate Number: 170996 0200 **Case Number:** 23-209
Location of Violation: 1018 MAIN ST, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 184 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 1018 MAIN ST was conducted on 10/5/2023. 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: According to building department records, permit RESA21-0012 was issued on 10/27/2021 for an addition/renovation project on your home. This project never passed final inspection and this permit and its associated trade permits have been allowed to expire.

APPLICABLE CODE: FBC 105.4 Conditions of the permit. 105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

This letter requests that the noted violation(s) be corrected by renewing the permit and requesting all final inspections 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 8526

5/7/2024

BISHOP JOHN HENRY
1018 MAIN ST
ATLANTIC BEACH, FL 32233

Real Estate Number: 170996 0200 **Case Number:** 23-209
Location of Violation: 1018 MAIN ST, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 184 Atlantic Beach, Florida

Dear Property Owner:

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APPLICABLE CODE: FBC 105.4 Conditions of the permit. 105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

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Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day and/or referral to the Florida Department of Business and Professional Regulation contractor licensing division. 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: OSBORN BUILDERS LLC
1219 TRAILWOOD DRIVE
NEPTUNE BEACH, FL 32266

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

CERTIFIED RETURN RECEIPT
7013 1710 0002 1691 0742

10/17/2024

BISHOP JOHN HENRY
1018 MAIN ST
ATLANTIC BEACH, FL 32233

SENT VIA CERTIFIED AND
REGULAR USPS MAIL

Real Estate Number: 170996 0200 **Case Number:** 23-209
Location of Violation: 1018 MAIN ST, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 184 Atlantic Beach, Florida

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APPLICABLE CODE: FBC 105.4 Conditions of the permit. 105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

cc: OSBORN BUILDERS LLC
1219 TRAILWOOD DRIVE
NEPTUNE BEACH, FL 32266
Certified mail: 7013 1710 0002 1691 0698

CERTIFIED MAIL™



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

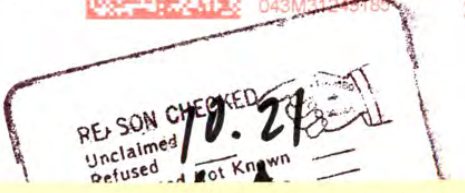


7013 1710 0002 1691 0742



quadient
FIRST-CLASS MAIL
IMI
$009.64
10/17/2024 ZIP 32233
043M31245180

US POSTAGE



BISHOP JOHN HENRY
1018 MAIN ST
ATLANTIC BEACH, FL 32233

Real Estate Number: 170996 0200 **Case Number:** 23-2

ocation of Violation: 1018 MAIN ST 18-34 17-2S-29E S

NIXIE 322 DE 1 0011/14/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *1638-07623-18-39

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Bishop John Henry
1018 Main St.
Atlantic Beach FL 32233

CE 23-209

9590 9402 5982 0062 6053 95

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

7013 1710 0002 1691 0742

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

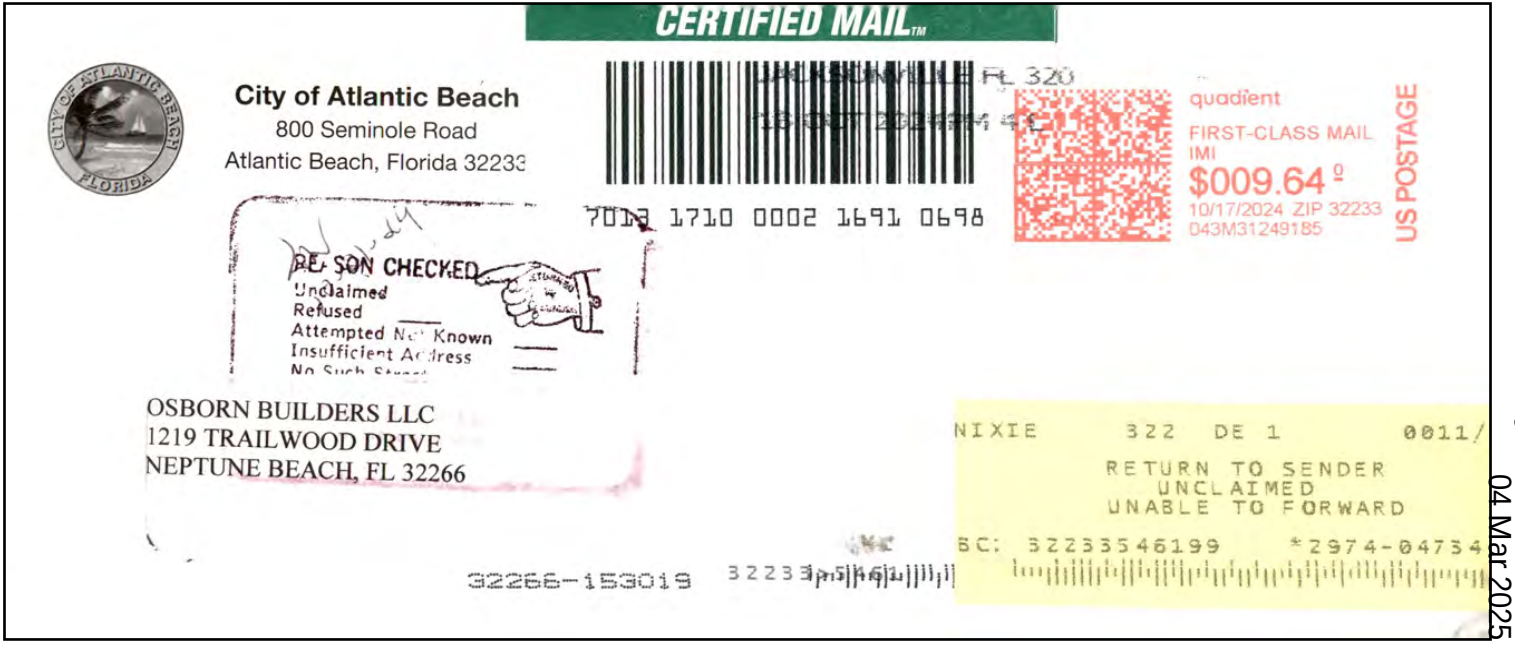
B. Received by *(Printed Name)* | C. Date of Delivery

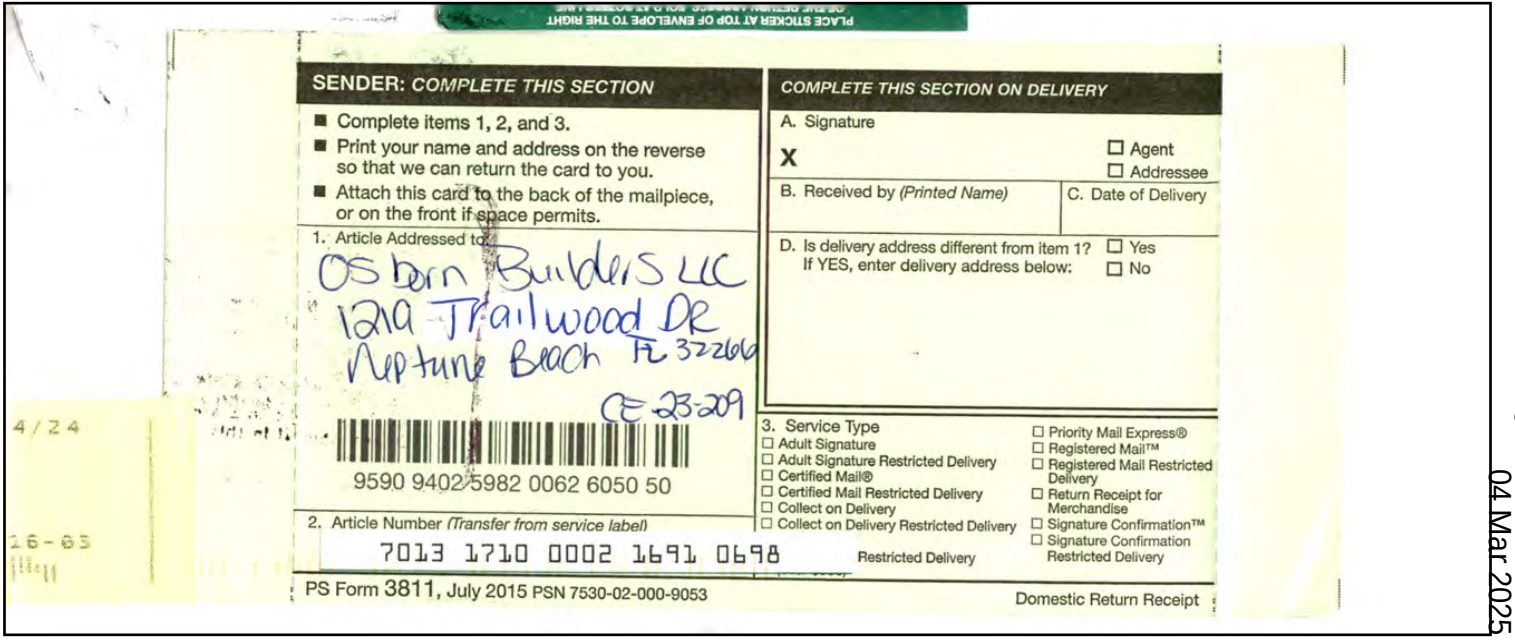
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

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


CERTIFIED MAIL™
City of Atlantic Beach
800 Seminole Road
Atlantic Beach, Florida 32233
FL 320
quadient
FIRST-CLASS MAIL
IMI
$009.64
10/17/2024 ZIP 32233
043M31249185
US POSTAGE
7018 1710 0002 1691 0698
REASON CHECKED
Unclaimed
Refused
Attempted Not Known
Insufficient Address
No Such Street
OSBORN BUILDERS LLC
1219 TRAILWOOD DRIVE
NEPTUNE BEACH, FL 32266
NIXIE 322 DE 1 0011/
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *2974-04734
32266-153019



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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:

OS Dorn Builders LLC
1219 Trailwood Dr
Neptune Beach FL 32266

CE-23-209

9590 9402 5982 0062 6050 50

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

7013 1710 0002 1691 0698

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

Restricted Delivery

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

4/24

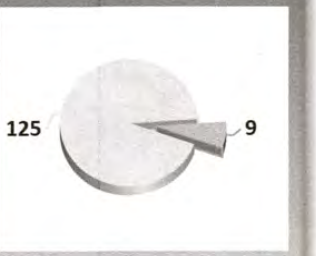
16-03

Permit Details
City of Atlantic Beach

PERMIT NUMBER
RESA21-0012

Description: **ADDITION AND REMODEL - Renewed**			
Type: **RESIDENTIAL ADDITION**	Subtype: **SINGLE OR TWO FAMILY RESIDENTIAL ADDITION**	Status: **UNDER REVIEW**	Applied: **6/15/2021 TG**
Parcel No: **170996 0200**	Site Address: **1018 MAIN ST Atlantic Beach,Fl 32233**		Approved: **10/18/2021 TG**
Subdivision: **ATLANTIC BEACH SEC H**	Block:	Lot:	Issued: **10/27/2021 CG**
Lot Sq Ft: **0**	Building Sq Ft: **0**	Zoning:	Finaled:
Valuation: **$88,000.00**	Occupancy Type:	Construction Type:	Expired:
No. Buildings: **0**	No. Stories: **0**	No. Unites: **0**	
Details:			

Process Summary



ADDITIONAL SITES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
EMAIL	Abrielle Genest	8/10/2023	8/10/2023	emailed johnbish90@gmal.com; david@osbornbuilders.com; installations@buehlerair.com; alphaelectric@bellsouth.net; mail@advantageplumbing.net to notify permit is expired and renewal fee
EMAIL	Abrielle Genest	8/31/2023	8/31/2023	emailed owner and contractor to check on permit status
EMAIL	Abrielle Genest	10/23/2023	10/23/2023	sent johnbish90@gmail.com inspection report
EMAIL	Abrielle Genest	11/2/2023	11/2/2023	sent johnbish90@gmail.com review comments
EMAIL	Abrielle Genest	6/25/2024	6/25/2024	sent johnbish90@gmail.com review comments
EMAIL	Abrielle Genest	12/9/2024	12/9/2024	sent david@osbornbuilders.com review comments
EMAIL	Christian Giles	6/25/2021	6/25/2021	Sent review comments to contractor and homeowner
EMAIL	Christian Giles	8/27/2021	8/27/2021	Sent review comments to: david@osbornbuilders.com

EMAIL	Toni Gindlesperger	6/15/2021	6/15/2021	requested W.C. & G.L. update
EMAIL	Toni Gindlesperger	10/18/2021	10/18/2021	sent payment link to david@osbornbuilders.com requested N.O.C. & updated tax
EMAIL	Toni Gindlesperger	12/8/2021	12/8/2021	requested updated tax
EMAIL	Toni Gindlesperger	1/4/2022	1/4/2022	requested updated W.C.
EMAIL	Toni Gindlesperger	10/16/2023	10/16/2023	SENT PAYMENT LINK FOR RENEWAL FOR RESA21-0012 & PLRS21-0098 SENT TO OWNER - CONTRACTOR OUT OF BUSINESS
EMAIL	Toni Gindlesperger	5/7/2024	5/7/2024	owner called in for a final retention inspection. Sent review comments and inspection results to owner and contractor
EMAIL	Toni Gindlesperger	2/13/2025		sent review comments to John Bishop <johnbish90@gmail.com> and david@osbornbuilders.com
EMAIL	Vanessa Angers	10/17/2023	10/17/2023	Emailed renewed permit to johnbish90@gmail.com.
EMAIL	Vanessa Angers	10/23/2023	10/23/2023	Emailed link to property files (FTP) to johnbish90@gmail.com.

CONDITIONS

CONDITION TYPE	CONTACT	DATE ADDED	DATE REQUIRED	DATE SATISFIED	STATUS	REMARKS	NOTES
DECKING REMOVED	Scott Williams	10/7/2021			INFORMATIONAL		All old decking and debris must be removed from job site by Contractor.
EROSION CONTROL INSTALLATION	Scott Williams	10/7/2021			INFORMATIONAL		Full erosion control measures must be installed and approved prior to beginning any earth disturbing activities. Contact the Inspection Line (904-247-5814) to request an Erosion and Sediment Control Inspection prior to start of construction.
ON SITE RUNOFF	Scott Williams	10/7/2021			INFORMATIONAL		All runoff must remain on-site during construction.

Permit Details
City of Atlantic Beach

PERMIT NUMBER
RESA21-0012

OTHER PUBLIC WORKS CONDITION	Scott Williams	10/7/2021			INFORMATIONAL		Water retention must be 2 feet or more from back property line; 5 feet or more from side property line; 10 feet from house.
RIGHT OF WAY RESTORATION	Scott Williams	10/7/2021			INFORMATIONAL		Full right-of-way restoration, including sod, is required.
ROLL OFF CONTAINER	Scott Williams	10/7/2021			INFORMATIONAL		Roll off container company must be on City approved list. Approved list can be obtained at the Building Department at City Hall. Roll off container cannot be placed on City right-of-way.

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
COMPANY	OSBORN BUILDERS LLC	2157 POINCIANA RD	NEPTUNE BEACH	FL	32266	(904)860-1737	(904)241-5377	david@osbornbuilders.com
OWNER	BISHOP JOHN HENRY	1018 MAIN ST	ATLANTIC BEACH	FL	32233	(904)434-2933		johnbish90@gmail.com

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
BLDG 2ND PLAN REVIEW FEE	455-0000-322-1006	0	$50.00	$50.00	10/27/21	R17837	537442202	CREDIT CARD	OSBORN BUILDERS LLC	CG
BLDG 3RD PLAN REVIEW FEE	455-0000-322-1006	0	$75.00	$75.00	10/27/21	R17837	537442202	CREDIT CARD	OSBORN BUILDERS LLC	CG
Total Paid for BLDG SUBSEQUENT PLAN REVIEW FEES:			$125.00	$125.00						
BUILDING PERMIT	455-0000-322-1000	0	$432.00	$432.00	10/27/21	R17837	537442202	CREDIT CARD	OSBORN BUILDERS LLC	CG
BUILDING PERMIT RENEWAL	455-0000-322-1000	0	$110.00	$110.00	10/17/23	R25193	10113017479	CREDIT CARD	BISHOP JOHN HENRY	VA
Total Paid for BUILDING:			$542.00	$542.00						

Permit Details
City of Atlantic Beach

PERMIT NUMBER
RESA21-0012

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
BUILDING PLAN CHECK	455-0000-322-1001	0	$216.00	$216.00	10/27/21	R17837	537442202	CREDIT CARD	OSBORN BUILDERS LLC	CG
Total Paid for BUILDING PLAN REVIEW:			$216.00	$216.00						
PW REVIEW RESIDENTIAL BLDG	001-0000-329-1004	0	$100.00	$100.00	10/27/21	R17837	537442202	CREDIT CARD	OSBORN BUILDERS LLC	CG
Total Paid for PUBLIC WORKS PLAN REVIEW:			$100.00	$100.00						
STATE DBPR SURCHARGE	455-0000-208-0700	0	$11.60	$11.60	10/27/21	R17837	537442202	CREDIT CARD	OSBORN BUILDERS LLC	CG
STATE DCA SURCHARGE	455-0000-208-0600	0	$7.73	$7.73	10/27/21	R17837	537442202	CREDIT CARD	OSBORN BUILDERS LLC	CG
Total Paid for STATE SURCHARGES:			$19.33	$19.33						
ZONING REVIEW SINGLE AND TWO FAMILY USES	001-0000-329-1003	0	$100.00	$100.00	10/27/21	R17837	537442202	CREDIT CARD	OSBORN BUILDERS LLC	CG
Total Paid for ZONING PLAN REVIEW:			$100.00	$100.00						
TOTALS:			$1,102.33	$1,102.33						

INSPECTIONS

SEQID	INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
	PUBLIC WORKS SILT FENCE	JR					
	BUILDING SLAB	MJ					
	BUILDING FRAMING FINAL	MJ					
	BUILDING SIDING IN-PROGRESS	MJ					
	BUILDING CC	MJ					
	BUILDING HOUSE WRAP	MJ					
	PUBLIC WORKS CC	DM					

	ZONING CC	BJB					
	BUILDING FRAMING ROUGH	RBE	11/23/2021	11/23/2021	PARTIALLY PASSED		partial framing Justin 844-3243 first layer of LVL, 1 of 4
	BUILDING WALL SHEATHING	MJ	12/2/2021	12/2/2021	PASSED		844-3243
	ROOF SHEATHING	MJ	12/2/2021	12/2/2021	PASSED		
	BUILDING FRAMING ROUGH	MJ	12/2/2021	12/2/2021	PARTIALLY PASSED		844-3243 Only inspected the additional layers of the LVL via photos, no other framing looked at. Homeowner requested that ceiling joist not be installed and have the addition be vaulted. Asking that a letter of approval of this change come from EOR. This will also affect the R value of the ceiling insulation.
	BUILDING WINDOW DOOR IN-PROGRESS	MJ	12/9/2021	12/9/2021	PARTIALLY PASSED		JUSTIN 844-3243 windows only, no instruction for the french door.
	ROOF DRY IN	MJ	12/9/2021	12/9/2021	PASSED		
	BUILDING HOUSE WRAP	MJ	12/9/2021	12/9/2021	PARTIALLY PASSED		adjustments to be made for the french door at the head. To be checked at the window flashing inspection.
	BUILDING FOUNDATION FOOTING	RBE	12/30/2021	12/30/2021	PASSED		PM - HAS X-RAYS AND PAPER WORK FOR POURING BEFORE INSPECTION (SWO) 844-3243 JUSTON
	BUILDING WINDOW DOOR IN-PROGRESS	RBE	1/5/2022	1/5/2022	PASSED		window / door flash Matt 626-6526 tape
	ROOF IN PROGRESS	MJ	1/19/2022	1/19/2022	PASSED		
	BUILDING SIDING IN PROGRESS	MJ	1/19/2022	1/19/2022	PASSED		894-3443

	BUILDING SIDING IN PROG	MJ	1/19/2022	1/19/2022	PASSED		ok to install battens.
	BUILDING INSULATION CEILING	MJ	1/21/2022	1/21/2022	PASSED		
	BUILDING INSULATION WALLS	MJ	1/21/2022	1/21/2022	PASSED		
	BUILDING FRAMING ROUGH	MJ	1/21/2022	1/21/2022	PASSED		955-7516 Called under electrical permit number (ERES22-0007) but no elec inspection requests
	BUILDING TIE DOWN FRAMING	MJ	1/21/2022	1/21/2022	PASSED		955-7516
	BUILDING SIDING FINAL	RBE	1/31/2022	1/31/2022	PASSED		Justin 844-32
	BUILDING FINAL**	RBE	4/5/2022	4/5/2022	FAILED WITH FEE		Plumbing & elect failed
	BUILDING FINAL**	RBE	4/13/2022	4/13/2022	FAILED NO FEE		Justin 844-3243 failed plumbing again
	PUBLIC WORKS CC	DM	10/20/2023	10/20/2023	FAILED NO FEE		JOHN 434-2933 Retention not provided, added unpermitted pavers to the back yard. Property may be over 45%
	BUILDING FINAL**	RBE	10/20/2023	10/20/2023	PASSED		JOHN 434-2933
	ZONING CC	AG	10/20/2023	10/20/2023	FAILED NO FEE		JOHN 434-2933 Added extra pavers in rear. Must revise plans to meet what is on site

PARENT PROJECTS

REVIEWS

REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE	STATUS	REMARKS	NOTES

Permit Details
City of Atlantic Beach

PERMIT NUMBER
RESA21-0012

SUBMITTAL COMPLETENESS	Permit Tech	6/15/2021		6/15/2021	APPROVED		8 ATTACHMENTS FROM david@osbornbuilders.com
ZONING	Zoning	6/15/2021	6/29/2021	6/22/2021	DENIED		Trees: Please submit a tree removal permit for removal of any trees 6 inches in diameter and greater. If no trees are being removed, please submit a tree and vegetation affidavit. Survey: Please submit a survey showing setbacks to existing and proposed structures.
BUILDING	Building	6/15/2021	6/29/2021	6/23/2021	DENIED		Correction Comments: 1. Please submit the product approval number and information for the siding and soffit material as well as the manufacturer's installation instructions for the products. 2. Submit the product approval number for the roofing materials to be used. Installation instructions are not needed for shingle roof systems. 3. I will accept the energy calculations with the exception that page 1 of 4 needs to have the owner agent sign and date in order to be completed and the EPL Display page needs to have the builder sign, date and fill in the information for the address of the project. FYI, for future projects, additions to existing buildings shall use FORM R402-2020 for Florida Building Code, Energy Conservation compliance. You would be exempt from the duct leakage test since your project's new construction is less than 85% of the existing building's exterior thermal envelope. The form may be found in the present 7th Edition of the 2020 FBC-Energy Conservation Code, Appendix RD.

PUBLIC WORKS	Public Works	6/15/2021	6/29/2021	6/16/2021	DENIED		Section 24-66(b) of the Land Development Regulations requires on-site storage for increased run-off if adding 250 SF or more impervious surface. Provide Delta volume calculations and on-site retention required per Section 24-66(b). Provide a detailed plan of water retention area and how water runoff gets to water retention areas and then to street.
PUBLIC UTILITIES	Public Utilities	6/15/2021	6/29/2021	6/16/2021	NOT APPLICABLE TO DEPARTMENT		
SUBMITTAL COMPLETENESS	Permit Tech	8/19/2021		8/19/2021	APPROVED		ONE ATTACHMENT from SHAREFILE david@osbornbuilders.com
ZONING	Zoning	8/19/2021	9/2/2021	8/27/2021	DENIED		Survey was not included in revision. Please submit a survey showing setbacks to all existing and proposed structures.
BUILDING	Building	8/19/2021	9/2/2021	8/27/2021	APPROVED		Review fees are attached.
PUBLIC WORKS	Public Works	8/19/2021	9/2/2021	8/23/2021	DENIED		Water retention corrections have not been addressed. Must provide plans/survey showing water retention and detailed documentation.
SUBMITTAL COMPLETENESS	Permit Tech	10/4/2021		10/4/2021	APPROVED		ONE ATTACHMENT from david@osbornbuilders.com
ZONING	Zoning	10/4/2021	10/18/2021	10/18/2021	APPROVED		
BUILDING	Building	10/4/2021	10/18/2021	10/5/2021	APPROVED		Review fees are attached.
PUBLIC WORKS	Public Works	10/4/2021	10/18/2021	10/7/2021	APPROVED W/CONDITIONS	Water retention conditions must be followed	See Conditions of Approval that will be printed on Permit.
SUBMITTAL COMPLETENESS	Permit Tech	10/31/2023		10/31/2023	APPROVED		2 ATTACHMENTS from johnbish90@gmail.com ADDED PAVERS
ZONING	Zoning	10/31/2023	11/14/2023	10/31/2023	APPROVED		

PUBLIC WORKS	Public Works	10/31/2023	11/14/2023	11/2/2023	DENIED	See Denied 4th Revision Documentation	Provide a detailed plan of water retention area and how water runoff gets to water retention areas and then to street. Provide detailed plans showing proposed water retention. Water retention must have a minimum of 10' offset from structure unless a letter is provided by an Engineer stating that the structure will have no impact from the water retention. Must have a minimum of 2' offset of water retention from front and rear property lines and a minimum of 5' offset of water retention from side property lines. Never completed required water retention from previous permit applications. Water retention should double in storage capacity.
SUBMITTAL COMPLETENESS	Permit Tech	6/7/2024		6/7/2024	APPROVED		2 ATTACHEMENTS for WATER DRAINAGE from John Bishop <johnbish90@gmail.com>
ZONING	Zoning	6/7/2024	6/24/2024	6/20/2024	DENIED		It appears a large tree was removed from the backyard. Please submit a tree removal permit for this tree removal.
PUBLIC WORKS	Public Works	6/7/2024	6/24/2024	6/24/2024	DENIED		Need more data w/ WR worksheet. Plan should include topo background. Cannot verify QTY of retention provided.
SUBMITTAL COMPLETENESS	Permit Tech	11/19/2024		11/19/2024	APPROVED		3 ATTACHMENTS FROM John Bishop <johnbish90@gmail.com> site plans and engineering for drainage
ZONING	Zoning	11/19/2024	12/5/2024	11/25/2024	APPROVED		
PUBLIC WORKS	Public Works	11/19/2024	12/5/2024	12/5/2024	DENIED		List all new impervious areas clearly (in table) to match plan set. These currently do not match. Provide geo-tech report showing the ESHWT. None provided.
SUBMITTAL COMPLETENESS	Permit Tech	2/21/2025		2/21/2025	APPROVED		2 ATTACHMENTS from John Bishop <johnbish90@gmail.com>
ZONING	Zoning	2/21/2025	3/7/2025	2/26/2025	APPROVED		

Permit Details
City of Atlantic Beach

PERMIT NUMBER
RESA21-0012

PUBLIC WORKS	Public Works	2/21/2025	3/7/2025				

BOND INFORMATION

ATTACHMENTS

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	10/23/2023	Abrielle Genest	Permit Inspections	Permit Inspections.pdf		0
DOC	11/2/2023	Abrielle Genest	Permit Reviews_2	Permit Reviews_2.pdf		0
DOC	6/25/2024	Abrielle Genest	Permit Reviews_3	Permit Reviews_3.pdf		0
DOC	6/25/2024	Abrielle Genest	Permit Reviews_4	Permit Reviews_4.pdf		0
DOC	6/25/2024	Abrielle Genest	Permit Reviews_5	Permit Reviews_5.pdf		0
DOC	12/9/2024	Abrielle Genest	Permit Reviews_6	Permit Reviews_6.pdf		0
DOC	6/25/2021	Christian Giles	Permit Reviews	Permit Reviews.pdf		0
DOC	8/27/2021	Christian Giles	Permit Reviews_1	Permit Reviews_1.pdf		0
DOC	10/27/2021	Christian Giles	COAB Permit Form with Conditions	COAB Permit Form with Conditions.pdf		0
DOC	11/2/2023	Jennifer Perrone	PW Denied 4th Revision Documentation.pdf	PW Denied 4th Revision Documentation.pdf		0
DOC	6/22/2021	Mike Jones	1018mainst RESA21-0012 abpermitapp.pdf	1018mainst RESA21-0012 abpermitapp_1.pdf		1
DOC	6/22/2021	Mike Jones	1018 MAIN ST RESA21-0012 ARCH. DWGS.pdf	1018 MAIN ST RESA21-0012 ARCH. DWGS_1.pdf		1
DOC	6/22/2021	Mike Jones	1018 MAIN ST RESA21-0012 STRU. DWGS.pdf	1018 MAIN ST RESA21-0012 STRU. DWGS_1.pdf		1
DOC	6/23/2021	Mike Jones	1018 MAIN ST RESA21-0012 bishopfrenchdoors.pdf	1018 MAIN ST RESA21-0012 bishopfrenchdoors_1.pdf		1

Permit Details
City of Atlantic Beach

PERMIT NUMBER
RESA21-0012

ATTACHMENTS						
Attachment Type	**CREATED**	**OWNER**	**DESCRIPTION**	**PATHNAME**	**SUBDIR**	**ETRAKIT ENABLED**
DOC	6/23/2021	Mike Jones	1018 MAIN ST RESA21-0012 bishophorsliders.pdf	1018 MAIN ST RESA21-0012 bishophorsliders_1.pdf		1
DOC	6/23/2021	Mike Jones	REVIEW COMMENTS 6.23.2021.pdf	REVIEW COMMENTS 6.23.2021.pdf		1
DOC	8/27/2021	Mike Jones	1018 MAIN STREET_RESA210012_OSBORNBUILDERS revision 8-19-21.pdf	1018 MAIN STREET_RESA210012_OSBORNBUILDERS revision 8-19-21_1.pdf		1
DOC	10/5/2021	Mike Jones	1018 MAIN ST RESA21-0012 REVISION REQUEST_10-4-21_1.pdf	1018 MAIN ST RESA21-0012 REVISION REQUEST_10-4-21_1_1.pdf		1
DOC	12/22/2021	Mike Jones	PERMITTED BUILDING DATA.pdf	PERMITTED BUILDING DATA.pdf		1
DOC	6/15/2021	Toni Gindlesperger	1018 MAIN ST RESA21-0012 Bishopproductapprovalinformationsheet.pdf	1018 MAIN ST RESA21-0012 Bishopproductapprovalinformationsheet.pdf		0
DOC	6/15/2021	Toni Gindlesperger	1018 MAIN ST RESA21-0012 bishopenergyforms.pdf	1018 MAIN ST RESA21-0012 bishopenergyforms.pdf		0
DOC	6/15/2021	Toni Gindlesperger	1018 MAIN ST RESA21-0012 NOC not filed.pdf	1018 MAIN ST RESA21-0012 NOC not filed.pdf		0
DOC	10/31/2023	Toni Gindlesperger	1018 MAIN ST RESA23-0012 BISHOP SITE PLAN revision 10-31-23.pdf	1018 MAIN ST RESA23-0012 BISHOP SITE PLAN revision 10-31-23.pdf		0
DOC	10/31/2023	Toni Gindlesperger	1018 MAIN ST RESA21-0012 Revision-Request-10-31-23.pdf	1018 MAIN ST RESA21-0012 Revision-Request-10-31-23.pdf		0

Permit Details
City of Atlantic Beach

PERMIT NUMBER
RESA21-0012

ATTACHMENTS						
Attachment Type	**CREATED**	**OWNER**	**DESCRIPTION**	**PATHNAME**	**SUBDIR**	**ETRAKIT ENABLED**
DOC	6/7/2024	Toni Gindlesperger	1018 MAIN ST RESA21-0012 Revision-Request-6-7-24.pdf	1018 MAIN ST RESA21-0012 Revision-Request-6-7-24.pdf		0
DOC	6/7/2024	Toni Gindlesperger	1018 MAIN ST RESA21-0012 BISHOP STORMWATER TREATMENT PLAN 6-7-24.pdf	1018 MAIN ST RESA21-0012 BISHOP STORMWATER TREATMENT PLAN 6-7-24.pdf		0
DOC	11/19/2024	Toni Gindlesperger	1018 MAIN ST RESA21-0012 Revision-Request-11-19-24.pdf	1018 MAIN ST RESA21-0012 Revision-Request-11-19-24.pdf		0
DOC	11/19/2024	Toni Gindlesperger	1018 MAIN ST RESA24-0012 Onsite SW Calcs REV 11-19-24.pdf	1018 MAIN ST RESA24-0012 Onsite SW Calcs REV 11-19-24.pdf		0
DOC	11/19/2024	Toni Gindlesperger	1018 MAIN STREET RESA21-0012 SITE PLAN REV. 11-19-24.pdf	1018 MAIN STREET RESA21-0012 SITE PLAN REV. 11-19-24.pdf		0
DOC	2/13/2025	Toni Gindlesperger	Permit Reviews_7	Permit Reviews_7.pdf		0
DOC	2/21/2025	Toni Gindlesperger	1018 MAIN ST RESA21-0012 Revision-Request-2-21-25.pdf	1018 MAIN ST RESA21-0012 Revision-Request-2-21-25.pdf		0
DOC	2/21/2025	Toni Gindlesperger	1018 MAIN STREET RESA21-0012 SITE PLAN 2-21-25.pdf	1018 MAIN STREET RESA21-0012 SITE PLAN 2-21-25.pdf		0
DOC	10/17/2023	Vanessa Angers	COAB Permit Form with Conditions_1	COAB Permit Form with Conditions_1.pdf		0

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

2/18/2025

Case Number: 23-209

BISHOP JOHN HENRY
1018 MAIN ST
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt:
7012 2210 0001 1385 4593

Property Address: 1018 MAIN ST
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **March 4, 2024 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 1018 MAIN ST, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 184 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 105.4 Conditions of the permit. 105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

STATEMENT OF CODE ENFORCEMENT OFFICER:

According to building department records, permit RESA21-0012 was issued on 10/27/2021 for an addition/renovation project on your home. This project failed the Final building inspection on 4/13/2022 and then subsequently the permit expired. The permit was renewed on 10/17/2023 and a final inspection was again completed on 10/20/2023. The project was failed by both the zoning and public works departments due to work that was done in the back yard beyond the original scope of approval. Revisions were submitted to the building department to address the failed comments on 6/7/2024 and 11/19/2024. Both revisions were denied. No new revisions have been received, and the project has still not passed final inspection.

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.

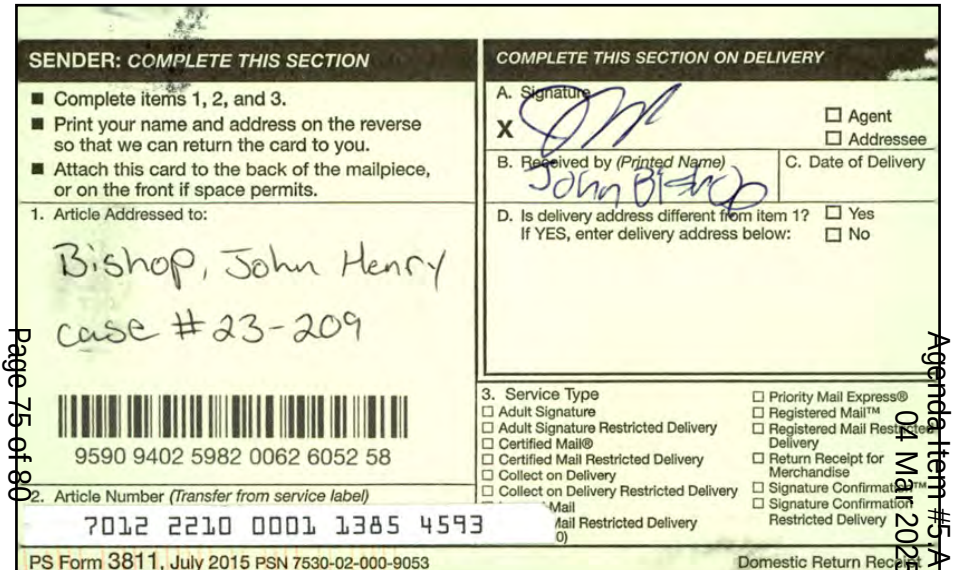
You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please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

Bishop, John Henry

case #23-209

9590 9402 5982 0062 6052 58

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

7012 2210 0001 1385 4593

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)* John Bishop

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
- ☐ Mail
- ☐ Mail Restricted Delivery 0)
- ☐ 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
23-209

Description: Expired Permit RESA21-0012		Status: ACTIVE CASE	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 10/4/2023	Closed:	Last Action: 2/28/2025	Fllw Up: 2/21/2025
Site Address: 1018 MAIN ST ATLANTIC BEACH, FL 32233			
Site APN: 170996 0200		Officer: Angela Irizarry	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Angela Irizarry	10/5/2023	10/5/2023	
NOV CERT	Angela Irizarry	5/7/2024	5/7/2024	Sent Certified letter to respondent. Sent cc copy to builder via regular usps mail.
CMRR STATUS UPDATE	Angela Irizarry	6/3/2024	6/3/2024	Checked usps.com. Certified letter sent to property owner is being sent back to the City.
OTHER	Angela Irizarry	6/25/2024	6/25/2024	Comments were sent to owner. Building dept waiting on new plans to address failed comments.
NOV CERT	Angela Irizarry	10/17/2024	10/17/2024	Certified letters sent to builder and property owner. Regular usps letters sent to builder and property owner.
CMRR STATUS UPDATE	Angela Irizarry	11/5/2024	11/5/2024	Neither certified letter has been delivered yet.
PERMIT APPLIED FOR	Angela Irizarry	11/19/2024	11/19/2024	Revised Plans submitted to Building department
PERMIT DENIED	Angela Irizarry	12/9/2024	12/9/2024	Denial Comments sent by building department

CMRR RETURNED FROM PO	Angela Irizarry	12/31/2024	12/31/2024	Both certified letters dated 10/17/2024 sent to property owner and to builder were returned by PO as Unclaimed
NOTICE OF HEARING	Angela Irizarry	2/18/2025	2/18/2025	Onwer has not replied to building department. Sending NOH
TELEPHONE CALL	Angela Irizarry	2/20/2025	2/20/2025	Received call from Mr. Bishop regarding his notice of hearing. He apologized for not getting his revision turned and said he would take care of it right away.
OTHER	Angela Irizarry	2/21/2025	2/21/2025	Revision submitted.
CODE ENFORCEMENT AGENDA	Angela Irizarry	2/28/2025	2/28/2025	

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	BISHOP JOHN HENRY	1018 MAIN ST ATLANTIC BEACH, FL 32233			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	AI	10/5/2023	10/5/2023	VIOLATION FOUND		
REINSPECTION	AI	10/19/2023	10/23/2023	VIOLATION CONTINUES		Permit was renewed but did not pass final inspection.
REINSPECTION	AI	4/19/2024	4/25/2024			Failed final again and permit is expired.
REINSPECTION	AI	5/7/2024	5/7/2024	VIOLATION		

				CONTINUES		
REINSPECTION	AI	5/22/2024	6/3/2024	VIOLATION CONTINUES		

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
EXPIRED PERMIT	Angela Irizarry	10/5/2023				FBC 105.4 Conditions of the permit. 105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. 105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work. 105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all

						applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit. **105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.** **105.4.1.4 The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.**