City of Atlantic Beach

# Agenda

## Code Enforcement Special Magistrate Meeting

**Thursday, November 6, 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 9-4-25 Code Enforcement Special Magistrate meeting. 3 - 4
9-4-25 CESM Draft Minutes

**3. ADMINISTRATION OF OATH**

**4. OLD BUSINESS**

4.A. Name: Hickey/Covington* 5 - 70
Address: 1890 Live Oak Ln
Case: 25-032
1890 Live Oak Ln Case Detail Report Case# 25-032
CE 1890 Live Oak Lane Case #25-032

**5. NEW BUSINESS**

5.A. Name: Kristina Hale* 71 - 90
Address: 119 Jasmine St
Case: 24-114
119 Jasmine St Case Detail Report Case# 24-114
CE 119 Jasmine St Case #24-114

5.B. Name: Thomas Spiegel* 91 - 110
Address: 265 Main St
Case: 25-050
265 Main St Case Detail Report Case# 25-050
CE 265 MAIN ST CASE #25-050

5.C. Name: Michael Wieteska and Wendy Dyckma 111 - 124
Address: 1309 Rose St
Case: 25-158
1309 Rose St Case Detail Report Case# 25-158
CE 1309 Rose St Case# 25-158

5.D. Name: Eliana Romano 125 - 141
Address: 0 Begonia St

Case: 25-162
0 Begonia St Case Detail Report Case# 25-162
CE 0 Begonia St Case# 25-162

5.E. Name: Brent Parry Parrish and Patricia Maligrano Parrish 143 - 160
Address: 1251 Carnation St
Case: 25-176
1251 Carnation St Case Detail Report Case# 25-176
CE 1251 Carnation St Case# 25-176

5.F. Name: Gordon Atkisson* 161 - 174
Address: 431 Irex Rd
Case: 25-182
431 Irex Rd Case Detail Report Case# 25-182
CE 431 Irex Rd Case# 25-182

**6. ADJOURNMENT**

* Homesteaded Properties

This meeting will be live-streamed and videotaped. The video recording will be posted within four business days on the City's website. To access live or recorded videos, visit www.coab.us/live.

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

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

# MINUTES
## Code Enforcement Special Magistrate Meeting
## Thursday, September 4, 2025 - 2:00 PM
## City Hall, Commission Chamber
## 800 Seminole Road, FL 32233

**Present:** Angela Irizarry, GIS Coordinator and PW Inspector
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**

**A. Approve minutes of the 7-10-25 Code Enforcement Special Magistrate meeting.**

The minutes were approved as submitted.

**3. ADMINISTRATION OF OATH**

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

**4. OLD BUSINESS**

**A. NAME: O DORIS JUANITA**
**ADDRESS: 645 SAILFISH DR E ***
**CASE NUMBER: 25-038**

Testified: CE Officer Irizarry

Respondent: Juanita O Doris was not present.

Action: The Respondent shall be fined $250.00 per day from the date if this Order and shall continue until compliance with the Code.

**B. NAME: KAPLAN CASEY ET AL, KAPLAN HAROLD R/S**
**ADDRESS: 1186 E SANDPIPER LN**
**CASE NUMBER: 25-040**

Testified: CE Officer Irizarry

Respondent: Casey Kaplan was present.

Action: The Respondent is now in compliance, and no further action is required.



DRAFT

**C. NAME: 599 ATLANTIC BLVD LAND TRUST, TARGET 4 LLC**
**ADDRESS: 0 STURDIVANT AVE**
**CASE NUMBER: 25-073**

Testified: CE Officer Irizarry

Respondent: Jaz Property was present

Action: The Respondent shall have ten (10) days from the date of this Order to request a variance and comply with the building department to have a licensed contractor obtain the after the fact permit.

**5. NEW BUSINESS**

**6. ADJOURNMENT**
The meeting adjourned at 2:19 PM.

Attest:

_____ _____
Suzanne Green, Special Magistrate Michelle Weippert, Records Management Specialist

Date Approved: _____

DRAFT

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-032**

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| Description: Unpermitted Shed / Combine with | | Status: ACTIVE CASE | |
| Type: CODE ENFORCEMENT | | Subtype: RESIDENTIAL | |
| Opened: 3/4/2025 | Closed: | Last Action: 10/1/2025 | Fllw Up: 10/1/2025 |
| Site Address: 1890 LIVE OAK LN ATLANTIC BEACH, FL 32233 | | | |
| Site APN: 172020 1418 | | Officer: Angela Irizarry | |
| Details: | | | |

**CHRONOLOGY**

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|---|---|---|---|---|
| MEETING WITH RESPONDENT | Angela Irizarry | 1/27/2025 | 1/27/2025 | Spoke with homeowner. Advised him that he has 10 days to submit an after the fact application for the unpermitted tree removals. |
| PERMIT APPLIED FOR | Angela Irizarry | 2/6/2025 | 2/6/2025 | Received tree removal permit. |
| EMAIL RECEIVED | Angela Irizarry | 3/3/2025 | 3/3/2025 | Addl email from original complaintant. Adding Shed violation:<br>From: Amy Crutchfield Smith <ac513@aol.com><br>Sent: Monday, March 3, 2025 3:16 PM<br>To: Irizarry,Angela <aIrizarry@coab.us><br>Cc: Auster, Kevin <kauster@coab.us>; Genest, Abrielle <agenest@coab.us>; Askew, Amanda <aaskew@coab.us><br>Subject: Re: 1890 Live Oak Ln TREE25-0009 (tree removal)<br><br>Angela,<br><br>Thanks for keeping me up to date with this situation.<br><br>We hired a certified arborist to help us and he came out today to inspect. He discovered a few things you and the city |

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| | | | | **need to be aware of. I am attaching photos.**<br><br>**1 - The Covington's have a shed on the Northwest corner of their property. Our surveyor marked the property line with stakes, and the shed is partially on our property. Today, I have filed a complaint report on-line with city officially notifying them/you. The arborist advised us that we should not proceed to install a fence until that shed is moved back or torn down (for liability reasons). He also questioned if it was properly permitted when it was erected, the answer to which we do not know. If it was, then it would have the legal offset distance from the property line.**<br><br>**2 - He also pointed out that an oak tree on our property right next to the shed has been cut off at the roof line of the shed. We did not notice that previously, nor cut that tree ourselves. It was not marked as a "removed tree" (with an X mark) on the Covington's tree permit drawing. Is this as an additional code violation?**<br><br>**3 - The arborist said that having the multitude of logs still laying around is a code violation. Tree companies are required to remove the debris from what they cut or stack it (if the homeowner wants to keep it for firewood). Has the city notified Covington or issued a violation of this other issue? The mess of logs is still there.**<br><br>**We will be getting a complete, detailed report from this arborist in a few weeks, and I will be forwarding a copy to the city and our attorneys.**<br><br>**Should you need to inspect the area at any time, you are very welcome to park in our driveway and walk our property to inspect the backyard and shed area.**<br><br>**Thank you for your assistance.**<br><br>**Regards,**<br>**Amy and Mike Smith**<br>**359 19th Street** |

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| NOV REG | Angela Irizarry | 3/4/2025 | 3/4/2025 | For the Shed |
| EMAIL RECEIVED | Kevin Auster | 3/31/2025 | 3/31/2025 | From: Rob Covington <rcovington2@gmail.com><br>Sent: Monday, March 31, 2025 4:02 PM<br>To: Auster, Kevin <kauster@coab.us><br>Cc: Genevieve Covington <gcovington@jaxbloom.com><br>Subject: Re: 1890 Live Oak Ln TREE25-0009 (tree removal)<br><br>Good afternoon Kevin.<br>We went ahead and had a full arborist report, with images, completed regarding the two trees removed/cut for clarity. Both the Magnolia and Oak were determined to have a high likelihood of failure/impact with significant consequences of impact. Please see attached.<br><br>Regarding the removal of the palm, the plant was removed due to the proximity to the Magnolia, which had grown over the palm, and removal was required to safely bring down the Magnolia tree. In response to the mitigation of the palm, we have had two Queen Palms installed by Rockaway, Inc. 1st Queen Palm is 12" in diameter and approximately 25'-30' tall. 2nd Queen Palm is 6" in diameter and approximately 25'-30' tall. Photos attached.<br><br>Please let us know if you have any questions after you have a chance to review. Thanks<br><br>Rob and Genevieve Covington<br>904-716-4209 |
| EMAIL RECEIVED | Angela Irizarry | 4/2/2025 | 4/2/2025 | From: Genevieve Covington <gcovington@jaxbloom.com><br>Sent: Wednesday, April 2, 2025 3:57 PM<br>To: Irizarry,Angela <aIrizarry@coab.us><br>Cc: Robert Covington <rcovington@jaxbloom.com> |

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| | | | | **Subject: Case Number: 25-032**<br><br>**Dear Angela Irizarry,**<br>**I am writing in response to the letter I received from the City of Atlantic Beach regarding the removal of the shed on my property. This shed was already in place when I purchased my home in 2015. I understand that the resident behind us has filed a complaint, claiming the shed encroaches on his property. However, that is not the case, as you can verify with the survey on file conducted shortly after my purchase. I acknowledge that the shed does not meet the City's codes. However, I respectfully request an extension until the end of the year to have it demolished, as I currently lack the financial means to do so. We plan to undertake some home improvements after the 2025 hurricane season and had already intended to replace the shed then. The shed currently stores all my pool equipment, and if it were removed, my pool pump system would be left exposed to the elements, risking potential damage.**<br>**Thank you for considering my request.**<br><br>**--**<br>**Genna Covington, M.A., BCBA**<br>**Founder & Owner**<br>**Board Certified Behavior Analyst/ Feeding Specialist**<br>**jaxbloom.com**<br>**P: (904) 647-1849**<br>**F: (904) 647-2625**<br>**997 Atlantic Blvd, Atlantic Beach, FL 32233** |
| **EMAIL RECEIVED** | **Angela Irizarry** | **4/2/2025** | **4/2/2025** | **From: Genevieve Covington <gcovington@jaxbloom.com>**<br>**Sent: Wednesday, April 2, 2025 4:07 PM**<br>**To: Irizarry,Angela <aIrizarry@coab.us>**<br>**Cc: Robert Covington <rcovington@jaxbloom.com>**<br>**Subject: Survey for 1890 Live Oak**<br><br>**Angela I have attached the survey, please let me know if you** |

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| | | | | have any questions. Thank you!<br><br>--<br>Genna Covington, M.A., BCBA<br>Founder & Owner<br>Board Certified Behavior Analyst/ Feeding Specialist<br>jaxbloom.com<br>P: (904) 647-1849<br>F: (904) 647-2625<br>997 Atlantic Blvd, Atlantic Beach, FL 32233 |
| OTHER | Angela Irizarry | 4/2/2025 | 4/2/2025 | Received email with survey. Survey shows shed fully on 1890 Live Oak property but within the setback. |
| EMAIL SENT | Angela Irizarry | 4/7/2025 | 4/7/2025 | From: Irizarry,Angela<br>Sent: Monday, April 7, 2025 3:32 PM<br>To: Genevieve Covington <gcovington@jaxbloom.com><br>Cc: Robert Covington <rcovington@jaxbloom.com><br>Subject: RE: Survey for 1890 Live Oak<br><br>Hello Genevieve,<br><br>I checked on an extension for you for the shed. I am authorized to give you an additional 30 day extension but I'm not able to grant one through the end of the year. |
| EXTENSION GRANTED | Angela Irizarry | 4/7/2025 | 4/7/2025 | 30 days |
| EMAIL SENT | Abrielle Genest | 4/11/2025 | 4/11/2025 | From: Genest, Abrielle <agenest@coab.us><br>Sent: Friday, April 11, 2025 4:02 PM<br>To: rcovington2@gmail.com<br>Cc: gcovington@jaxbloom.com; Auster, Kevin <kauster@coab.us>; Irizarry,Angela <alrizarry@coab.us><br>Subject: Re: 1890 Live Oak Ln TREE25-0009 (tree removal) |

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| | | | | **Good afternoon,**<br><br>**Thank you for providing your arborist report, however, according to Florida Statute 163.045, an arborist must see the tree prior to its removal to determine if it poses an unacceptable risk to persons or property. If your arborist had the opportunity to assess the trees before they were removed, please have them revise the letter to state their findings from that inspection. If they did not, please submit your mitigation plan.**<br><br>**Regarding the queen palm, this is not a species listed on our approved species list. All trees shall be selected from the attached list.**<br><br>**After reviewing the water oak behind the shed, staff has determined it was a safety hazard due to its proximity to the structure. Per Section 23-22(2), a permit is not required for removal of this tree.**<br><br>**The total mitigation now owed is 150", which is equivalent to $22,500.00. Below is information about meeting mitigation:**<br><br>*** Mitigation shall come in the form of planting trees, paying into the tree fund, or a combination of the two. The tree fund rate is $150.00 per inch owed.**<br>*** New trees shall be selected from the attached approved species list.**<br>*** At least 25% of the maritime species owed shall be planted on site (min. 35.5"). Maritime species shall be replaced with maritime species.**<br>*** All other new species shall have a 2" caliper and be 10 feet in height at time of planting.**<br>*** New palms shall have at least 8 feet of clear trunk height at time of planting. Max. palm credit = 8"**<br><br>**If you have any questions about mitigation or need help developing a plan, please let me know.** |

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| | | | | **Abrielle Genest** |
| **EMAIL RECEIVED** | **Angela Irizarry** | **5/14/2025** | **5/14/2025** | **From: Genevieve Covington <gcovington@jaxbloom.com>**<br>**Sent: Wednesday, May 14, 2025 3:32 PM**<br>**To: Irizarry,Angela <aIrizarry@coab.us>**<br>**Cc: Robert Covington <rcovington@jaxbloom.com>**<br>**Subject: Re: Survey for 1890 Live Oak**<br><br>**Good afternoon Angela,**<br><br>**I hope this message finds you well. I'm writing to respectfully request an additional extension regarding the removal of the shed. At this time, we do not have the financial capacity to proceed with demolition and replacement.**<br><br>**Over the past two years, our family has faced significant financial strain due to a lengthy litigation process involving a former business partner. As part of the settlement, I was responsible for monthly payments of $10,000 for 48 months, with the final payment made just last month. This has had a considerable impact on our financial stability.**<br><br>**We operate a private rehabilitation practice for individuals with special needs here in Atlantic Beach, and like many small businesses, we've had to navigate both financial and personal hardship—including the recent, unexpected loss of a close family member.**<br><br>**Additionally, we were recently notified via counsel that the neighbor who filed the original complaint regarding the shed is now preparing to file a lawsuit against us. As such, I'm deeply concerned about removing a structure that may serve as a critical piece of evidence in that legal matter.**<br><br>**Given these circumstances, I would greatly appreciate your guidance on possible options. It does not appear that removal is a smart course of action for us at this time.** |

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| | | | | **Thank you very much for your time, understanding, and any assistance you may be able to offer.**<br><br>**Warm regards,** |
| **EMAIL SENT** | **Angela Irizarry** | **5/15/2025** | **5/15/2025** | **On Thu, May 15, 2025 at 8:59?AM Irizarry,Angela <alrizarry@coab.us> wrote:**<br>**Genevieve,**<br><br>**Thank you for keeping in touch regarding the shed in your backyard. I understand that you're facing financial difficulties, and I truly sympathize with the challenges that can come with that.**<br><br>**As you know, an initial extension was granted to allow additional time for the removal of the unapproved shed. Unfortunately, I'm not authorized to grant any further extensions. However, the Special Magistrate does have the authority to consider circumstances like yours, including financial hardship and possible adjustments to the compliance timeline.**<br><br>**The tree issue has also not been resolved yet and we have not received any response from the email dated 4/11/2025 sent from Abrielle regarding the arborist report.**<br><br>**To ensure your situation is fully heard and fairly considered, your case will be scheduled for review by the Magistrate. You will receive a formal Notice of Hearing shortly, but I wanted to let you know in advance that the hearing is scheduled for:**<br><br>**Date: Thursday, July 10, 2025**<br>**Time: 2:00 PM**<br>**Location: Commission Chambers, 800 Seminole Road**<br><br>**This will be your opportunity to explain your circumstances** |

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| | | | | and request additional time if needed. If you have any questions about the process or need help preparing, please feel free to reach out. I'm happy to assist however I can. |
| EMAIL RECEIVED | Angela Irizarry | 5/19/2025 | 5/19/2025 | From: Robert Covington <rcovington@jaxbloom.com><br>Sent: Monday, May 19, 2025 12:10 PM<br>To: Irizarry,Angela <aIrizarry@coab.us>; Genest, Abrielle <agenest@coab.us>; Auster, Kevin <kauster@coab.us><br>Cc: Genevieve Covington <gcovington@jaxbloom.com><br>Subject: Re: Survey for 1890 Live Oak<br><br>Angela,<br>Thank you for the update on our upcoming hearing with the Special Magistrate. I have spoken to the arborist regarding your concerns with his report and he is going to call your office today to further explain his findings and their credibility. His contact information is also included in his arborist report. I hope a conversation over the phone will help provide clarity in this matter.<br><br>Thanks<br>Rob & Genevieve Covington<br>1890 Live Oak Ln<br>Atlantic Beach, FL 32233<br>904-716-4209 |
| OTHER | Angela Irizarry | 6/27/2025 | 6/27/2025 | Received arbortist report that is dated 6/8/2025 |
| CEB ORDER | Angela Irizarry | 7/10/2025 | 7/10/2025 | The Special Magistrate ordered the respondent to remove the shed violations by 30SEP25 and may appeal or comply with the tree mitigation as they choose.<br><br>The matter, if necessary, may be placed on the 6NOV25 hearing calendar. |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-032**

| CONTACTS | | | | | |
|---|---|---|---|---|---|
| **NAME TYPE** | **NAME** | **ADDRESS** | **PHONE** | **FAX** | **EMAIL** |
| COMPLAINTANT | SMITH AMY | 359 19TH ST ATLANTIC BEACH, FL 32233 | | | ac513@aol.com |
| OWNER | HICKEY GENEVIEVE S | 1890 LIVE OAK LN ATLANTIC BEACH, FL 32233 | | | |

| INSPECTIONS | | | | | | |
|---|---|---|---|---|---|---|
| **INSPECTION TYPE** | **INSPECTOR** | **SCHEDULED DATE** | **COMPLETED DATE** | **RESULT** | **REMARKS** | **NOTES** |
| **CEB INSPECTION** | **AI** | **10/1/2025** | | | | **Inspection to verify code board order compliance.** |
| **INITIAL INSPECTION** | **AI** | **3/4/2025** | **3/4/2025** | **VIOLATION FOUND** | | |
| **REINSPECTION** | **AI** | **5/9/2025** | | | | |

| VIOLATIONS | | | | | | |
|---|---|---|---|---|---|---|
| **VIOLATION TYPE** | **USER NAME** | **OBSERVED DATE** | **CORRECTED DATE** | **LOCATION** | **REMARKS** | **NOTES** |
| **SWO FLORIDA BLDG CODE** | **Angela Irizarry** | **3/4/2025** | | | | **FBC Section 105 Permit 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.** |
| **Tree Mitigation** | **Angela Irizarry** | **9/20/2024** | | | | **Sec. 23-33. Mitigation to be assessed. (a)** |

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| | | | | | | Mitigation required. Replacement or relocation shall be the preferred methods of mitigation. Unless mitigation in the form of payment into the tree conservation fund has been approved in accordance with section 23-37, mitigation in the form of tree replacement, relocation or preservation shall be required to offset any impacts resulting from the removal of regulated trees/vegetation as a condition of the tree or vegetation removal permit. |
| Tree Penalties | Angela Irizarry | 9/20/2024 | | | | Sec. 23-51. (d) Sanctions for failure to obtain a permit. (1) Regulated trees or regulated vegetation removed in violation of this chapter shall require an after-the-fact permit, the fee for which shall be two (2) times the normal established application fee specified in section 23-26. In addition, as a condition of the permit, the applicant shall immediately complete all remedial work as necessary to stabilize the site and mitigate all damage to the site and adjacent properties. (2) Regulated trees removed in violation of this chapter shall be assessed at two (2) times the normal established rate of mitigation specified in section 23-33. |
| Tree Permit Procedures | Angela Irizarry | 9/20/2024 | | | | Sec. 23-21. - Permits required by this chapter. Unless specifically exempted within following section 23-22, permits are required for removal of regulated trees and vegetation on all lands within the City of Atlantic Beach. The permit requirements are not intended to restrict or adversely affect a property owners rights under constitutional or statutory law, or otherwise preempt applicable Florida Statutes.<br><br>Regulated tree shall mean any tree as follows: (1) Private regulated tree shall mean any tree on private property, except those species listed on the |

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| | | | | | | Atlantic Beach Prohibited Species List, meeting the following conditions: a. A DBH of eight (8) inches or more.<br><br>Sec. 23-23. Permits procedures. (a) (3) After-the-fact permits. Any person(s) engaging in the removal of regulated tree(s) or regulated vegetation prior to obtaining a permit will be required to apply for and obtain an after-the-fact permit, and meet mitigation requirements as assessed. |
| Zoning District | Angela Irizarry | 3/4/2025 | | | | Chapter 24. Land Development Regulations. Sec. 24-151. - Accessory uses and structures. (a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited<br>to, sheds, detached garages, pergolas, screen enclosures and other similar structures.<br><br>(e) Location, size, and height. Unless otherwise stated in this section, residential accessory structures<br>such as sheds, pergolas, screen enclosures, and similar structures shall meet the following standards:<br>(1) Shall not be located in the required front yard, easements, or drainage features.<br>(2) Shall be at least five (5) feet from interior (side |

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| | | | | | | and/or rear) lot lines.<br>(3) Shall be at least ten (10) feet from corner side lot lines.<br>(4) Shall not exceed fifteen (15) feet in height.<br>(5) Shall not exceed 160 square feet, except uncovered decks/patios and screen enclosures with a<br>screen roof may exceed this square footage. |

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

**HICKEY GENEVIEVE S**
1890 LIVE OAK LN
ATLANTIC BEACH, FL 32233

**Primary Site Address**
1890 LIVE OAK LN
Atlantic Beach FL 32233-

**Official Record Book/Page**
17200-00072

**Tile #**
9409

## 1890 LIVE OAK LN

Property Detail

| | |
|---|---|
| **RE #** | 172020-1418 |
| **Tax District** | USD3 |
| **Property Use** | 0100 Single Family |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 03584 SELVA MARINA UNIT 12C R/P |
| **Total Area** | 11724 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| Value Method | CAMA | CAMA |
| Total Building Value | $218,613.00 | $217,371.00 |
| Extra Feature Value | $24,433.00 | $23,778.00 |
| Land Value (Market) | $650,000.00 | $650,000.00 |
| Land Value (Agric.) | $0.00 | $0.00 |
| Just (Market) Value | $893,046.00 | $891,149.00 |
| Assessed Value | $447,743.00 | $460,727.00 |
| Cap Diff/Portability Amt | $445,303.00 / $0.00 | $430,422.00 / $0.00 |
| Exemptions | $50,000.00 | See below |
| Taxable Value | $397,743.00 | 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 | $460,727.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$410,005.00** |

SJRWMD/FIND Taxable Value

| | |
|---|---|
| Assessed Value | $460,727.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$410,005.00** |

School Taxable Value

| | |
|---|---|
| Assessed Value | $460,727.00 |
| Homestead (HX) | - $25,000.00 |
| **Taxable Value** | **$435,727.00** |

## Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 17200-00072 | 6/10/2015 | $350,500.00 | SW - Special Warranty | Unqualified | Improved |
| 16735-00082 | 4/1/2014 | $100.00 | CT - Certificate of Title | Unqualified | Improved |
| 12813-01035 | 9/26/2005 | $100.00 | WD - Warranty Deed | Unqualified | Improved |
| 10429-02028 | 4/3/2002 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 07223-02124 | 11/15/1991 | $142,500.00 | WD - Warranty Deed | Qualified | Improved |
| 06768-01809 | 9/15/1989 | $139,900.00 | WD - Warranty Deed | Unqualified | Improved |
| 05754-01873 | 1/30/1984 | $91,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 05202-00587 | 10/1/1980 | $17,500.00 | WD - Warranty Deed | Unqualified | Improved |
| 05110-00104 | 4/4/1980 | $100,000.00 | 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 | $11,900.00 |
| 2 | SCNR3 | Screen Enclosure | 1 | 0 | 0 | 114.00 | $5,192.00 |
| 3 | SPAR3 | Spa | 1 | 0 | 0 | 3.00 | $1,086.00 |
| 4 | FPPR7 | Fireplace Prefab | 1 | 0 | 0 | 1.00 | $912.00 |
| 5 | DKWR2 | Deck Wooden | 1 | 0 | 0 | 472.00 | $4,688.00 |

## 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 | 90.00 | 130.00 | Common | 1.00 | Lot | $650,000.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 37-29 09-2S-29E |
| 2 | SELVA MARINA UNIT 12-C REPLAT |

| 3 | LOT 8 |
|---|---|

**Buildings**

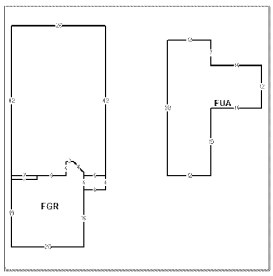
Building 1
Building 1 Site Address
1890 LIVE OAK LN Unit
Atlantic Beach FL 32233-

| | |
|---|---|
| **Building Type** | 0102 - SFR 2 STORY |
| **Year Built** | 1981 |
| **Building Value** | $217,371.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Base Area | 1076 | 1076 | 1076 |
| Finished Garage | 408 | 0 | 204 |
| Base Area | 7 | 7 | 7 |
| Finished upper story 1 | 624 | 624 | 593 |
| Finished Open Porch | 24 | 0 | 7 |
| Total | 2139 | 1707 | 1887 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 8 | 8 Horizontal Lap |
| 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 | 12 | 12 Hardwood |
| 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 | 3.000 | |
| Baths | 2.000 | |
| Rooms / Units | 1.000 | |




**2024 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| Gen Govt Beaches | $447,743.00 | $50,000.00 | $397,743.00 | $3,087.70 | $3,192.36 | $2,971.86 |
| Public Schools: By State Law | $447,743.00 | $25,000.00 | $422,743.00 | $1,304.08 | $1,307.12 | $1,331.22 |
| By Local Board | $447,743.00 | $25,000.00 | $422,743.00 | $921.01 | $950.33 | $935.70 |
| FL Inland Navigation Dist. | $447,743.00 | $50,000.00 | $397,743.00 | $11.08 | $11.45 | $10.58 |
| Atlantic Beach | $447,743.00 | $50,000.00 | $397,743.00 | $1,092.94 | $1,234.40 | $1,038.94 |
| Water Mgmt Dist. SJRWMD | $447,743.00 | $50,000.00 | $397,743.00 | $68.98 | $71.32 | $67.06 |
| School Board Voted | $447,743.00 | $25,000.00 | $422,743.00 | $409.70 | $422.74 | $422.74 |
| Urban Service Dist3 | $447,743.00 | $50,000.00 | $397,743.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $6,895.49 | $7,189.72 | $6,778.10 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $646,484.00 | $434,702.00 | $50,000.00 | $384,702.00 |
| **Current Year** | $893,046.00 | $447,743.00 | $50,000.00 | $397,743.00 |

**2024 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.

**2024**
**2023**
**2022**
**2021**
**2020**
**2019**
**2018**
**2017**
**2016**
**2015**

1 2

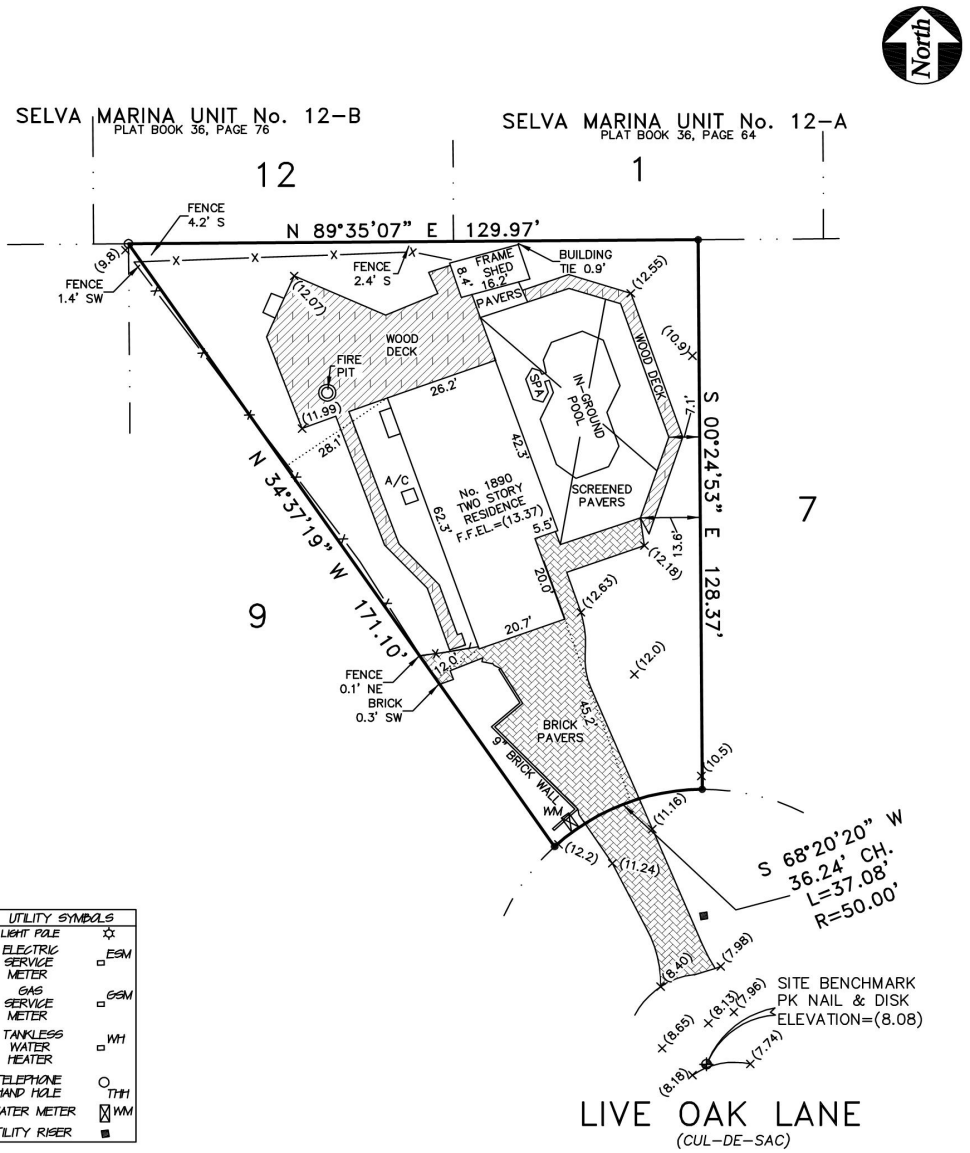
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

**More Information**

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

# MAP SHOWING SURVEY OF
## LOT 8
## SELVA MARINA UNIT No. 12–C REPLAT

AS RECORDED IN PLAT BOOK 37, PAGES 29 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.




| UTILITY SYMBOLS | |
|---|---|
| LIGHT POLE | ☼ |
| ELECTRIC SERVICE METER | ESM |
| GAS SERVICE METER | GSM |
| TANKLESS WATER HEATER | WH |
| TELEPHONE HAND HOLE | TH |
| WATER METER | WM |
| UTILITY RISER | ■ |

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

### NOTES:
1. BEARINGS ARE BASED ON THE EAST LINE OF LOT 8 AS BEING S 00°24'53" E, AS PER PLAT.
2. THIS IS A BOUNDARY SURVEY OF THE LANDS DESCRIBED HEREON.
3. ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONES: "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120075 0407 H ; MAP REVISED DATE: JUNE 3, 2013, MAP NUMBER 12031C0407H.
5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
6. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

| | | | |
|---|---|---|---|
| P.C.P. | PERMANENT CONTROL POINT | ESMT | EASEMENT |
| P.R.M. | PERMANENT REFERENCE MONUMENT | L.B. | LICENSED BUSINESS |
| P.O.C. | POINT ON CURVE | C/L | CENTERLINE |
| P.O.B. | POINT OF BEGINNING | JEA E. | JEA EASEMENT |
| P.O.R. | POINT OF REFERENCE | WPF | WOOD PRIVACY FENCE |
| P.C. | POINT OF CURVATURE | A/C | AIR CONDITIONER |
| P.T. | POINT OF TANGENCY | W/ | WITH |
| P.C.C. | POINT OF COMPOUND CURVE | OHL | OVERHEAD LINES |
| P.R.C. | POINT OF REVERSE CURVATURE | F.M. | FIELD MEASURED |
| P.I. | POINT OF INTERSECTION | R= | RADIUS EQUALS |
| R/W | RIGHT OF WAY | L= | ARC LENGTH EQUALS |
| O.R. V. | OFFICIAL RECORDS VOLUME | CH.= | CHORD BEARING & DISTANCE EQUALS |
| F.B. | FIELD BOOK | △= | DELTA OR CENTRAL ANGLE EQUALS |
| R.C. | RED CAPPED WITNESS IRON | I.P. | IRON PIPE |
| BRL | BUILDING RESTRICTION LINE | I.R. | IRON ROD |

### LEGEND
- ⊡ DENOTES CONCRETE MONUMENT
- x—x DENOTES 4' METAL FENCE
- ○ DENOTES 1/2" IRON PIPE SET (AS NOTED)
- ● DENOTES 5/8" IRON ROD FOUND (LB 3624)(UNLESS NOTED)
- X DENOTES CROSS CUT

| | |
|---|---|
| DATE | MARCH 13, 2018 |
| SCALE | 1" = 30' |
| JOB NO. | 45097 |
| F. BOOK(S) | |
| PAGE(S) | |
| COMPUTER FILE NAME | LOT 8.DWG |

A & J LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
OFFICE: (904) 346–1733
FAX: (904) 346–1736

JONATHON B. BOWAN, STATE OF FLORIDA,
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

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

3/4/2025

HICKEY GENEVIEVE S
1890 LIVE OAK LN
ATLANTIC BEACH, FL 32233

**Real Estate Number:** 172020 1418 **Case Number:** 25-032
**Location of Violation:** 1890 LIVE OAK LN, 37-29 09-2S-29E SELVA MARINA UNIT 12-C REPLAT LOT 8 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 1890 LIVE OAK LN was conducted on 3/4/2025. 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:** It has come to our attention that there is no record of an approved permit for the storage shed located behind the home on your property. In accordance with code, all accessory structures, including sheds, must be properly permitted, inspected, and are subject to the city's zoning regulations. Sheds are required to be positioned at least five feet away from any side or rear lot line. The existing shed does not comply with this setback requirement.

**APPLICABLE CODES**:

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

Chapter 24. Land Development Regulations. Sec. 24-151. - Accessory uses and structures. (a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless

otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.

(e) Location, size, and height. Unless otherwise stated in this section, residential accessory structures such as sheds, pergolas, screen enclosures, and similar structures shall meet the following standards:

(1) Shall not be located in the required front yard, easements, or drainage features.
(2) Shall be at least five (5) feet from interior (side and/or rear) lot lines.
(3) Shall be at least ten (10) feet from corner side lot lines.
(4) Shall not exceed fifteen (15) feet in height.
(5) Shall not exceed 160 square feet, except uncovered decks/patios and screen enclosures with a screen roof may exceed this square footage.

**ACTION TO CORRECT:** This letter requests that the noted violation(s) be corrected within thirty (30) days of receipt of this notice. To bring the property into compliance with applicable codes, you are required to take one of the following actions:

1. Remove the shed from the property entirely.

2. Submit a building permit application to relocate the shed to a compliant area of the property. The relocation and the structure must meet all current Florida Building Code regulations and COAB zoning requirements. Once relocated, the shed will need to undergo an inspection to ensure full compliance with all applicable codes.

3. Submit a building permit application for the shed in its current location, ensuring that the structure complies with all current Florida Building Code regulations, AND request a variance from the minimum five-foot setback requirement from the Community Development Board. Please be advised that it has come to our attention that the shed may extend beyond the rear property line. If any portion of the shed encroaches on the adjacent property, the variance request will be denied. If the variance is granted, the shed will require inspections to verify compliance with all building code regulations.

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

# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

5/27/2025

**Case Number:** 25-032

HICKEY GENEVIEVE S
1890 LIVE OAK LN
ATLANTIC BEACH, FL 32233

**Certified Mail Return Receipt:**
9589 0710 5270 1906 7670 25

**Property Address:** 1890 LIVE OAK LN
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 10, 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 1890 LIVE OAK LN, 37-29 09-2S-29E SELVA MARINA UNIT 12-C REPLAT LOT 8 Atlantic Beach, Florida.

The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

**International Property Maintenance Code / City Code of Ordinances**

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

Chapter 24. Land Development Regulations. Sec. 24-151. - Accessory uses and structures. (a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.

(e) Location, size, and height. Unless otherwise stated in this section, residential accessory structures such as sheds, pergolas, screen enclosures, and similar structures shall meet the following standards:

(1) Shall not be located in the required front yard, easements, or drainage features.

(2) Shall be at least five (5) feet from interior (side and/or rear) lot lines.
(3) Shall be at least ten (10) feet from corner side lot lines.
(4) Shall not exceed fifteen (15) feet in height.
(5) Shall not exceed 160 square feet, except uncovered decks/patios and screen enclosures with a screen roof may exceed this square footage.

Sec. 23-21. - Permits required by this chapter. Unless specifically exempted within following section 23-22, permits are required for removal of regulated trees and vegetation on all lands within the City of Atlantic Beach. The permit requirements are not intended to restrict or adversely affect a property owners rights under constitutional or statutory law, or otherwise preempt applicable Florida Statutes.

Regulated tree shall mean any tree as follows: (1) Private regulated tree shall mean any tree on private property, except those species listed on the Atlantic Beach Prohibited Species List, meeting the following conditions: a. A DBH of eight (8) inches or more.

Sec. 23-23. Permits procedures. (a) (3) After-the-fact permits. Any person(s) engaging in the removal of regulated tree(s) or regulated vegetation prior to obtaining a permit will be required to apply for and obtain an after-the-fact permit, and meet mitigation requirements as assessed.

Sec. 23-51. (d) Sanctions for failure to obtain a permit. (1) Regulated trees or regulated vegetation removed in violation of this chapter shall require an after-the-fact permit, the fee for which shall be two (2) times the normal established application fee specified in section 23-26. In addition, as a condition of the permit, the applicant shall immediately complete all remedial work as necessary to stabilize the site and mitigate all damage to the site and adjacent properties. (2) Regulated trees removed in violation of this chapter shall be assessed at two (2) times the normal established rate of mitigation specified in section 23-33.

Sec. 23-33. Mitigation to be assessed. (a) Mitigation required. Replacement or relocation shall be the preferred methods of mitigation. Unless mitigation in the form of payment into the tree conservation fund has been approved in accordance with section 23-37, mitigation in the form of tree replacement, relocation or preservation shall be required to offset any impacts resulting from the removal of regulated trees/vegetation as a condition of the tree or vegetation removal permit.

**STATEMENT OF CODE ENFORCEMENT OFFICER:**

There are two violations present on this property.

**Violation 1 – Unpermitted shed.**

The city received a complaint regarding a shed located at the rear of the above-referenced property. Upon inspection and review of city records, it was determined that no building permit has been applied for or issued in connection with this shed.

A current survey provided for the property confirms that the shed is situated less than five (5) feet from the rear lot line. This placement is in direct violation of Section 24-151(e)(2) of the City's Land Development Regulations, which states that residential accessory structures such as sheds must be located at least five (5) feet from interior (side and/or rear) lot lines. Additionally, per Section 24-151(a), all

permanently located accessory structures exceeding thirty (30) inches in height are subject to all applicable land development regulations, regardless of whether a building permit is required.

Based on these findings, the property is in violation of the City's code due to both:

1. The unpermitted installation of the shed; and
2. The shed's placement within the required rear setback area.

**Violation 2 – Unpermitted Tree Removals**

The City of Atlantic Beach received information regarding the removal of multiple trees from the above-referenced residential property. An inspection and subsequent review confirmed that the property owner had removed three regulated trees: a palm tree, a magnolia tree, and a laurel oak without first obtaining the required tree removal permits, in violation of Section 23-21 of the City's Code of Ordinances.

Per Section 23-21, permits are required for the removal of *regulated trees* on all lands within the City unless specifically exempted. Under Section 23-8, a *regulated tree* on private property is defined as any tree (not listed on the Prohibited Species List) with a diameter at breast height (DBH) of eight (8) inches or more. Based on size and species, the removed trees meet the definition of regulated trees.

The property owner submitted a letter from an arborist in an attempt to claim an exemption under Florida Statutes §163.045, which provides for the removal of trees without local government approval if an ISA-certified arborist or Florida licensed landscape architect documents the tree as posing an "unacceptable risk." However, the arborist letter submitted did not include an onsite assessment of the subject trees. Instead, it referenced a *visual inspection of photographs* only. Therefore, the letter does not meet the documentation standards outlined in F.S. 163.045(1)(a), which explicitly requires an onsite assessment following the tree risk assessment procedures published in the *Best Management Practices – Tree Risk Assessment, Second Edition (2017)*.

As such, the property owner failed to qualify for the exemption and was required to obtain permits prior to removing the trees.

In accordance with:

- Section 23-23(a)(3): An after-the-fact permit is required when regulated trees are removed without prior approval.
- Section 23-51(d)(1)-(2): The property owner is subject to sanctions, including:
    - A permit fee at two times the normal application rate.
    - Required site stabilization and mitigation of any damage.
    - Tree mitigation at two times the standard mitigation rate.
- Section 23-33(a) – Mitigation is to be achieved preferably through tree replacement, relocation, preservation.

The laurel oak was deemed a safety hazard by city staff due its location directly adject to the shed and its impact on the shed structure. Mitigation is still owed for the palm tree and the magnolia tree. No mitigation plan has been submitted to the city.

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:

Hickey
1890 Live Oak Ln
case #25-032

9590 9402 9145 4225 8059 31

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

9589 0710 5270 1906 7670 25

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Genevieve Hickey

C. Date of Delivery 9.30

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
☐ Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

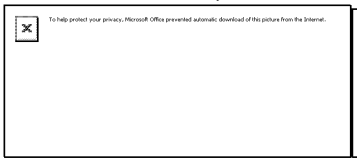
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

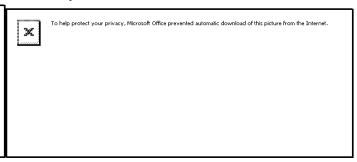
**Irizarry,Angela**

**From:** Genevieve Covington <gcovington@jaxbloom.com>
**Sent:** Friday, June 27, 2025 2:19 PM
**To:** Irizarry,Angela
**Subject:** Arborist report
**Attachments:** Robert Covington.pdf

Hi Angela, I attached the arborist report for your review prior to our hearing. Please let me know if you have any questions. Thank you!

--
**Genna Covington, M.A., BCBA**
**Founder & Owner**
**Board Certified Behavior Analyst/ Feeding Specialist**
jaxbloom.com
**P:** (904) 647-1849
**F:** (904) 647-2625
**997 Atlantic Blvd, Atlantic Beach, FL 32233**





Assessment Performed For: Assessment Performed By: 8th June 2025

**Robert Covington**
1890 Live Oak Ln.
Atlantic Beach, Fl 32233

**Todd Turi**
(201) 580-8021
toddturi@gmail.com
WE-9750A

Scope: To assess the current property, provide recommendations with my professional opinion on the health and structure of the trees and any risk it may pose.

- **Tree Specimen:** Magnolia Tree
- **DBH:** 23”
- **Location:** Pool Enclosure

After a visual inspection at the following location, there is a Magnolia Tree near the pool enclosure that has heart rot, causing the stalk to be weak. The tree has codominant stems, causing a weak union with bark against bark. Half of the tree was removed or broken at some point. The remainder of the tree has a heavy lean over the house and is structurally imbalanced, causing a hazard.

**Likelihood of failure:** Likely

**Likelihood of impact:** High

**Consequences of impact:** Significant

Conclusion: Upon conducting a level 1 visual inspection, I recommend removal of the Magnolia Tree based on the conditions mentioned above.

**Todd Turi**

**ISA Certified Arborist**

**Tree Risk Assessment Qualified**

**WE-9750A**

**Magnolia Tree**







# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

5/27/2025

**Case Number:** 25-032

HICKEY GENEVIEVE S
1890 LIVE OAK LN
ATLANTIC BEACH, FL 32233

**Certified Mail Return Receipt:**
9589 0710 5270 1906 7670 25

**Property Address:** 1890 LIVE OAK LN
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **July 10, 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 1890 LIVE OAK LN, 37-29 09-2S-29E SELVA MARINA UNIT 12-C REPLAT LOT 8 Atlantic Beach, Florida.

The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

**International Property Maintenance Code / City Code of Ordinances**

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

Chapter 24. Land Development Regulations. Sec. 24-151. - Accessory uses and structures. (a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.

(e) Location, size, and height. Unless otherwise stated in this section, residential accessory structures such as sheds, pergolas, screen enclosures, and similar structures shall meet the following standards:

(1) Shall not be located in the required front yard, easements, or drainage features.

(2) Shall be at least five (5) feet from interior (side and/or rear) lot lines.
(3) Shall be at least ten (10) feet from corner side lot lines.
(4) Shall not exceed fifteen (15) feet in height.
(5) Shall not exceed 160 square feet, except uncovered decks/patios and screen enclosures with a screen roof may exceed this square footage.

Sec. 23-21. - Permits required by this chapter. Unless specifically exempted within following section 23-22, permits are required for removal of regulated trees and vegetation on all lands within the City of Atlantic Beach. The permit requirements are not intended to restrict or adversely affect a property owners rights under constitutional or statutory law, or otherwise preempt applicable Florida Statutes.

Regulated tree shall mean any tree as follows: (1) Private regulated tree shall mean any tree on private property, except those species listed on the Atlantic Beach Prohibited Species List, meeting the following conditions: a. A DBH of eight (8) inches or more.

Sec. 23-23. Permits procedures. (a) (3) After-the-fact permits. Any person(s) engaging in the removal of regulated tree(s) or regulated vegetation prior to obtaining a permit will be required to apply for and obtain an after-the-fact permit, and meet mitigation requirements as assessed.

Sec. 23-51. (d) Sanctions for failure to obtain a permit. (1) Regulated trees or regulated vegetation removed in violation of this chapter shall require an after-the-fact permit, the fee for which shall be two (2) times the normal established application fee specified in section 23-26. In addition, as a condition of the permit, the applicant shall immediately complete all remedial work as necessary to stabilize the site and mitigate all damage to the site and adjacent properties. (2) Regulated trees removed in violation of this chapter shall be assessed at two (2) times the normal established rate of mitigation specified in section 23-33.

Sec. 23-33. Mitigation to be assessed. (a) Mitigation required. Replacement or relocation shall be the preferred methods of mitigation. Unless mitigation in the form of payment into the tree conservation fund has been approved in accordance with section 23-37, mitigation in the form of tree replacement, relocation or preservation shall be required to offset any impacts resulting from the removal of regulated trees/vegetation as a condition of the tree or vegetation removal permit.

**STATEMENT OF CODE ENFORCEMENT OFFICER:**

There are two violations present on this property.

**Violation 1 – Unpermitted shed.**

The city received a complaint regarding a shed located at the rear of the above-referenced property. Upon inspection and review of city records, it was determined that no building permit has been applied for or issued in connection with this shed.

A current survey provided for the property confirms that the shed is situated less than five (5) feet from the rear lot line. This placement is in direct violation of Section 24-151(e)(2) of the City's Land Development Regulations, which states that residential accessory structures such as sheds must be located at least five (5) feet from interior (side and/or rear) lot lines. Additionally, per Section 24-151(a), all

permanently located accessory structures exceeding thirty (30) inches in height are subject to all applicable land development regulations, regardless of whether a building permit is required.

Based on these findings, the property is in violation of the City's code due to both:

1. The unpermitted installation of the shed; and
2. The shed's placement within the required rear setback area.

**Violation 2 – Unpermitted Tree Removals**

The City of Atlantic Beach received information regarding the removal of multiple trees from the above-referenced residential property. An inspection and subsequent review confirmed that the property owner had removed three regulated trees: a palm tree, a magnolia tree, and a laurel oak without first obtaining the required tree removal permits, in violation of Section 23-21 of the City's Code of Ordinances.

Per Section 23-21, permits are required for the removal of *regulated trees* on all lands within the City unless specifically exempted. Under Section 23-8, a *regulated tree* on private property is defined as any tree (not listed on the Prohibited Species List) with a diameter at breast height (DBH) of eight (8) inches or more. Based on size and species, the removed trees meet the definition of regulated trees.

The property owner submitted a letter from an arborist in an attempt to claim an exemption under Florida Statutes §163.045, which provides for the removal of trees without local government approval if an ISA-certified arborist or Florida licensed landscape architect documents the tree as posing an "unacceptable risk." However, the arborist letter submitted did not include an onsite assessment of the subject trees. Instead, it referenced a *visual inspection of photographs* only. Therefore, the letter does not meet the documentation standards outlined in F.S. 163.045(1)(a), which explicitly requires an onsite assessment following the tree risk assessment procedures published in the *Best Management Practices – Tree Risk Assessment, Second Edition (2017)*.

As such, the property owner failed to qualify for the exemption and was required to obtain permits prior to removing the trees.

In accordance with:

- Section 23-23(a)(3): An after-the-fact permit is required when regulated trees are removed without prior approval.
- Section 23-51(d)(1)-(2): The property owner is subject to sanctions, including:
    - A permit fee at two times the normal application rate.
    - Required site stabilization and mitigation of any damage.
    - Tree mitigation at two times the standard mitigation rate.
- Section 23-33(a) – Mitigation is to be achieved preferably through tree replacement, relocation, preservation.

The laurel oak was deemed a safety hazard by city staff due its location directly adject to the shed and its impact on the shed structure. Mitigation is still owed for the palm tree and the magnolia tree. No mitigation plan has been submitted to the city.

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.
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1. Article Addressed to:

Hickey
1890 Live Oak Ln
case #25-032

9590 9402 9145 4225 8059 31

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

9589 0710 5270 1906 7670 25

***COMPLETE THIS SECTION ON DELIVERY***

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☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Genevieve Hickey

C. Date of Delivery 9.30

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

# CITY OF ATLANTIC BEACH, FLORIDA
## CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

GENEVIEVE HICKEY nka COVINGTON
1890 Live Oak Lane
Atlantic Beach, Fl. 32233
Respondent.

First Class and Certified Mail Return Receipt Requested: 7022 2410 0000 9340 7333

Property Address: 1890 Live Oake Lane
Atlantic Beach, FL 32233

CASE NUMBER: 25-032
REAL ESTATE NUMBER: 172020 1418
LEGAL DESCRIPTION: 1890 LIVE OAK LN, 37- 29 09 -2S -29E SELVA MARINA UNIT 12- C REPLAT LOT 8 ATLANTIC BEACH, FLORIDA

### ORDER ON CASE NO. 25-032

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on July 10, 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 1890 Live Oak Lane, Atlantic Beach, Florida 32233 ("the Property"). Proper notice of the hearing was provided to the Respondent via certified U.S. and email correspondence. Mr. and Mrs. Covington f/k/a Hickey) did appear at the hearing.

2. The Respondent was cited for violation of FBC Section 105 Permit 105.1 Required. The City of Atlantic Beach received a complaint regarding a shed located at the rear of the above - referenced property. Upon inspection and review of city records, it was determined that no building permit has been applied for or issued in connection with this shed. The Covingtons testified that the shed was on their property, however it does encroach on the 5 ft. setback requirement. They also stated that the shed houses their pool pump and equipment and presented composite evidence (photos) showing the contents. The Covingtons requested to have until the end of the year to move the shed and its contents.

3. The Respondent was cited for violation of Chapter 24. Land Development Regulations. Sec. 24- 151(e)(2) and Section 24-151(a). A current survey provided for the property confirmed

the Respondent's shed is situated less than five (5) feet from the rear lot line. Additionally, the structure exceeds thirty (30) inches in height. They again requested until the end of the year for compliance. The Respondent also presented evidence of an arborist that the trees that were removed (and fallen earlier) were reviewed by their arborist via photos and not a live inspection as required.

4. The City of Atlantic Beach provided documentation and photographs of said violation as well. The City of Atlantic Beach also called a witness from the Environmental Staff who stated that the Respondents can appeal the evaluation and were suggested to do so.

5. The City of Atlantic Beach agreed to a deferment of the violations to address any appeal and to allow the Respondents until September 30, 2025 to move the shed and correct the violations.

## CONCLUSIONS OF LAW

6. Proper notice was provided to the Respondents who appear at the hearing. The City of Atlantic Beach, Florida presented documentation evidencing the continued violations and clarified other appealable issues.

## 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 Respondents shall remove the shed violations by September 30, 2025 and may appeal or comply with the tree mitigation as they choose.
B. The matter, if necessary, may be placed on the November 6, 2025 hearing calendar.

DONE AND ORDERED THIS 16 DAY OF JULY 2025.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Michelle Weippert, Records Management Specialist

Suzanne W. Green, Special Magistrate

Executed this 16 day of July, 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.

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Atlantic Beach, Florida 32233

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**1890 Live Oak Lane**
**Atlantic Beach, Fl. 32233**

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1. Article Addressed to:

Hickey case #25-032
1890 live Oak Ln
Atlantic Beach, FL 32233

9590 9402 9145 4225 8071 26

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

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

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- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**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:** Robert Covington
1890 Live Oak Lane
Atlantic Beach, FL 32233

**FILE NUMBER:** TREE25-0009

**DATE OF PUBLIC HEARING:** September 2, 2025

## ORDER DENYING APPEAL

The above referenced applicant requested an appeal of the administrative decisions regarding tree permit TREE25-0009 as permitted by Section 23-25 at 1890 Live Oak Lane.

On September 2, 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.

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 3RD DAY OF SEPTEMBER 2025.

Amanda L. Askew
Neighborhoods Department Director

# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

10/10/2025

**Case Number:** 25-032

HICKEY GENEVIEVE S
1890 LIVE OAK LN
ATLANTIC BEACH, FL 32233

**Certified Mail Return Receipt:**
**9589 0710 5270 1906 7671 00**

**Property Address:** 1890 LIVE OAK LANE
ATLANTIC BEACH, FL

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**STATEMENT OF CODE ENFORCEMENT OFFICER:** This case was heard before the Special Magistrate on 7/10/2025. At the hearing an order was issued requiring the Respondent was to remove the unpermitted shed no later than 9/30/2025 and to either comply or submit a tree mitigation appeal to the Environmental Stewardship Committee.

Unpermitted Shed - A site visit was conducted on 10/10/2025 and it was noted that the shed has been removed.

Unpermitted Tree Removal – The Respondent appeared before the Environmental Stewardship Committee on 9/2/2025. The Committee considered the appeal from the Respondent and issued an Order Denying Appeal and ruled that staff applied Chapter 23 pursuant to its terms.

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# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

10/10/2025

**Case Number:** 25-032

HICKEY GENEVIEVE S
1890 LIVE OAK LN
ATLANTIC BEACH, FL 32233

**Certified Mail Return Receipt:**
**9589 0710 5270 1906 7671 00**

**Property Address:** 1890 LIVE OAK LANE
ATLANTIC BEACH, FL

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

Angela Irizarry
Public Works Inspector
Former Code Enforcement Officer, City of Atlantic Beach

ATTEST:

Michelle Weippert, Records Management Specialist

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*Street and Apt. No., or PO Box No.*

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Page 50 of 174

Agenda Item #4.A.
06 Nov 2025

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### Important Reminders:

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- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
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  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt;* attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

**IMPORTANT: Save this receipt for your records.**

PS Form **3800,** January 2023 *(Reverse)* PSN 7530-02-000-9047

**Gonzalez, Jose**

**From:** Irizarry,Angela
**Sent:** Monday, November 3, 2025 1:55 PM
**To:** Gonzalez, Jose
**Subject:** FW: Request for an extension due to personal circumstances

Angela Irizarry,
Public Works Inspector
GIS Coordinator
City of Atlantic Beach
(904) 247-5834 | www.coab.us

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**From:** Genevieve Covington <gcovington@jaxbloom.com>
**Sent:** Tuesday, October 21, 2025 8:24 AM
**To:** Irizarry,Angela <alrizarry@coab.us>
**Cc:** Genest, Abrielle <agenest@coab.us>; Robert Covington <rcovington@jaxbloom.com>
**Subject:** Re: Request for an extension due to personal circumstances

I can't attend that at that time. I have patients. I'm trying my best to sustain all of my patient care during this shutdown.

On Tue, Oct 21, 2025 at 8:20 AM Irizarry,Angela <alrizarry@coab.us> wrote:

> November 6th at 2:00pm.
>
> Angela Irizarry,
>
> Public Works Inspector
>
> GIS Coordinator
>
> City of Atlantic Beach
>
> (904) 247-5834 | www.coab.us

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---

**From:** Genevieve Covington <gcovington@jaxbloom.com>
**Sent:** Tuesday, October 14, 2025 4:36 PM
**To:** Irizarry,Angela <alrizarry@coab.us>
**Cc:** Genest, Abrielle <agenest@coab.us>; Robert Covington <rcovington@jaxbloom.com>
**Subject:** Re: Request for an extension due to personal circumstances

Thank you. When is the hearing?

On Tue, Oct 14, 2025 at 4:28 PM Irizarry,Angela <alrizarry@coab.us> wrote:

> Genevieve,
>
> I spoke with the Magistrate about your request. She is willing to consider your request for an extension at the next hearing. Please bring any documentation you have with you to present your case and she will make a ruling as to your deadline.
>
> Angela Irizarry,
>
> Public Works Inspector
>
> GIS Coordinator
>
> City of Atlantic Beach
>
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---

**From:** Irizarry,Angela
**Sent:** Tuesday, October 14, 2025 11:16 AM
**To:** Genevieve Covington <gcovington@jaxbloom.com>; Genest, Abrielle <agenest@coab.us>
**Subject:** RE: Request for an extension due to personal circumstances

Genevieve,

I will forward your email to the Magistrate. At this point in time, you are under an order with a set deadline from the special magistrate. City staff does not have the authority to extend her deadline date.

Angela Irizarry,

Public Works Inspector

GIS Coordinator

City of Atlantic Beach

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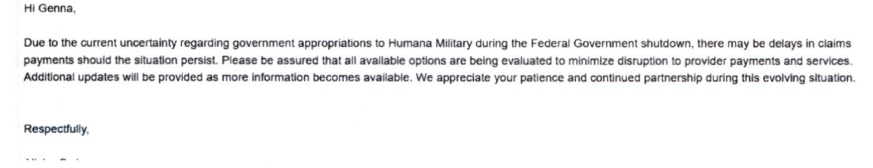
***media upon request. Your email communications, including your email address, may therefore be subject to public disclosure.***

---

**From:** Genevieve Covington <gcovington@jaxbloom.com>
**Sent:** Monday, October 13, 2025 9:52 PM
**To:** Irizarry,Angela <alrizarry@coab.us>; Genest, Abrielle <agenest@coab.us>
**Subject:** Request for an extension due to personal circumstances

To whom it may concern, I'm requesting an extension of the upcoming hearing due to personal and professional circumstances. Our pediatric practice has been affected by the current government shutdown. Below is a link to a local news interview, as well as attachments from military personnel verifying that guaranteed payments have ceased. We have exhausted all of our personal finances to ensure providers receive paychecks for providing services to military personnel's children. Is there any way to push the current hearing to a later date that would be beneficial for us to continue to provide support for our military families. This is in regards to the complaints regarding the tree removal at 1890 Live Oak Ln, Atlantic Beach, FL 32233. If you request additional information regarding the validity of this circumstance please let me know. I appreciate your understanding during this difficult time for our nation, specifically our local service members.

Local New About Bloom



Hi Genna,

Due to the current uncertainty regarding government appropriations to Humana Military during the Federal Government shutdown, there may be delays in claims payments should the situation persist. Please be assured that all available options are being evaluated to minimize disruption to provider payments and services. Additional updates will be provided as more information becomes available. We appreciate your patience and continued partnership during this evolving situation.

Respectfully,

--

Book Appointment Here

**Genna Covington, M.A., BCBA**

**Founder & Owner**

**Board Certified Behavior Analyst/ Feeding Specialist**

jaxbloom.com

**P:** (904) 647-1849

**F:** (904) 647-2625

**997 Atlantic Blvd, Atlantic Beach, FL 32233**

--

Book Appointment Here

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**Gonzalez, Jose**

**From:** Irizarry,Angela
**Sent:** Monday, November 3, 2025 1:58 PM
**To:** Gonzalez, Jose
**Subject:** FW: 1890 Live Oak Lane - appeal process

Angela Irizarry,
Public Works Inspector
GIS Coordinator
City of Atlantic Beach
(904) 247-5834 | www.coab.us

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---

**From:** Genevieve Covington <gcovington@jaxbloom.com>
**Sent:** Thursday, August 7, 2025 1:35 PM
**To:** Irizarry,Angela <alrizarry@coab.us>
**Cc:** Genest, Abrielle <agenest@coab.us>; rcovington2@gmail.com
**Subject:** Re: 1890 Live Oak Lane - appeal process

My husband is working on it today. We've been in and out of town this summer. You should receive it by tomorrow, thanks for checking in on it!

On Thu, Aug 7, 2025 at 1:23 PM Irizarry,Angela <alrizarry@coab.us> wrote:

> Hello Genevieve,
>
> I am following up on Abrielle's email below. We have not received a written request to appeal the tree removal before the ESC. You have until the 10th to do so. I wanted to check in and see if you still wanted to go before the ESC to see if they would make a determination that the magnolia does not need to be mitigated.
>
> ---
>
> **From:** Genest, Abrielle <agenest@coab.us>
> **Sent:** Friday, July 11, 2025 2:31 PM

**To:** Genevieve Covington <gcovington@jaxbloom.com>; rcovington2@gmail.com
**Cc:** Irizarry,Angela <alrizarry@coab.us>
**Subject:** 1890 Live Oak Lane - appeal process

Good morning,

Following up on the code enforcement hearing from yesterday. Staff has reviewed the arborist letters you submitted and determined that they do not meet the definition of a safety hazard in Section 23-22(2). You may choose to apply for an appeal staff's interpretation of the code:

- Goes to the Environmental Stewardship Committee (ESC), Tree Subcommittee ($125.00 application fee)
- This an appeal to staff's interpretation of the code (ex: incorrectly requiring mitigation for a tree that is a safety hazard)
- Must submit a written request to appeal within 30 days (by 8/10/2025). This can be an email formally requesting an appeal. Please be sure to give a description of what you are appealing.
- ESC Tree subcommittee can an approve the appeal (staff incorrectly enforced the code), approve with conditions (only parts of code were applied incorrectly), or deny (staff did work correctly)

Please send me your appeal request and rationale. Let me know if you have any questions.

**Abrielle Genest**

Principal Planner

(904) 247-5847

City of Atlantic Beach

agenest@coab.us

--
**Genna Covington, M.A., BCBA**
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**Gonzalez, Jose**

**From:** Irizarry,Angela
**Sent:** Monday, November 3, 2025 1:57 PM
**To:** Gonzalez, Jose
**Subject:** FW: 1890 Live Oak Lane - appeal process

Angela Irizarry,
Public Works Inspector
GIS Coordinator
City of Atlantic Beach
(904) 247-5834 | www.coab.us

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---

**From:** Genest, Abrielle <agenest@coab.us>
**Sent:** Wednesday, August 27, 2025 11:10 AM
**To:** Rob Covington <rcovington2@gmail.com>
**Cc:** Irizarry,Angela <aIrizarry@coab.us>; Genevieve Covington <gcovington@jaxbloom.com>
**Subject:** Re: 1890 Live Oak Lane - appeal process

Great, thanks for the confirmation! Let me know if you have any questions before next weeks meeting.

Thanks,

Abrielle Genest

---

**From:** Rob Covington <rcovington2@gmail.com>
**Sent:** Wednesday, August 27, 2025 10:52 AM
**To:** Genest, Abrielle <agenest@coab.us>
**Cc:** Irizarry,Angela <aIrizarry@coab.us>; Genevieve Covington <gcovington@jaxbloom.com>
**Subject:** Re: 1890 Live Oak Lane - appeal process

Good morning,
Appeal fee was just paid over phone.
Thanks for the reminder
Rob Covington
904-716-4209

On Mon, Aug 25, 2025 at 11:50 AM Genest, Abrielle <agenest@coab.us> wrote:

Good morning,

Following up on my email below and the $125.00 appeal fee. This can be paid over the phone at 904-247-5800 ext. 5836/5837 via Visa or Master card or check/card/cash can be brought to city hall. The permit number is TREE25-0009.

Thank you,

Abrielle Genest

---

From: Genest, Abrielle <agenest@coab.us>
Sent: Wednesday, August 13, 2025 10:08 AM
To: Rob Covington <rcovington2@gmail.com>; Irizarry,Angela <alrizarry@coab.us>
Cc: Genevieve Covington <gcovington@jaxbloom.com>
Subject: Re: 1890 Live Oak Lane - appeal process

Good morning,

The ESC Tree Subcommittee meeting to review the requested appeal will be on September 2nd at 6 p.m. in Commission Chambers. Here is what to expect during the process -

1. Staff will give a presentation/overview of your request to the subcommittee.
2. Applicant will be given the opportunity to speak about the request
3. Staff and applicant will give closing comments/ rebuttal
4. The subcommittee will render a decision to approve (grant appeal), approve with conditions, or deny (disapprove appeal) the request.

There is a $125.00 application fee that can be paid over the phone at 904-247-5800 ext. 5836/5837 via Visa or Master card or check/card/cash can be brought to city hall. The permit number is TREE25-0009.

Please let me know if you have any questions.

Thanks,

Abrielle Genest

---

From: Genest, Abrielle <agenest@coab.us>
Sent: Friday, August 8, 2025 3:49 PM
To: Rob Covington <rcovington2@gmail.com>; Irizarry,Angela <alrizarry@coab.us>
Cc: Genevieve Covington <gcovington@jaxbloom.com>

Subject: Re: 1890 Live Oak Lane - appeal process

Good afternoon,

Confirming receipt of your email. I will follow up next week with next steps and meeting details.

Thank you and have a great weekend,

Abrielle Genest

---

From: Rob Covington <rcovington2@gmail.com>
Sent: Friday, August 8, 2025 2:38 PM
To: Irizarry,Angela <alrizarry@coab.us>
Cc: Genest, Abrielle <agenest@coab.us>; Genevieve Covington <gcovington@jaxbloom.com>
Subject: Re: 1890 Live Oak Lane - appeal process

I am writing to formally appeal the $22,500 fine issued for the removal of a magnolia tree located at [Property Address] without a permit. While I fully acknowledge the importance of the city's tree preservation regulations, I respectfully ask the city to reconsider the fine based on the circumstances and evidence provided regarding the condition of the tree.

Upon observing signs of serious decline in the tree's health, I sought professional guidance and was instructed to obtain an arborist report. This report—completed by a certified arborist—clearly documented that the magnolia tree was in a diseased and structurally unsound state. Most notably, it revealed a significant hollowing that extended throughout the main trunk, posing a risk of failure and creating a safety hazard to persons and property.

Understanding that tree removal in the city requires a permit, I now recognize that I should have awaited formal approval before proceeding. However, my actions were taken in good faith, under the urgent belief that the tree presented an immediate safety concern. At no point was the decision made with disregard for city policy or environmental considerations.

Despite submitting the arborist's findings to support the necessity of the removal, I understand the city has rejected these conclusions. I respectfully request that the city take another look at the documentation and reconsider the fine, or at the very least, significantly reduce it in light of the mitigating factors:

* The tree was demonstrably diseased and structurally compromised.

* The removal was not motivated by aesthetic or developmental goals, but safety.

* A professional arborist was consulted and provided expert documentation.

* This was a first-time violation, with no history of noncompliance.

I am committed to working with the city to resolve this matter appropriately and am more than willing to take additional steps to prevent future issues—including completing tree preservation training or planting a replacement tree, if needed.

Thank you for your time and consideration of this appeal. I welcome the opportunity to discuss this further and hope for a fair and balanced resolution.

Rob & Genevieve Covington
1890 Live Oak Ln
904-716-4209

On Thu, Aug 7, 2025 at 1:23 PM Irizarry,Angela <alrizarry@coab.us<mailto:alrizarry@coab.us>> wrote:

Hello Genevieve,

I am following up on Abrielle's email below. We have not received a written request to appeal the tree removal before the ESC. You have until the 10th to do so. I wanted to check in and see if you still wanted to go before the ESC to see if they would make a determination that the magnolia does not need to be mitigated.

From: Genest, Abrielle <agenest@coab.us<mailto:agenest@coab.us>>
Sent: Friday, July 11, 2025 2:31 PM
To: Genevieve Covington <gcovington@jaxbloom.com<mailto:gcovington@jaxbloom.com>>; rcovington2@gmail.com<mailto:rcovington2@gmail.com>
Cc: Irizarry,Angela <alrizarry@coab.us<mailto:alrizarry@coab.us>>
Subject: 1890 Live Oak Lane - appeal process

Good morning,

Following up on the code enforcement hearing from yesterday. Staff has reviewed the arborist letters you submitted and determined that they do not meet the definition of a safety hazard in Section 23-22(2). You may choose to apply for an appeal staff's interpretation of the code:

* Goes to the Environmental Stewardship Committee (ESC), Tree Subcommittee ($125.00 application

fee)
* This an appeal to staff's interpretation of the code (ex: incorrectly requiring mitigation for a tree that is a safety hazard)
* Must submit a written request to appeal within 30 days (by 8/10/2025). This can be an email formally requesting an appeal. Please be sure to give a description of what you are appealing.
* ESC Tree subcommittee can an approve the appeal (staff incorrectly enforced the code), approve with conditions (only parts of code were applied incorrectly), or deny (staff did work correctly)

Please send me your appeal request and rationale. Let me know if you have any questions.

Abrielle Genest

Principal Planner

(904) 247-5847

City of Atlantic Beach

agenest@coab.us<mailto:agenest@coab.us>

--
Rob Covington
904-716-4209
rcovington2@gmail.com<mailto:rcovington2@gmail.com>

--
Rob Covington
904-716-4209
rcovington2@gmail.com

**Gonzalez, Jose**

**From:** Irizarry,Angela
**Sent:** Monday, November 3, 2025 1:56 PM
**To:** Gonzalez, Jose
**Subject:** FW: 1890 Live Oak - Covingtons

Angela Irizarry,
Public Works Inspector
GIS Coordinator
City of Atlantic Beach
(904) 247-5834 | www.coab.us

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---

**From:** Irizarry,Angela
**Sent:** Tuesday, October 28, 2025 4:31 PM
**To:** 'Amy Crutchfield Smith' <ac513@aol.com>
**Cc:** Askew, Amanda <aaskew@coab.us>; Killingsworth, Bill <billk@coab.us>; Mike Smith <screamingmsmith@hotmail.com>
**Subject:** RE: 1890 Live Oak - Covingtons

Good afternoon, Amy,

Thank you for your email and for providing the update and photos regarding the Covington property.

I've reviewed the photos taken on October 14th and today. The remaining platform does not appear to be greater than one foot above the adjacent grade. Per Section 24-151(f)(1) of the City Code, "There are no setback requirements provided the deck or patio is not greater than one (1) foot above the adjacent grade."

Because the platform is under this height threshold, it would not be subject to the 5-foot offset requirement, and therefore does not constitute a code violation.

Angela Irizarry,
Public Works Inspector
GIS Coordinator
City of Atlantic Beach
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---

**From:** Amy Crutchfield Smith <ac513@aol.com>
**Sent:** Tuesday, October 28, 2025 2:42 PM
**To:** Irizarry,Angela <alrizarry@coab.us>
**Cc:** Askew, Amanda <aaskew@coab.us>; Killingsworth, Bill <billk@coab.us>; Mike Smith <screamingmsmith@hotmail.com>
**Subject:** 1890 Live Oak - Covingtons

Angela,

The first week of October, the Covington's finally removed the outside walls of their shed.

Today, we had our tree and stump work completed to clear the way for our new fence.

However, I am wondering if they are still in violation of the 5-foot offset code? There is still wood framing of the base of their shed in place, very close to the property line.

I am attaching photos for your reference, taken both Oct 14th and today, after the tree/stump work has been done.

I believe this case, if they are still in violation of the code, will be re-called to the magistrate for the November 6th meeting. Is that correct?

Thank you for your attention to this matter.

--Amy Crutchfield and Mike Smith
358 19th Street

**Gonzalez, Jose**

**From:** Irizarry,Angela
**Sent:** Monday, November 3, 2025 1:55 PM
**To:** Gonzalez, Jose
**Subject:** FW: 1890 Live Oak Lane - appeal process
**Attachments:** ArboristReport1.pdf; ArboristReport2.pdf

Angela Irizarry,
Public Works Inspector
GIS Coordinator
City of Atlantic Beach
(904) 247-5834 | www.coab.us

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**From:** Rob Covington <rcovington2@gmail.com>
**Sent:** Friday, August 8, 2025 2:39 PM
**To:** Irizarry,Angela <aIrizarry@coab.us>
**Cc:** Genest, Abrielle <agenest@coab.us>; Genevieve Covington <gcovington@jaxbloom.com>
**Subject:** Re: 1890 Live Oak Lane - appeal process

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Thank you for your time and consideration of this appeal. I welcome the opportunity to discuss this further and hope for a fair and balanced resolution.

Rob & Genevieve Covington
1890 Live Oak Ln
904-716-4209

On Thu, Aug 7, 2025 at 1:23 PM Irizarry,Angela <alrizarry@coab.us> wrote:

> Hello Genevieve,
>
> I am following up on Abrielle's email below. We have not received a written request to appeal the tree removal before the ESC. You have until the 10th to do so. I wanted to check in and see if you still wanted to go before the ESC to see if they would make a determination that the magnolia does not need to be mitigated.
>
> ---
>
> **From:** Genest, Abrielle <agenest@coab.us>
> **Sent:** Friday, July 11, 2025 2:31 PM
> **To:** Genevieve Covington <gcovington@jaxbloom.com>; rcovington2@gmail.com
> **Cc:** Irizarry,Angela <alrizarry@coab.us>
> **Subject:** 1890 Live Oak Lane - appeal process
>
> Good morning,

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Please send me your appeal request and rationale. Let me know if you have any questions.

**Abrielle Genest**

Principal Planner

(904) 247-5847

City of Atlantic Beach

agenest@coab.us

--
Rob Covington
904-716-4209
rcovington2@gmail.com

# Case Details

**City of Atlantic Beach**

**Case Number**
**24-114**

| | | | |
|---|---|---|---|
| Description: OS -Old junk hot tub | | Status: PENDING CODE BOARD | |
| Type: CODE ENFORCEMENT | | Subtype: RESIDENTIAL | |
| Opened: 6/10/2024 | Closed: | Last Action: 11/21/2025 | Fllw Up: 11/6/2025 |
| Site Address: 119 JASMINE ST ATLANTIC BEACH, FL 32233 | | | |
| Site APN: 170850 0000 | | Officer: Jose M Gonzalez | |
| Details: | | | |

**CHRONOLOGY**

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|---|---|---|---|---|
| NOV REG | Angela Irizarry | 10/30/2024 | 10/30/2024 | |
| NOV CERT | Angela Irizarry | 12/18/2024 | 12/18/2024 | |
| NOV REG | Jose M Gonzalez | 9/9/2025 | 9/9/2025 | |
| NOV POST | Jose M Gonzalez | 9/24/2025 | 9/24/2025 | Posted on property and city hall. |
| NOV REG | Jose M Gonzalez | 9/24/2025 | 9/24/2025 | |
| NOTICE OF HEARING | Jose M Gonzalez | 9/27/2025 | 10/6/2025 | |
| TELEPHONE CALL | Jose M Gonzalez | 10/6/2025 | 10/6/2025 | Attempted to call property owner on the number provided, but it went to someone else's voicemail. |
| OTHER | Jose M Gonzalez | 10/31/2025 | 10/31/2025 | Received certified mail return green card signed and named by the owner. |
| CODE ENFORCEMENT AGENDA | Jose M Gonzalez | 11/3/2025 | 11/3/2025 | |

# Case Details

**City of Atlantic Beach**

**Case Number**
**24-114**

| | | | | |
|---|---|---|---|---|
| **TELEPHONE MESSAGE** | **Jose M Gonzalez** | **11/3/2025** | **11/3/2025** | **Received note from owner saying that the items has been removed and that she cannot attend the meeting (code board). I called back and left a voicemail requesting a return call to discuss.** |

**CONTACTS**

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|---|---|---|---|---|---|
| OWNER | HALE KRISTINA L | 119 JASMINE ST ATLANTIC BEACH, FL 32233 | (904)568-2094 | | |

**INSPECTIONS**

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| **INITIAL INSPECTION** | **AI** | **10/30/2024** | **10/30/2024** | **VIOLATION FOUND** | | |
| **REINSPECTION** | **AI** | **11/13/2024** | **12/18/2024** | **VIOLATION CONTINUES** | | |
| **REINSPECTION** | **JMG** | **9/9/2025** | **9/9/2025** | **VIOLATION CONTINUES** | | **Violations remain at the time of inspection. A long time has passed since it was last followed up, essentially starting the process again.** |
| **REINSPECTION** | **JMG** | **9/24/2025** | **9/24/2025** | **VIOLATION CONTINUES** | | **Violations not corrected at the time of inspection. Tub and overgrowth remain in place.** |
| **REINSPECTION** | **JMG** | **10/6/2025** | **10/6/2025** | **VIOLATION CONTINUES** | | **Violations not corrected at the time of inspection. Referring to code board.** |

# Case Details

**City of Atlantic Beach**

**Case Number**
**24-114**

| VIOLATIONS | | | | | | |
|---|---|---|---|---|---|---|
| **VIOLATION TYPE** | **USER NAME** | **OBSERVED DATE** | **CORRECTED DATE** | **LOCATION** | **REMARKS** | **NOTES** |
| NUISANCE - OVERGROWN | Jose M Gonzalez | 9/9/2025 | | | | Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way. |
| Outside Storage Residential (173) | Angela Irizarry | 10/30/2024 | 11/3/2025 | | | Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.<br>Violation corrected at the time of inspection. RVs removed. |
| Zoning District | Angela Irizarry | 10/30/2024 | 11/3/2025 | | | Chapter 24. Land Development Regulations. Swimming pools, hot tubs, spas, and ornamental pools/ponds shall be located, designed, operated, and maintained so as to minimize interference with any adjoining residential properties, and shall be subject to the following provisions:<br>(b)Setbacks: The following setbacks shall be maintained for any swimming pool, hot tub, spa or ornamental pool:(1)For swimming pools, hot tubs, |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | **spas, the front setback shall be the same as required for a residence located on the parcel where the such is to be constructed, provided, that in no case shall the pool to be located closer to a front lot line than the principal building is located; except that a pool may be located in either yard on a double frontage (through) lot along the Atlantic Ocean and provided that no pool on such lots is located closer than five (5) feet from any lot line.**<br>**Violation corrected at the time of inspection. Hot tub removed.** |

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

**HALE KRISTINA L**
119 JASMINE ST
ATLANTIC BEACH, FL 32233

**Primary Site Address**
119 JASMINE ST
Atlantic Beach FL 32233-

**Official Record Book/Page**
16524-00910

**Tile #**
9419

## 119 JASMINE ST

Property Detail

| | |
|---|---|
| **RE #** | 170850-0000 |
| **Tax District** | USD3 |
| **Property Use** | 0100 Single Family |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 03119 ATLANTIC BEACH SEC H |
| **Total Area** | 6943 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| Value Method | CAMA | CAMA |
| Total Building Value | $177,312.00 | $176,081.00 |
| Extra Feature Value | $0.00 | $0.00 |
| Land Value (Market) | $137,060.00 | $137,060.00 |
| Land Value (Agric.) | $0.00 | $0.00 |
| Just (Market) Value | $314,372.00 | $313,141.00 |
| Assessed Value | $144,121.00 | $144,121.00 |
| Cap Diff/Portability Amt | $170,251.00 / $0.00 | $169,020.00 / $0.00 |
| Exemptions | $50,000.00 | See below |
| Taxable Value | $94,121.00 | 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 | $144,121.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,000.00 |
| **Taxable Value** | **$94,121.00** |

SJRWMD/FIND Taxable Value

| | |
|---|---|
| Assessed Value | $144,121.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,000.00 |
| **Taxable Value** | **$94,121.00** |

School Taxable Value

| | |
|---|---|
| Assessed Value | $144,121.00 |
| Homestead (HX) | - $25,000.00 |
| **Taxable Value** | **$119,121.00** |

### Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 16524-00910 | 9/9/2013 | $140,900.00 | SW - Special Warranty | Qualified | Improved |
| 16427-00345 | 6/24/2013 | $63,800.00 | SW - Special Warranty | Unqualified | Improved |
| 16230-01531 | 12/4/2012 | $173,500.00 | SW - Special Warranty | Unqualified | Improved |
| 16121-00821 | 10/9/2012 | $100.00 | CT - Certificate of Title | Unqualified | Improved |
| 08585-01180 | 3/6/1997 | $24,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 08568-01613 | 3/13/1997 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 06458-01908 | 1/22/1988 | $59,500.00 | WD - Warranty Deed | Unqualified | Improved |
| 06376-00592 | 7/29/1987 | $6,500.00 | WD - Warranty Deed | Unqualified | Vacant |
| 04449-01184 | 8/18/1977 | $100.00 | WD - Warranty Deed | Unqualified | Vacant |

### Extra Features

No data found for this section

### Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0101 | RES MD 8-19 UNITS PER AC | ARG | 70.00 | 102.00 | Common | 70.00 | Front Footage | $137,060.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 18-34 38-2S-29E |
| 2 | SEC H ATLANTIC BEACH |
| 3 | LOT 6 BLK 88 |

### Buildings

Building 1

Building 1 Site Address
119 JASMINE ST Unit
Atlantic Beach FL 32233-

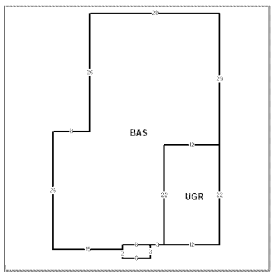
| Element | Code | Detail |
|---|---|---|

| | |
|---|---|
| **Building Type** | 0101 - SFR 1 STORY |
| **Year Built** | 1988 |
| **Building Value** | $176,081.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Base Area | 1379 | 1379 | 1379 |
| Unfinished Garage | 264 | 0 | 119 |
| Finished Open Porch | 18 | 0 | 5 |
| Total | 1661 | 1379 | 1503 |

| | | |
|---|---|---|
| Exterior Wall | 26 | 26 Alum/Vinyl |
| 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 |

| Element | Code | Detail |
|---|---|---|
| Stories | 1.000 | |
| Bedrooms | 3.000 | |
| Baths | 2.000 | |
| Rooms / Units | 1.000 | |




**2024 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| Gen Govt Beaches | $144,121.00 | $50,000.00 | $94,121.00 | $721.75 | $755.43 | $703.25 |
| Public Schools: By State Law | $144,121.00 | $25,000.00 | $119,121.00 | $365.80 | $368.32 | $375.11 |
| By Local Board | $144,121.00 | $25,000.00 | $119,121.00 | $258.35 | $267.78 | $263.66 |
| FL Inland Navigation Dist. | $144,121.00 | $50,000.00 | $94,121.00 | $2.59 | $2.71 | $2.50 |
| Atlantic Beach | $144,121.00 | $50,000.00 | $94,121.00 | $255.47 | $292.10 | $245.85 |
| Water Mgmt Dist. SJRWMD | $144,121.00 | $50,000.00 | $94,121.00 | $16.12 | $16.88 | $15.87 |
| School Board Voted | $144,121.00 | $25,000.00 | $119,121.00 | $114.92 | $119.12 | $119.12 |
| Urban Service Dist3 | $144,121.00 | $50,000.00 | $94,121.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $1,735.00 | $1,822.34 | $1,725.36 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $303,584.00 | $139,924.00 | $50,000.00 | $89,924.00 |
| **Current Year** | $314,372.00 | $144,121.00 | $50,000.00 | $94,121.00 |

**2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**

1 2

• 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**

10/30/2024

HALE KRISTINA L
119 JASMINE ST
ATLANTIC BEACH, FL 32233

**Real Estate Number:** 170850 0000 **Case Number:** 24-114
**Location of Violation:** 119 JASMINE ST, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 88 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 119 JASMINE ST was conducted on 10/30/2024. 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:** There is an above ground spa/hot tub sitting in the front yard of the home. Operable spas/hot tubs are not permitted to be installed in front of the home and inoperable/discarded items are not permitted to be stored anywhere on the lot.

**APPLICABLE CODES**:

Sec. 24-164. - Swimming pools, hot tubs, spas and ornamental pools/ponds. Swimming pools, hot tubs, spas, and ornamental pools/ponds shall be located, designed, operated, and maintained so as to minimize interference with any adjoining residential properties, and shall be subject to the following provisions:

(b) Setbacks: The following setbacks shall be maintained for any swimming pool, hot tub, spa or ornamental pool:

(1) For swimming pools, hot tubs, spas, the front setback shall be the same as required for a residence located on the parcel where the such is to be constructed, provided, that in no case shall the pool to be located closer to a front lot line than the principal building is located; except that a pool may be located in either yard on a double frontage (through) lot along the Atlantic Ocean and provided that no pool on such lots is located closer than five (5) feet from any lot line.

Sec. 24-173. - Neighborhood preservation and property maintenance standards.

(b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from a street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics:

(1) Lots are maintained free of litter, trash, debris, discarded belongings, automotive parts and old tires, construction materials, and broken and abandoned items.

**This letter requests that the noted violation(s) be corrected by removing the spa/ hot tub within ten (10) days of the receipt of this notice**.

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

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

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

**CERTIFIED RETURN RECEIPT**
7012 2210 0001 1385 4807

12/18/2024

HALE KRISTINA L
119 JASMINE ST
ATLANTIC BEACH, FL 32233

**Real Estate Number:** 170850 0000 **Case Number:** 24-114
**Location of Violation:** 119 JASMINE ST, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 88 Atlantic Beach, Florida

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A code enforcement inspection at 119 JASMINE ST was conducted on 10/30/2024 & 12/18/2024. 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:** There is an above ground spa/hot tub sitting in the front yard of the home. Operable spas/hot tubs are not permitted to be installed in front of the home and inoperable/discarded items are not permitted to be stored anywhere on the lot.

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Sec. 24-173. - Neighborhood preservation and property maintenance standards.

(b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from a street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics:

(1) Lots are maintained free of litter, trash, debris, discarded belongings, automotive parts and old tires, construction materials, and broken and abandoned items.

**This letter requests that the noted violation(s) be corrected by removing the spa/ hot tub within ten (10) days of the receipt of this notice**.

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

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

Sincerely,

Angela Irizarry
CODE ENFORCEMENT

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

9/9/2025

HALE KRISTINA L
119 JASMINE ST
ATLANTIC BEACH, FL 32233

**Real Estate Number:** 170850 0000 **Case Number:** 24-114
**Location of Violation:** 119 JASMINE ST, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 88 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 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 119 JASMINE ST was conducted on 30OCT24, 18DEC24, and 09SEP25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

**NATURE OF VIOLATION:** There is an above ground spa/hot tub sitting in the front yard of the home. Operable spas/hot tubs are not permitted to be installed in front of the home and inoperable items are not permitted to be stored anywhere on the lot. The parcel is overgrown and requires yard maintenance.

**APPLICABLE CODE**:
Chapter 24. Land Development Regulations.

Swimming pools, hot tubs, spas, and ornamental pools/ponds shall be located, designed, operated, and maintained so as to minimize interference with any adjoining residential properties, and shall be subject to the following provisions:

(b)Setbacks: The following setbacks shall be maintained for any swimming pool, hot tub, spa or ornamental pool:

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Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than

twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.

**This letter requests that the noted violation(s) be corrected by removing the spa/ hot tub within ten (10) days of receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M. Gonzalez
CODE ENFORCEMENT

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

9/24/2025

HALE KRISTINA L
119 JASMINE ST
ATLANTIC BEACH, FL 32233

**Real Estate Number:** 170850 0000 **Case Number:** 24-114
**Location of Violation:** 119 JASMINE ST, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 88 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 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 119 JASMINE ST was conducted on 30OCT24, 18DEC24, 09SEP25, and 24SEP25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

**NATURE OF VIOLATION:** There is an above ground spa/hot tub sitting in the front yard of the home. Operable spas/hot tubs are not permitted to be installed in front of the home and inoperable items are not permitted to be stored anywhere on the lot. The parcel is overgrown and requires yard maintenance.

**APPLICABLE CODE**:
Chapter 24. Land Development Regulations.
Swimming pools, hot tubs, spas, and ornamental pools/ponds shall be located, designed, operated, and maintained so as to minimize interference with any adjoining residential properties, and shall be subject to the following provisions:
(b)Setbacks: The following setbacks shall be maintained for any swimming pool, hot tub, spa or ornamental pool:(1)For swimming pools, hot tubs, spas, the front setback shall be the same as required for a residence located on the parcel where the such is to be constructed, provided, that in no case shall the pool to be located closer to a front lot line than the principal building is located; except that a pool may be located in either yard on a double frontage (through) lot along the Atlantic Ocean and provided that no pool on such lots is located closer than five (5) feet from any lot line.

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

**This letter requests that the noted violation(s) be corrected by removing the spa/ hot tub within ten (10) days of receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

10/6/2025

**Case Number:** 24-114

HALE KRISTINA L
119 JASMINE ST
ATLANTIC BEACH, FL 32233

**Certified Mail Return Receipt:**
**9589 0710 5270 1906 7670 94**

**POSTED ON PROPERTY AND**
**ATLANTIC BEACH CITY HALL**

**Property Address:** 119 JASMINE 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 **Thursday, November 6th 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 119 JASMINE ST, RE#170850 0000, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 88. 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**

Chapter 24. Land Development Regulations.

Swimming pools, hot tubs, spas, and ornamental pools/ponds shall be located, designed, operated, and maintained so as to minimize interference with any adjoining residential properties, and shall be subject to the following provisions:

(b) Setbacks: The following setbacks shall be maintained for any swimming pool, hot tub, spa or ornamental pool: (1) For swimming pools, hot tubs, spas, the front setback shall be the same as required for a residence located on the parcel where the such is to be constructed, provided, that in no case shall the pool to be located closer to a front lot line than the principal building is located; except that a pool may be located in either yard on a double frontage (through) lot along the Atlantic Ocean and provided that no pool on such lots is located closer than five (5) feet from any lot line.

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

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

**STATEMENT OF CODE ENFORCEMENT OFFICER:** On 30OCT24, 18DEC24, 09SEP25, 24SEP25 and 06OCT25, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 119 JASMINE ST. During the inspection, the undersigned Code Enforcement Officer observed that the property was in violation of the section listed above in the City of Atlantic Beach Code of Ordinances. The nature of the violation included: There is an above ground spa/hot tub sitting in the front yard of the home. Operable spas/hot tubs are not permitted to be installed in front of the home and inoperable items are not permitted to be stored anywhere on the lot. The parcel is overgrown and requires yard maintenance.

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, _____, hereby swear and affirm that the above statement is true and accurate.

Jose M Gonzalez,
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

9589 0710 5270 1904 7670 94

# U.S. Postal Service™
# CERTIFIED MAIL® RECEIPT
*Domestic Mail Only*

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

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

**Total Postage and Fees**

$

Postmark Here

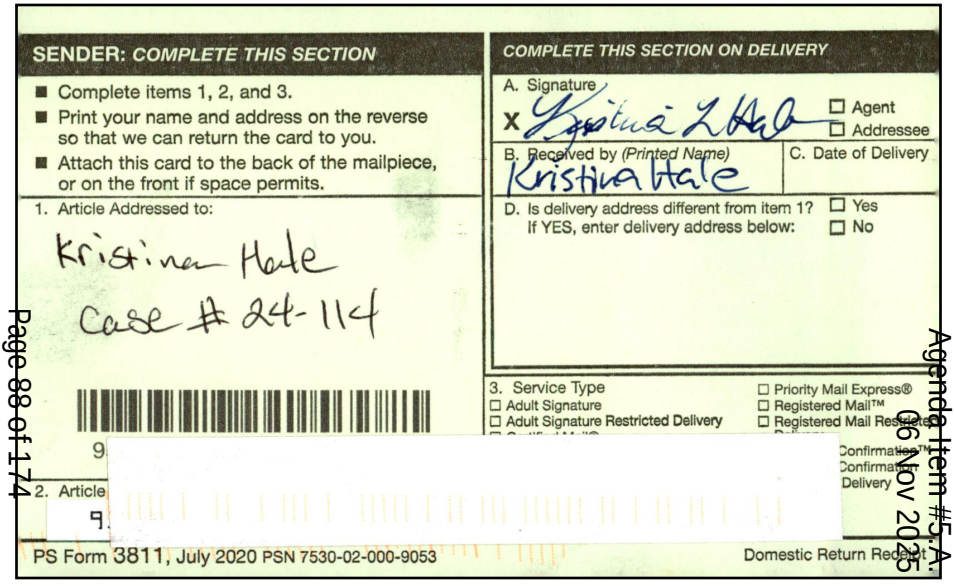
*Sent To* Kristina Hale

*Street and Apt. No., or PO Box No.* #24-114

*City, State, ZIP+4®*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Agenda Item #5.A.
06 Nov 2025



**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:

Kristina Hale
Case # 24-114

9

2. Article

9

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X Kristina L Hale ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kristina Hale

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted
Confirmation™
Confirmation
Delivery

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

USPS TRACKING #

9590 9402 9145 4225 8070 58

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

United States
Postal Service

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

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
ATLANTIC BEACH, FLORIDA 32233

46

INT
INT

FOR Jose

Urgent ☐

DATE 11-3-25 TIME _____ A.M. P.M.

# While You Were Out

M Katrina Hale

OF _____

PHONE 904-568-2904
AREA CODE NUMBER EXTENSION

| | | | |
|---|---|---|---|
| TELEPHONED | | PLEASE CALL | |
| CAME TO SEE YOU | | WILL CALL AGAIN | |
| RETURNED YOUR CALL | | WANTS TO SEE YOU | |

MESSAGE

119 Jasmine St

Item has been Removed. Would like someone to come out and look. Cannot Attend meeting.

SIGNED

adams 9711

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-050**

| | | | |
|---|---|---|---|
| Description: FENCE / INOPERABLE CAR | | Status: PENDING CODE BOARD | |
| Type: CODE ENFORCEMENT | | Subtype: RESIDENTIAL | |
| Opened: 3/17/2025 | Closed: | Last Action: 11/21/2025 | Fllw Up: 9/26/2025 |
| Site Address: 265 MAIN ST ATLANTIC BEACH, FL 32233 | | | |
| Site APN: 170868 0500 | | Officer: Jose M Gonzalez | |
| Details: | | | |

**CHRONOLOGY**

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|---|---|---|---|---|
| NOV REG | Angela Irizarry | 3/17/2025 | 3/17/2025 | |
| TELEPHONE CALL | Angela Irizarry | 3/24/2025 | 3/24/2025 | Received phone call from Thomas Spiegel. Clarified what he needed to do to resolve the violations. |
| NOV CERT | Angela Irizarry | 5/6/2025 | 5/6/2025 | |
| CMRR RECEIVED W/SIGNATURE | Angela Irizarry | 5/14/2025 | 5/14/2025 | Letter was signed for on 5/9/2025 per green card. |
| PERMIT APPLIED FOR | Angela Irizarry | 5/21/2025 | 5/21/2025 | Submitted fence application. |
| NOV REG | Angela Irizarry | 6/13/2025 | 6/13/2025 | |
| NOV REG | Jose M Gonzalez | 9/10/2025 | 9/10/2025 | |
| TELEPHONE MESSAGE | Jose M Gonzalez | 9/10/2025 | 9/10/2025 | Called owner and left a voicemail requesting a call back to discuss violations, progress, and compliance. |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-050**

| | | | | |
|---|---|---|---|---|
| **NOV POST** | **Jose M Gonzalez** | **9/26/2025** | **9/26/2025** | **Posted on property and at City Hall** |
| **NOV REG** | **Jose M Gonzalez** | **9/26/2025** | **9/26/2025** | |
| **TELEPHONE CALL** | **Jose M Gonzalez** | **9/26/2025** | **9/26/2025** | **Attempted to call owner, no answer, unable to leave voicemail.** |
| **NOTICE OF HEARING** | **Jose M Gonzalez** | **9/27/2025** | **9/29/2025** | **Certified return receipt mail 9589 0710 5270 1906 7670 63** |
| **PERMIT ISSUED/OBTAINED** | **Jose M Gonzalez** | **9/30/2025** | **9/30/2025** | **Permit issued.** |
| **TELEPHONE MESSAGE** | **Jose M Gonzalez** | **10/2/2025** | **10/2/2025** | **Received call from owner, Mr. Spiegel, informing me that he obtained the fence permit and that he is intending on getting rid of the car. I called him back and left him a voicemail letting him know that this case is being sent to code board, but if the violations are corrected by the time code board is scheduled, the city will recommend compliance met.** |
| **TELEPHONE MESSAGE** | **Jose M Gonzalez** | **10/3/2025** | **10/3/2025** | **Received voicemail from owner, Mr. Spiegel, saying that he is in the middle of a divorce and does not know what is going to happen with the car, but he wants to get rid of it. He said that he does not know if the lawyer is going to push for it or not.** |
| **CMRR STATUS UPDATE** | **Jose M Gonzalez** | **10/7/2025** | **10/7/2025** | **Received signed return receipt card.** |
| **TELEPHONE MESSAGE** | **Jose M Gonzalez** | **10/7/2025** | **10/7/2025** | **Received voicemail from Mr. Spiegel informing me that his lawyer will let him know tomorrow (08OCT25) about the car. I left a message informing him that I will verify compliance the morning of code board** |
| **CODE ENFORCEMENT AGENDA** | **Jose M Gonzalez** | **11/3/2025** | **11/3/2025** | |
| **CODE ENFORCEMENT** | **Jose M Gonzalez** | **11/18/2025** | | |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-050**

| | | | | |
|---|---|---|---|---|
| **ORDER** | | | | |
| **SCAN & UPLOAD EXECUTED ORDERS** | **Jose M Gonzalez** | **11/21/2025** | | |

**CONTACTS**

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|---|---|---|---|---|---|
| OWNER | SPIEGEL THOMAS C | 265 MAIN ST ATLANTIC BEACH, FL 32233-2527 | (904)614-2484 | | spiegeltc@bellsouth.net |

**INSPECTIONS**

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| **INITIAL INSPECTION** | **AI** | **3/17/2025** | **3/17/2025** | **VIOLATION FOUND** | | |
| **REINSPECTION** | **AI** | **3/31/2025** | **4/2/2025** | **VIOLATION CONTINUES** | | **Car fixed. Fence has not been repaired but has not reached it's deadline yet.** |
| **REINSPECTION** | **AI** | **4/21/2025** | **5/6/2025** | **VIOLATION CONTINUES** | | |
| **REINSPECTION** | **AI** | **5/26/2025** | **5/29/2025** | **VIOLATION CONTINUES** | | **Owner submitted fence application 5/21/2025. Still pending approval. New fence panels were onsite.** |
| **REINSPECTION** | **AI** | **6/13/2025** | **6/13/2025** | **VIOLATION CONTINUES** | | **Fence has not been fixed and tire was flat on car again.** |
| **REINSPECTION** | **JMG** | **9/9/2025** | **9/9/2025** | **VIOLATION CONTINUES** | **RFNC25-0071** | **Fence in process of being fixed. Junk vehicle remains in place. Observed additional trash violation.** |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-050**

| | | | | | | |
|---|---|---|---|---|---|---|
| **REINSPECTION** | **JMG** | **9/26/2025** | **9/26/2025** | **VIOLATION CONTINUES** | | **Violations not corrected at the time of inspection. Fence permit not issued but new fence has been put up. Junk/abandoned vehicle is still parked on the driveway. Referring to code board.** |

**VIOLATIONS**

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| **Fence Maintenance** | **Angela Irizarry** | **3/17/2025** | | | **RFNC25-0071** | **Sec. 24-157. Fences, walls and similar Structures (a)Permit required. Issuance of a permit is required for any new or replacement fence or wall, and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.** |
| **Motor Vehicle** | **Angela Irizarry** | **6/13/2025** | | | | **IPMC Sec. 302.8 Motor Vehicles "No inoperative or unlicensed motor vehicle shall be parked or kept or stored on any premises, and no vehicle shall at any time be in a state of disrepair, major disassembly or in the process or being stripped or dismantled".** |
| **Outside Storage Residential (173)** | **Jose M Gonzalez** | **9/10/2025** | **9/26/2025** | | | **Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.** |

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

**SPIEGEL THOMAS C**
265 MAIN ST
ATLANTIC BEACH, FL 32233-2527

**Primary Site Address**
265 MAIN ST
Atlantic Beach FL 32233-

**Official Record Book/Page**
14461-00339

**Tile #**
9417

## 265 MAIN ST

Property Detail

| | |
|---|---|
| **RE #** | 170868-0500 |
| **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** | 9624 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| Value Method | CAMA | CAMA |
| Total Building Value | $187,285.00 | $185,431.00 |
| Extra Feature Value | $1,208.00 | $1,057.00 |
| Land Value (Market) | $181,390.00 | $181,390.00 |
| Land Value (Agric.) | $0.00 | $0.00 |
| Just (Market) Value | $369,883.00 | $367,878.00 |
| Assessed Value | $131,486.00 | $135,299.00 |
| Cap Diff/Portability Amt | $238,397.00 / $0.00 | $232,579.00 / $0.00 |
| Exemptions | $50,000.00 | See below |
| Taxable Value | $81,486.00 | 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 | $135,299.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$84,577.00** |

SJRWMD/FIND Taxable Value

| | |
|---|---|
| Assessed Value | $135,299.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$84,577.00** |

School Taxable Value

| | |
|---|---|
| Assessed Value | $135,299.00 |
| Homestead (HX) | - $25,000.00 |
| **Taxable Value** | **$110,299.00** |

## Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 14461-00339 | 12/6/2007 | $100.00 | QC - Quit Claim | Unqualified | Improved |
| 13548-00978 | 9/22/2006 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 08099-02263 | 5/19/1995 | $82,700.00 | WD - Warranty Deed | Qualified | Improved |

## Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | FPPR7 | Fireplace Prefab | 1 | 0 | 0 | 1.00 | $1,057.00 |

## 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 | 85.00 | 127.00 | Common | 85.00 | Front Footage | $181,390.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 18-34 17-2S-29E .249 |
| 2 | ATLANTIC BEACH SEC H |
| 3 | LOT 3,LOT 4(EX PT IN RELOCATED |
| 4 | 2ND ST W),W1/2 ST E THEREOF CLOSED |
| 5 | BY ORD #65-88-17 BLK 103 |

## Buildings

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

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 6 | 6 Vertical Sheet |
| Roof Struct | 3 | 3 Gable or Hip |

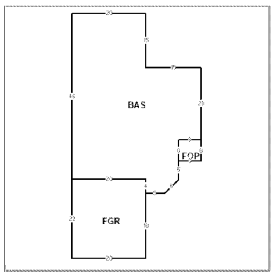
| | |
|---|---|
| **Building Type** | 0101 - SFR 1 STORY |

| | |
|---|---|
| **Year Built** | 1995 |
| **Building Value** | $185,431.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Base Area | 1347 | 1347 | 1347 |
| Finished Garage | 440 | 0 | 220 |
| Finished Open Porch | 36 | 0 | 11 |
| Total | 1823 | 1347 | 1578 |

| | | |
|---|---|---|
| Roofing Cover | 3 | 3 Asph/Comp Shng |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 14 | 14 Carpet |
| Int Flooring | 8 | 8 Sheet Vinyl |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |

| Element | Code | Detail |
|---|---|---|
| Stories | 1.000 | |
| Bedrooms | 3.000 | |
| Baths | 2.000 | |
| Rooms / Units | 1.000 | |




**2024 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| Gen Govt Beaches | $131,486.00 | $50,000.00 | $81,486.00 | $623.29 | $654.02 | $608.85 |
| Public Schools: By State Law | $131,486.00 | $25,000.00 | $106,486.00 | $326.76 | $329.25 | $335.32 |
| By Local Board | $131,486.00 | $25,000.00 | $106,486.00 | $230.77 | $239.38 | $235.70 |
| FL Inland Navigation Dist. | $131,486.00 | $50,000.00 | $81,486.00 | $2.24 | $2.35 | $2.17 |
| Atlantic Beach | $131,486.00 | $50,000.00 | $81,486.00 | $220.62 | $252.89 | $212.85 |
| Water Mgmt Dist. SJRWMD | $131,486.00 | $50,000.00 | $81,486.00 | $13.92 | $14.61 | $13.74 |
| School Board Voted | $131,486.00 | $25,000.00 | $106,486.00 | $102.66 | $106.49 | $106.49 |
| Urban Service Dist3 | $131,486.00 | $50,000.00 | $81,486.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $1,520.26 | $1,598.99 | $1,515.12 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $358,925.00 | $127,657.00 | $50,000.00 | $77,657.00 |
| **Current Year** | $369,883.00 | $131,486.00 | $50,000.00 | $81,486.00 |

**2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**

1 2

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

**More Information**

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

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

3/17/2025

SPIEGEL THOMAS C
265 MAIN ST
ATLANTIC BEACH, FL 32233-2527

**Real Estate Number:** 170868 0500 **Case Number:** 25-050
**Location of Violation:** 265 MAIN ST, 18-34 17-2S-29E .249 ATLANTIC BEACH SEC H LOT 3,LOT 4(EX PT IN RELOCATED 2ND ST W),W1/2 ST E THEREOF CLOSED BY ORD #65-88-17 BLK 103 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 265 MAIN ST was conducted on3/17/2025. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

**NATURE OF VIOLATION:**

1. Fence Maintenance Violation (Sec. 24-157(e)):
The property's fence is in a state of neglect and disrepair, with missing pickets, broken pickets, and sections that are loose and leaning. As per Sec. 24-157(e), fences that exhibit these conditions must be repaired, replaced, or removed to prevent a negative impact on property values and neighborhood quality.

2. Motor Vehicle Violation (IPMC Sec. 302.8):
A silver vehicle with flat tires is currently stored on the property in violation of IPMC Sec. 302.8, which prohibits inoperative, unlicensed, or disrepaired vehicles from being parked, stored, or kept on any premises. The vehicle must be either repaired, removed, or properly stored in accordance with local regulations.

**APPLICABLE CODE**:

Sec. 24-157. Fences, walls and similar Structures (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair shall be repaired, replaced or removed. Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property: (1) Components of the fence are broken, bent, visibly rusted or corroded. (2) Portions of the fence are no longer connected to support posts and rails. (3) Any components are rotten, broken or missing. (4) Weeds are overtaking the fence.

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

**ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by repairing or removing the vehicle within 10 days of receipt of this notice and removing, repairing, or replacing the wood fence within 30 days of receipt of this notice. Please note that an approved City of Atlantic Beach building permit is required for any fence replacement.**

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 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**
7012 2210 0001 1385 4722

5/6/2025

SPIEGEL THOMAS C
265 MAIN ST
ATLANTIC BEACH, FL 32233-2527

**Real Estate Number:** 170868 0500 **Case Number:** 25-050
**Location of Violation:** 265 MAIN ST, 18-34 17-2S-29E .249 ATLANTIC BEACH SEC H LOT 3,LOT 4(EX PT IN RELOCATED 2ND ST W),W1/2 ST E THEREOF CLOSED BY ORD #65-88-17 BLK 103 Atlantic Beach, Florida

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1. Fence Maintenance Violation (Sec. 24-157(e)):
The property's fence is in a state of neglect and disrepair, with missing pickets, broken pickets, and sections that are loose and leaning. As per Sec. 24-157(e), fences that exhibit these conditions must be repaired, replaced, or removed to prevent a negative impact on property values and neighborhood quality.

~~2. Motor Vehicle Violation (IPMC Sec. 302.8):~~ RESOLVED
~~A silver vehicle with flat tires is currently stored on the property in violation of IPMC Sec. 302.8, which prohibits inoperative, unlicensed, or disrepaired vehicles from being parked, stored, or kept on any premises. The vehicle must be either repaired, removed, or properly stored in accordance with local regulations.~~

**APPLICABLE CODE**:

Sec. 24-157. Fences, walls and similar Structures (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair shall be repaired, replaced or removed. Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property: (1) Components of the fence are broken, bent, visibly rusted or corroded. (2) Portions of the fence are no longer connected to support posts and rails. (3) Any components are rotten, broken or missing. (4) Weeds are overtaking the fence.

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

**ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by removing, repairing, or replacing the wood fence within 15 days of receipt of this notice. Please note that an approved City of Atlantic Beach building permit is required for any fence replacement.**

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 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

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

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

OFFICIAL USE

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

Postmark Here

Sent To Thomas Spiesel

Street, Apt. No.; or PO Box No. 265 Main St.

City, State, ZIP+4 Atlantic Beach FL 32233

PS Form 3800, August 2006 See Reverse for Instructions

7017 2210 0001 3385 4722

**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:

Spiegel Thomas
265 Main Street
Atlantic Beach FL 32233

9590 9402 9145 4225 8056 65

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

7012 2210 0001 1385 4722

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

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X

☐ Agent
☑ Addressee

B. Received by *(Printed Name)* Thom Spiegel

C. Date of Delivery 09/Nov/2025

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
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

6/13/2025

SPIEGEL THOMAS C
265 MAIN ST
ATLANTIC BEACH, FL 32233-2527

**Real Estate Number:** 170868 0500 **Case Number:** 25-050
**Location of Violation:** 265 MAIN ST, 18-34 17-2S-29E .249 ATLANTIC BEACH SEC H LOT 3,LOT 4(EX PT IN RELOCATED 2ND ST W),W1/2 ST E THEREOF CLOSED BY ORD #65-88-17 BLK 103 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 265 MAIN ST was conducted on 6/13/2025. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

**NATURE OF VIOLATION:**

1. Fence Maintenance Violation (Sec. 24-157(e)):
The property's fence is in a state of neglect and disrepair, with missing pickets, broken pickets, and sections that are loose and leaning. As per Sec. 24-157(e), fences that exhibit these conditions must be repaired, replaced, or removed to prevent a negative impact on property values and neighborhood quality. A fence permit was approved for this property on 6/4/2025 but it has not been paid for or picked up yet.

2. Motor Vehicle Violation (IPMC Sec. 302.8):
A silver vehicle with flat tires is currently stored on the property in violation of IPMC Sec. 302.8, which prohibits inoperative, unlicensed, or disrepaired vehicles from being parked, stored, or kept on any premises. The vehicle must be either repaired, removed, or properly stored in accordance with local regulations.

**APPLICABLE CODE**:

Sec. 24-157. Fences, walls and similar Structures (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair shall be repaired, replaced or removed. Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property: (1) Components of the fence are broken, bent, visibly rusted or corroded. (2) Portions of the fence are no longer connected to support posts and rails. (3) Any components are rotten, broken or missing. (4) Weeds are overtaking the fence.

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

**ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by repairing or removing the vehicle within 10 days of receipt of this notice and completing the fence permit application process by paying for and picking up your permit and beginning your fence repair or replacement within 15 days of receipt of this notice. Please note that an approved City of Atlantic Beach building permit is required for any fence replacement.**

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 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**

9/10/2025

SPIEGEL THOMAS C
265 MAIN ST
ATLANTIC BEACH, FL 32233-2527

**Real Estate Number:** 170868 0500 **Case Number:** 25-050
**Location of Violation:** 265 MAIN ST, 18-34 17-2S-29E .249 ATLANTIC BEACH SEC H LOT 3,LOT 4(EX PT IN RELOCATED 2ND ST W),W1/2 ST E THEREOF CLOSED BY ORD #65-88-17 BLK 103 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 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 265 MAIN ST was conducted on 17MAR25, 13JUN25, and 09SEP25. 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:**
Fence Maintenance Violation (Sec. 24-157(e)):
The property's fence is in a state of neglect and disrepair, with missing pickets, broken pickets, and sections that are loose and leaning. As per Sec. 24-157(e), fences that exhibit these conditions must be repaired, replaced, or removed to prevent a negative impact on property values and neighborhood quality. (Permit RFNC25-0071 approved, not issued. Work currently in progress on an unpermitted fence).

Motor Vehicle Violation (IPMC Sec. 302.8):
A silver vehicle with flat tires is currently stored on the property in violation of IPMC Sec. 302.8, which prohibits inoperative, unlicensed, or disrepaired vehicles from being parked, stored, or kept on any premises. The vehicle must be either repaired, removed, or properly stored in accordance with local regulations.

Outside storage (Sec. 24-173)
A black plastic trash bag was observed by the walkway to the front door. Properties must be kept free from trash/garbage/debris.

**APPLICABLE CODE**:
Sec. 24-157. Fences, walls and similar Structures (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair shall be repaired, replaced or removed. Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property: (1) Components of the fence are broken, bent, visibly rusted or corroded. (2) Portions of the fence are no longer connected to support posts and rails. (3) Any components are rotten, broken or missing. (4) Weeds are overtaking the fence.

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

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

**This letter requests that the noted violation(s) be corrected by bringing the vehicle back to operational status, removing the trash, and obtaining the fence permit within ten (10) days of receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M. Gonzalez
CODE ENFORCEMENT

# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

9/29/2025

**Case Number:** 25-050

SPIEGEL THOMAS C
265 MAIN ST
ATLANTIC BEACH, FL 32233-2527

**Certified Mail Return Receipt:**
**9589 0710 5270 1906 7670 63**

**POSTED ON PROPERTY AND**
**ATLANTIC BEACH CITY HALL**

**Property Address:** 265 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 **Thursday, November 6th 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 265 MAIN ST, RE#170868 0500, 18-34 17-2S-29E .249 ATLANTIC BEACH SEC H LOT 3,LOT 4(EX PT IN RELOCATED 2ND ST W),W1/2 ST E THEREOF CLOSED BY ORD #65-88-17 BLK 103. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

**International Property Maintenance Code / City Code of Ordinances**

Sec. 24-157. Fences, walls and similar Structures

(a) Permit required. Issuance of a permit is required for any new or replacement fence or wall, and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.

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

**STATEMENT OF CODE ENFORCEMENT OFFICER:** On 17MAR25, 31MAR25, 21APR25, 26MAY25, 13JUN25, 9SEP25, and 26SEP25, two separate Code Enforcement Officers conducted an inspection of the premises located at 265 MAIN ST. During the inspection, they observed that the property was in violation of the section listed above in the City of Atlantic Beach Code of Ordinances. The nature of the violation included:

Fence Maintenance Violation (Sec. 24-157(a)):

The property had a fence in disrepair, which was taken down, and replaced with a new one. Per code, all new fences require a building permit. A permit was applied for (RFNC25-0071), but was never issued, yet the new fence was erected. The permit is open and has an outstanding balance. The fence has not been inspected.

Motor Vehicle Violation (IPMC Sec. 302.8):
A silver vehicle with flat tires is currently stored on the property in violation of IPMC Sec. 302.8, which prohibits inoperative, unlicensed, or disrepaired vehicles from being parked, stored, or kept on any premises. The vehicle must be either repaired, removed, or properly stored in accordance with local regulations.

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, _____, hereby swear and affirm that the above statement is true and accurate.

Jose M Gonzalez,
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

# U.S. Postal Service™
# CERTIFIED MAIL® RECEIPT
*Domestic Mail Only*

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

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

**Total Postage and Fees**

$

Postmark Here

*Sent To* Thomas Spiegel # 25-050

*Street and Apt. No., or PO Box No.*

*City, State, ZIP+4®*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1074 5147 63

Page 109 of 140

Agenda Item #5.B.
06 Nov 2025

**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:

Spiegel, Thomas
Case #25-050

9590 9402 9145 4225 8072 18

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

9589 0710 5270 1906 7670 63

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)* Thomas Spiegel

C. Date of Delivery 10/03/2025

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
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

il
il Restricted Delivery

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

Domestic Return Re

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-158**

| | | | |
|---|---|---|---|
| Description: Overgrowth, vines, maintenance | | Status: PENDING CODE BOARD | |
| Type: CODE ENFORCEMENT | | Subtype: RESIDENTIAL | |
| Opened: 8/1/2025 | Closed: | Last Action: 11/18/2025 | Fllw Up: 9/12/2025 |
| Site Address: 1309 ROSE ST ATLANTIC BEACH, FL 32233 | | | |
| Site APN: 171064 0130 | | Officer: Jose M Gonzalez | |
| Details: | | | |

**CHRONOLOGY**

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|---|---|---|---|---|
| NOV REG | Jose M Gonzalez | 8/1/2025 | 8/1/2025 | |
| NOV REG | Jose M Gonzalez | 8/19/2025 | 8/19/2025 | |
| NOV POST | Jose M Gonzalez | 9/2/2025 | 9/2/2025 | Taped copy in an envelope to front door and posted copy at City Hall. |
| MEETING WITH RESPONDENT | Jose M Gonzalez | 9/5/2025 | 9/5/2025 | Knocked on door and briefly met with male occupant, who did not identify himself, and explained that this is the third notice of violation. I explained the nature of the violations and how to comply. I informed him that the next step would be the Special Magistrate. He said he understood. |
| NOH LTR | Jose M Gonzalez | 9/12/2025 | 9/12/2025 | |
| NOTICE OF HEARING | Jose M Gonzalez | 9/27/2025 | 9/29/2025 | Certified mail return receipt number 9589 0710 5270 1906 7670 49 |
| CMRR STATUS UPDATE | Jose M Gonzalez | 10/22/2025 | 10/27/2025 | Checked tracking information. USPS tracker says "In transit - Gainesville distribution center" |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-158**

| | | | | |
|---|---|---|---|---|
| **OTHER** | **Jose M Gonzalez** | **10/30/2025** | **10/30/2025** | **Received certified mail returned to office with "unable to forward" yellow sticker on it. NOH not delivered, but property was posted.** |
| **CODE ENFORCEMENT AGENDA** | **Jose M Gonzalez** | **11/3/2025** | **11/3/2025** | |
| **CODE ENFORCEMENT ORDER** | **Jose M Gonzalez** | **11/18/2025** | | |

**CONTACTS**

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|---|---|---|---|---|---|
| ADDITIONAL CONTACT 1 | DYCKMA WENDY C | 1309 ROSE ST ATLANTIC BEACH, FL 32233 | | | |
| OWNER | WIETESKA MICHAEL J ET AL | 1309 ROSE ST ATLANTIC BEACH, FL 32233-2639 | | | |

**INSPECTIONS**

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| **COMPLIANCE INSPECTION** | **JMG** | **9/12/2025** | **9/12/2025** | **VIOLATION CONTINUES** | | **Violations not corrected at the time of inspection. Referring to Code Board** |
| **INITIAL INSPECTION** | **JMG** | **8/1/2025** | **8/1/2025** | **VIOLATION FOUND** | | **trash bag on driveway, fence is being overtaken by weeds, backyard requires attention** |
| **REINSPECTION** | **JMG** | **8/11/2025** | **8/18/2025** | **VIOLATION CONTINUES** | | **Violations not corrected at the time of inspection.** |
| **REINSPECTION** | **JMG** | **9/2/2025** | **9/2/2025** | **VIOLATION CONTINUES** | | **Violation not corrected at the time of inspection. Fence is in state of disrepair and covered in vines.** |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-158**

| VIOLATIONS | | | | | | |
|---|---|---|---|---|---|---|
| **VIOLATION TYPE** | **USER NAME** | **OBSERVED DATE** | **CORRECTED DATE** | **LOCATION** | **REMARKS** | **NOTES** |
| **Fence Maintenance or Vines** | **Jose M Gonzalez** | **8/1/2025** | **11/3/2025** | | | **Sec. 24-157 (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair, shall be repaired, replaced or removed.**<br><br>**Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property. 1. Components of the Fence are broken, bent, visibly rusted or corroded. 2. Portions of the fence are no longer connected to the support posts and rails. 3. Any components are rotten, broken or missing. 4. Weeds are overtaking the fence.**<br><br>**Violation corrected at the time of inspection. Vines removed from fence.** |
| **Nuisance - Overgrown** | **Jose M Gonzalez** | **8/1/2025** | **11/3/2025** | | | **Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.**<br><br>**Violation corrected at the time of inspection. Overgrowth has been addressed.** |

# Case Details

**City of Atlantic Beach**

**Case Number**

**25-158**

| | | | | | | |
|---|---|---|---|---|---|---|
| **Outside Storage Residential (173)** | **Jose M Gonzalez** | **8/1/2025** | **8/18/2025** | **Front Yard** | | **Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.**<br>**Trash removed.** |

**WIETESKA MICHAEL J ET AL**
1309 ROSE ST
ATLANTIC BEACH, FL 32233-2639
**DYCKMA WENDY C**

**Primary Site Address**
1309 ROSE ST
Atlantic Beach FL 32233-

**Official Record Book/Page**
06039-00636

**Tile #**
9417

## 1309 ROSE ST

Property Detail

| | |
|---|---|
| **RE #** | 171064-0130 |
| **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** | 4319 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $106,796.00 | $114,521.00 |
| **Extra Feature Value** | $876.00 | $849.00 |
| **Land Value (Market)** | $81,928.00 | $81,928.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $189,600.00 | $197,298.00 |
| **Assessed Value** | $155,283.00 | $170,811.00 |
| **Cap Diff/Portability Amt** | $34,317.00 / $0.00 | $26,487.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $155,283.00 | See below |

### Taxable Values and Exemptions – In Progress

**If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.**

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

### Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 06039-00636 | 11/5/1985 | $43,000.00 | WD - Warranty Deed | Unqualified | Improved |
| 06872-00833 | 3/9/1990 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 06964-01248 | 9/7/1990 | $36,900.00 | SW - Special Warranty | Unqualified | Improved |

### Extra Features

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value |
|---|---|---|---|---|---|---|---|
| 1 | SCPR2 | Screen Porch | 1 | 12 | 8 | 96.00 | $849.00 |

### 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 | 38.00 | 130.00 | Common | 38.00 | Front Footage | $81,928.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 17-2S-29E |
| 2 | SEC H ATLANTIC BEACH |
| 3 | S 25FT LOT 5,N 12.65FT,LOT 6 |
| 4 | BLK 235 |
| 5 | O/R BK 6964-1248 |

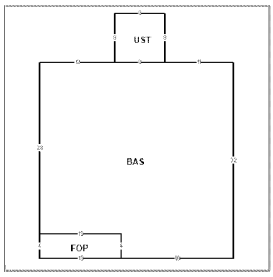
### Buildings

Building 1
Building 1 Site Address
1309 ROSE ST Unit
Atlantic Beach FL 32233-

| | |
|---|---|
| **Building Type** | 0105 - TOWNHOUSE |
| **Year Built** | 1985 |
| **Building Value** | $114,521.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Base Area | 940 | 940 | 940 |
| Unfinished Storage | 64 | 0 | 26 |
| Finished Open Porch | 52 | 0 | 16 |
| Total | 1056 | 940 | 982 |

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




| Element | Code | Detail |
|---|---|---|
| Stories | 1.000 | |
| Bedrooms | 2.000 | |
| Baths | 1.000 | |
| Rooms / Units | 1.000 | |

**2024 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| County | $155,283.00 | $0.00 | $155,283.00 | $1,133.03 | $1,246.33 | $1,160.24 |
| Public Schools: By State Law | $189,600.00 | $0.00 | $189,600.00 | $583.10 | $586.24 | $597.05 |
| By Local Board | $189,600.00 | $0.00 | $189,600.00 | $411.82 | $426.22 | $419.66 |
| FL Inland Navigation Dist. | $155,283.00 | $0.00 | $155,283.00 | $4.07 | $4.47 | $4.13 |
| Atlantic Beach | $155,283.00 | $0.00 | $155,283.00 | $401.06 | $481.92 | $405.61 |
| Water Mgmt Dist. SJRWMD | $155,283.00 | $0.00 | $155,283.00 | $25.31 | $27.84 | $26.18 |
| School Board Voted | $189,600.00 | $0.00 | $189,600.00 | $183.19 | $189.60 | $189.60 |
| Urban Service Dist3 | $155,283.00 | $0.00 | $155,283.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $2,741.58 | $2,962.62 | $2,802.47 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $183,193.00 | $141,167.00 | $0.00 | $141,167.00 |
| Current Year | $189,600.00 | $155,283.00 | $0.00 | $155,283.00 |

**2024 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**

**2014**

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

**More Information**

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

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

8/1/2025

WIETESKA MICHAEL J ET AL
1309 ROSE ST
ATLANTIC BEACH, FL 32233-2639

**Real Estate Number:** 171064 0130 **Case Number:** 25-158
**Location of Violation:** 1309 ROSE ST, 17-2S-29E SEC H ATLANTIC BEACH S 25FT LOT 5,N 12.65FT,LOT 6 BLK 235 O/R BK 6964-1248 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 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 1309 ROSE ST was conducted on 01AUG25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

**NATURE OF VIOLATION:**
1. Trash bags on driveway
2. Weeds/grass exceeds 12 inches in height
3. Vines/weeds overtaking fence

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

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

Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property. 1. Components of the Fence are broken, bent, visibly rusted or corroded. 2. Portions of the fence are no longer connected to the support posts and rails. 3. Any components are rotten, broken or missing. 4. Weeds are overtaking the fence.

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

**This letter requests that the noted violation(s) be corrected by removing the trash, mowing the lawn, and removing the vines from the fence within five (5) days of the receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CC: DYCKMA WENDY C
1309 ROSE ST
ATLANTIC BEACH, FL 32233-2639

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

8/19/2025

WIETESKA MICHAEL J ET AL
1309 ROSE ST
ATLANTIC BEACH, FL 32233-2639

**Real Estate Number:** 171064 0130 **Case Number:** 25-158
**Location of Violation:** 1309 ROSE ST, 17-2S-29E SEC H ATLANTIC BEACH S 25FT LOT 5,N 12.65FT,LOT 6 BLK 235 O/R BK 6964-1248 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 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 1309 ROSE ST was conducted on 01AUG25 and on 18AUG25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

**NATURE OF VIOLATION:**
~~1. Trash bags on driveway~~
2. Weeds/grass exceeds 12 inches in height
3. Vines/weeds overtaking fence

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

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

Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property. 1. Components of the Fence are broken, bent, visibly rusted or corroded. 2. Portions of the fence are no longer connected to the support posts and rails. 3. Any components are rotten, broken or missing. 4. Weeds are overtaking the fence.

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**This letter requests that the noted violation(s) be corrected by removing the trash, mowing the lawn, removing the vines from the fence within five (5) days of the receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CC: DYCKMA WENDY C
1309 ROSE ST
ATLANTIC BEACH, FL 32233-2639

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

9/2/2025

WIETESKA MICHAEL J ET AL
1309 ROSE ST
ATLANTIC BEACH, FL 32233-2639

**Real Estate Number:** 171064 0130 **Case Number:** 25-158
**Location of Violation:** 1309 ROSE ST, 17-2S-29E SEC H ATLANTIC BEACH S 25FT LOT 5,N 12.65FT,LOT 6 BLK 235 O/R BK 6964-1248 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 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 copy of this notice has been posted at City Hall.*

A code enforcement inspection at 1309 ROSE ST was conducted on 01AUG25, 18AUG25, and on 02SEP25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

**NATURE OF VIOLATION:**
~~1. Trash bags on driveway~~
2. Weeds/grass exceeds 12 inches in height
3. Vines/weeds overtaking fence

**APPLICABLE CODE**:

Sec. 24-157 (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair, shall be repaired, replaced or removed.
Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property. 1. Components of the Fence are broken, bent, visibly rusted or corroded. 2. Portions of the fence are no longer connected to the support posts and rails. 3. Any components are rotten, broken or missing. 4. Weeds are overtaking the fence.

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

**This letter requests that the noted violation(s) be corrected by mowing the lawn, removing the vines from the fence within five (5) days of receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CC: DYCKMA WENDY C
1309 ROSE ST
ATLANTIC BEACH, FL 32233-2639

# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

9/27/2025

**Case Number:** 25-158

WIETESKA MICHAEL J ET AL
DYCKMA WENDY C
1309 ROSE ST
ATLANTIC BEACH, FL 32233-2639

**Certified Mail Return Receipt:**
**9589 0710 5270 1906 7670 49**

**POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL**

**Property Address:** 1309 ROSE 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 **Thursday, November 6th 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 1309 ROSE ST, RE#171064 0130, 17-2S-29E SEC H ATLANTIC BEACH S 25FT LOT 5,N 12.65FT,LOT 6 BLK 235 O/R BK 6964-1248.

The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

**International Property Maintenance Code / City Code of Ordinances**

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

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

Unacceptable fences are identified as those containing any of the following characteristics that can be easily observed from the street or by a neighboring property. 1. Components of the Fence are broken, bent, visibly rusted or corroded. 2. Portions of the fence are no longer connected to the support posts and rails. 3. Any components are rotten, broken or missing. 4. Weeds are overtaking the fence.

**STATEMENT OF CODE ENFORCEMENT OFFICER:** In accordance with code, fencing that has a negative affect on neighborhood quality and is neglected must be repaired, replaced, or removed. The

wooden fence at your property is in need of repair/maintenance. The fence on your property is being overtaken by weeds and/or vines. Additionally, per code, vegetation with a height of more than twelve (12) inches on any developed lot is not permitted. Your backyard is heavily overgrown and requires maintenance. Violations were mailed to your property on 01AUG25, 11AUG25, posted on 02SEP25.

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, _____, hereby swear and affirm that the above statement is true and accurate.

Jose M Gonzalez,
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-162**

| | | | |
|---|---|---|---|
| Description: Report of multiple recreational vehicles on property. | | Status: PENDING CODE BOARD | |
| Type: CODE ENFORCEMENT | | Subtype: RESIDENTIAL | |
| Opened: 8/5/2025 | Closed: | Last Action: 11/21/2025 | Fllw Up: 9/26/2025 |
| Site Address: 0 BEGONIA ST ATLANTIC BEACH, FL 32233 | | | |
| Site APN: 171022 0010 | | Officer: Jose M Gonzalez | |
| Details: | | | |

**CHRONOLOGY**

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|---|---|---|---|---|
| NOV REG | Jose M Gonzalez | 8/5/2025 | 8/5/2025 | |
| NOV REG | Jose M Gonzalez | 8/19/2025 | 8/19/2025 | |
| TELEPHONE CALL | Jose M Gonzalez | 8/19/2025 | 8/19/2025 | Spoke with complainant, Frank Brunson, and he granted permission to go through his yard to view violations. He agreed that me walking around for this purpose is not considered trespassing. |
| NOV POST | Jose M Gonzalez | 9/3/2025 | 9/3/2025 | Posted on property, at city hall, and mailed third notice of violation |
| MISC NOTES/ACTION | Jose M Gonzalez | 9/4/2025 | 9/4/2025 | Received "Return to Sender Not Deliverable as Addressed Unable to Forward" returned notice of violation. |
| MEETING WITH RESPONDENT | Jose M Gonzalez | 9/5/2025 | 9/5/2025 | Met with property owner's brother, Daniel Romano, and explained the nature of the violations, explained the code, and how to comply. He said he was going to find somewhere else to put the RV and would be moving the shipping container at the end of the lot. He said he would try to move |

| | | | | |
|---|---|---|---|---|
| | | | | it within two weeks, before the next inspection. I told him I would call him the day prior to see how he's progressing. |
| EXTENSION GRANTED | Jose M Gonzalez | 9/18/2025 | 9/18/2025 | Spoke with property owner. He said that the container is scheduled to be moved this week. Granting a one-week extension to come to compliance. Moving the inspection date from 18SEP to 26SEP. |
| OTHER | Jose M Gonzalez | 9/23/2025 | 9/23/2025 | Received NOV marked "return to sender. Not deliverable as addressed. Unable to forward". |
| NOTICE OF HEARING | Jose M Gonzalez | 9/27/2025 | 9/29/2025 | NOH mailed certified return 9589 0710 5270 1906 7670 56 |
| OTHER | Jose M Gonzalez | 10/7/2025 | 10/7/2025 | Received NOV marked "return to sender. Not deliverable as addressed. Unable to forward". |
| OTHER | Jose M Gonzalez | 10/31/2025 | 10/31/2025 | Received note from owner's brother, Danny, saying that the trailer has been moved and that the lot is vacant. |
| CODE ENFORCEMENT AGENDA | Jose M Gonzalez | 11/3/2025 | 11/3/2025 | |
| CODE ENFORCEMENT ORDER | Jose M Gonzalez | 11/18/2025 | | |
| SCAN & UPLOAD EXECUTED ORDERS | Jose M Gonzalez | 11/21/2025 | | |

**CONTACTS**

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|---|---|---|---|---|---|
| ADDITIONAL CONTACT 1 | ROMANO DANIEL | 1188 12TH ST N JACKSONVILLE BEACH, FL 32250 | (904)610-0476 | | DROMANOROOFING@GMAIL.COM |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-162**

| | | | | | |
|---|---|---|---|---|---|
| COMPLAINTANT | BRUNSON FRANK E ET AL | 1203 BEGONIA ST ATLANTIC BEACH, FL 32233-1844 | (904)307-8560 | | frank.brunson@att.net |
| OWNER | ROMANO ELAINA | 200 TROTTER RD #426 WEYMOUTH, MA 02190 | | | |

**INSPECTIONS**

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| INITIAL INSPECTION | JMG | 8/5/2025 | 8/5/2025 | VIOLATION FOUND | posted NO TRESPASSING | Violations observed from ROW and from neighboring property, 1203 Begonia St. Access to property granted by owner, Frank Brunson. Observed two RVs and one container on a vacant lot. |
| REINSPECTION | JMG | 8/19/2025 | 8/19/2025 | VIOLATION CONTINUES | posted NO TRESPASSING | Violation not corrected at the time of inspection. Recreational vehicles remain in place |
| REINSPECTION | JMG | 9/3/2025 | 9/3/2025 | VIOLATION CONTINUES | | Violations not corrected at the time of inspection. Both recreational vehicles remain in place. |
| REINSPECTION | JMG | 9/26/2025 | 9/26/2025 | VIOLATION CONTINUES | | Violation not corrected. Referring to code board. |

**VIOLATIONS**

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| Zoning District | Jose M Gonzalez | 8/5/2025 | 11/3/2025 | | | Chapter 24. Land Development Regulations. Sec. 24-81. - General restrictions upon land, buildings and structures. modified (a)Use. No building or structure shall be placed or erected, and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | in any manner other than in conformance with the provisions of this city's Code of Ordinances, this chapter and as allowed in the zoning district in which such land, building, structure or premises are located.<br>Unpermitted land use - no RVs or containers allowed on vacant lot.<br>Violation corrected at the time of inspection. RVs removed. |
| Zoning District | Jose M Gonzalez | 8/5/2025 | 11/3/2025 | | | Chapter 24. Land Development Regulations.<br>Sec. 24-151. - Accessory uses and structures. modified<br>(a)Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.<br>No accessory use permitted on a lot without a main dwelling<br>Violation corrected at the time of inspection. RVs removed. |

**ROMANO ELAINA**
200 TROTTER RD #426
WEYMOUTH, MA 02190

**Primary Site Address**
0 BEGONIA ST
Atlantic Beach FL 32233-

**Official Record Book/Page**
16496-01288

**Tile #**
9418

## 0 BEGONIA ST

Property Detail

| | |
|---|---|
| **RE #** | 171022-0010 |
| **Tax District** | USD3 |
| **Property Use** | 0000 Vacant Res < 20 Acres |
| **# of Buildings** | 0 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 03119 ATLANTIC BEACH SEC H |
| **Total Area** | 5100 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| Value Method | CAMA | CAMA |
| Total Building Value | $0.00 | $0.00 |
| Extra Feature Value | $0.00 | $0.00 |
| Land Value (Market) | $97,900.00 | $97,900.00 |
| Land Value (Agric.) | $0.00 | $0.00 |
| Just (Market) Value | $97,900.00 | $97,900.00 |
| Assessed Value | $56,361.00 | $61,997.00 |
| Cap Diff/Portability Amt | $41,539.00 / $0.00 | $35,903.00 / $0.00 |
| Exemptions | $0.00 | See below |
| Taxable Value | $56,361.00 | See below |

### Taxable Values and Exemptions – In Progress

**If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.**

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

### Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 16496-01288 | 5/8/2013 | $27,000.00 | WD - Warranty Deed | Unqualified | Vacant |
| 06481-01370 | 3/1/1988 | $7,000.00 | WD - Warranty Deed | Unqualified | Vacant |

### Extra Features

No data found for this section

### Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | RES LD 3-7 UNITS PER AC | ARS-2 | 50.00 | 102.00 | Common | 50.00 | Front Footage | $97,900.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 18-34 38-2S-29E |
| 2 | SEC H ATLANTIC BEACH |
| 3 | LOT 5 BLK 205 |

### Buildings

No data found for this section

### 2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| County | $61,997.00 | $0.00 | $61,997.00 | $452.36 | $497.60 | $469.72 |
| Public Schools: By State Law | $97,900.00 | $0.00 | $97,900.00 | $302.71 | $303.00 | $293.18 |
| By Local Board | $97,900.00 | $0.00 | $97,900.00 | $220.08 | $220.08 | $210.07 |
| School Board Voted | $97,900.00 | $0.00 | $97,900.00 | $97.90 | $97.90 | $97.90 |
| FL Inland Navigation Dist. | $61,997.00 | $0.00 | $61,997.00 | $1.62 | $1.79 | $1.67 |
| Atlantic Beach | $61,997.00 | $0.00 | $61,997.00 | $160.12 | $176.13 | $163.13 |
| Water Mgmt Dist. SJRWMD | $61,997.00 | $0.00 | $61,997.00 | $10.11 | $11.12 | $10.56 |
| Urban Service Dist3 | $61,997.00 | $0.00 | $61,997.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $1,244.90 | $1,307.62 | $1,246.23 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $97,900.00 | $56,361.00 | $0.00 | $56,361.00 |
| Current Year | $97,900.00 | $61,997.00 | $0.00 | $61,997.00 |

### 2024 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.

**2024**

**2023**

**2022**
**2021**
**2020**
**2019**
**2018**
**2017**
**2016**
**2015**
**2014**

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

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

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

8/5/2025

ROMANO ELAINA
200 TROTTER RD #426
WEYMOUTH, MA 02190

**Real Estate Number:** 171022 0010 **Case Number:** 25-162
**Location of Violation:** 0 BEGONIA ST, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 5 BLK 205 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 maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 0 BEGONIA ST was conducted on 05AUG25. 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:** Per code, recreational vehicles on a vacant lot are not allowed, and accessory uses and structures are not permitted on a lot without a principal dwelling.

**APPLICABLE CODE**: Chapter 24: Land Development Regulations
Sec. 24-81. - General restrictions upon land, buildings and structures.

(a) *Use.* No building or structure shall be placed or erected, and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than in conformance with the provisions of this city's Code of Ordinances, this chapter and as allowed in the zoning district in which such land, building, structure or premises are located. Further, no land shall be used or developed except in compliance with the comprehensive plan.

Sec. 24-151. - Accessory uses and structures.

(a) *Authorization.* Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.

**This letter requests that the noted violation(s) be corrected by removing the recreational vehicles from the lot within ten (10) days of receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

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

8/19/2025

ROMANO ELAINA
200 TROTTER RD #426
WEYMOUTH, MA 02190

**Real Estate Number:** 171022 0010 **Case Number:** 25-162
**Location of Violation:** 0 BEGONIA ST, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 5 BLK 205 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 maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 0 BEGONIA ST was conducted on 05AUG25 and on 19AUG25. 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:** Unpermitted land use - per code, recreational vehicles on a vacant lot are not allowed, and accessory uses and structures are not permitted on a lot without a principal dwelling.

**APPLICABLE CODE**:
Sec. 24-81. - General restrictions upon land, buildings and structures.
(a) Use. No building or structure shall be placed or erected, and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than in conformance with the provisions of this city's Code of Ordinances, this chapter and as allowed in the zoning district in which such land, building, structure or premises are located.

Sec. 24-151. - Accessory uses and structures.
(a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.

**This letter requests that the noted violation(s) be corrected by removing the recreational vehicles from the lot within ten (10) days of receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

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

9/3/2025

ROMANO ELAINA
200 TROTTER RD #426
WEYMOUTH, MA 02190

**Real Estate Number:** 171022 0010 **Case Number:** 25-162
**Location of Violation:** 0 BEGONIA ST, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 5 BLK 205 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 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.

*This is your third notice of violation. A copy of this notice has been posted at City Hall.*

A code enforcement inspection at 0 BEGONIA ST was conducted on 05AUG25, 19AUG25, and on 03SEP25. 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:** Per code, recreational vehicles on a vacant lot are not allowed, and accessory uses and structures are not permitted on a lot without a principal dwelling.

**APPLICABLE CODE**:
Chapter 24. Land Development Regulations.
Sec. 24-81. - General restrictions upon land, buildings and structures.
(a) Use. No building or structure shall be placed or erected, and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than in conformance with the provisions of this city's Code of Ordinances, this chapter and as allowed in the zoning district in which such land, building, structure or premises are located. Further, no land shall be used or developed except in compliance with the comprehensive plan.

Chapter 24. Land Development Regulations.
Sec. 24-151. - Accessory uses and structures.
(a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.

**This letter requests that the noted violation(s) be corrected by removing the recreational vehicles from the lot within ten (10) days of receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

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

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US POSTAGE

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ROMANO ELAINA
200 TROTTER RD #426
WEYMOUTH, MA 02190

**Real Estate Number:** 171022 0010 **Case Nu**
**Location of Violation:** 0 BEGONIA ST 18-3

9400921469226160

02190>3t

015 FE 1 0008/28/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

TF BC: 32233546199 *1639-00532-06-44

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

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US POSTAGE

ROMANO ELAINA
200 TROTTER RD #426
WEYMOUTH, MA 02190

**Real Estate Number:** 171022 0010 **Case Num**
**Location of Violation:** 0 BEGONIA ST, 18,24

02190>382

NIXIE 015 FE 1 0009/12/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32233546199 *3024-04555-20-41

# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

9/29/2025

**Case Number:** 25-162

ROMANO ELAINA
200 TROTTER RD #426
WEYMOUTH, MA 02190

**Certified Mail Return Receipt:**
**9589 0710 5270 1906 7670 56**

**POSTED ON PROPERTY AND**
**ATLANTIC BEACH CITY HALL**

**Property Address:** 0 BEGONIA 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 **Thursday, November 6th at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 0 BEGONIA ST, RE#171022 0010, 18-34 38-2S-29E SEC H ATLANTIC BEACH LOT 5 BLK 205. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

**International Property Maintenance Code / City Code of Ordinances**

Sec. 24-81. - General restrictions upon land, buildings and structures.

(a) Use. No building or structure shall be placed or erected, and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than in conformance with the provisions of this city's Code of Ordinances, this chapter and as allowed in the zoning district in which such land, building, structure or premises are located.

Sec. 24-151. - Accessory uses and structures.

(a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.

BEGONIA ST, vacant lot adjacent to 1101 BEGONIA ST. During the inspection, the undersigned Code Enforcement Officer observed that the property was in violation of the section listed above in the City of Atlantic Beach Code of Ordinances. The nature of the violation included: per code, recreational vehicles on a vacant lot are not allowed, and accessory uses and structures are not permitted on a lot without a principal dwelling.

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, _____, hereby swear and affirm that the above statement is true and accurate.

Jose M Gonzalez,
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

9589 0710 5270 1906 7670 56

Page 141 of 174

# U.S. Postal Service™
# CERTIFIED MAIL® RECEIPT
*Domestic Mail Only*

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

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

**Total Postage and Fees**

$

Postmark Here

*Sent To* Elaina Romano

*Street and Apt. No., or PO Box No.* #25-162

*City, State, ZIP+4®*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Agenda Item #5.D.
06 Nov 2025

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-176**

| | | | |
|---|---|---|---|
| Description: Report of overgrown vegetation | | Status: PENDING CODE BOARD | |
| Type: CODE ENFORCEMENT | | Subtype: RESIDENTIAL | |
| Opened: 8/20/2025 | Closed: | Last Action: 11/21/2025 | Fllw Up: 11/6/2025 |
| Site Address: 1251 CARNATION ST ATLANTIC BEACH, FL 32233 | | | |
| Site APN: 170981 0010 | | Officer: Jose M Gonzalez | |
| Details: | | | |

**CHRONOLOGY**

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|---|---|---|---|---|
| NOV REG | Jose M Gonzalez | 8/21/2025 | 8/21/2025 | |
| NOV REG | Jose M Gonzalez | 9/5/2025 | 9/5/2025 | Second notice of violation |
| OTHER | Jose M Gonzalez | 9/12/2025 | 9/12/2025 | Received a returned notice of violation that reads "Return to Sender Attempted - Not Known Unable to Forward" |
| NOV POST | Jose M Gonzalez | 9/22/2025 | 9/22/2025 | Posted copy on property and at City Hall. |
| NOV REG | Jose M Gonzalez | 9/22/2025 | 9/22/2025 | Mailed individual letter to the additional owner as she is the listed owner of the delivery address on the Property Appraiser's office. |
| NOTICE OF HEARING | Jose M Gonzalez | 9/27/2025 | 9/30/2025 | Mailed certified return receipt 9589 0710 5270 7906 7670 70 |
| CODE ENFORCEMENT AGENDA | Jose M Gonzalez | 11/3/2025 | 11/3/2025 | |
| TELEPHONE CALL | Jose M Gonzalez | 11/3/2025 | 11/3/2025 | Spoke with owner, Brent Parrish, and explained that the violations have not been corrected and that it will be |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-176**

| | | | | |
|---|---|---|---|---|
| | | | | **presented in front of the special magistrate on 06NOV25. He informed me that he is going through a terrible divorce and that his soon-to-be ex wife filed an injunction preventing him from doing anything on the property, which is why it looks the way it does. I informed him that he or a representative can present themselves and talk to the magistrate about the situation.** |
| **CODE ENFORCEMENT ORDER** | **Jose M Gonzalez** | **11/18/2025** | | |
| **SCAN & UPLOAD EXECUTED ORDERS** | **Jose M Gonzalez** | **11/21/2025** | | |

**CONTACTS**

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|---|---|---|---|---|---|
| ADDITIONAL CONTACT 1 | PARRISH PATRICIA MALAGRINO | 2836 PESCARA DR JACKSONVILLE, FL 32246 | | | |
| COMPLAINTANT | ASKEW AMANDA | 800 SEMINOLE RD ATLANTIC BEACH, FL 32233 | | | |
| OWNER | PARRISH BRENT PARRY | 2836 PESCARA DR JACKSONVILLE, FL 32246 | | | |
| PRIOR OWNER | ESTATE OF BURTON WILSON | 1251 CARNATION ST ATLANTIC BEACH, FL 32233-1812 | | | |

**INSPECTIONS**

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| **COMPLIANCE INSPECTION** | **JMG** | **9/30/2025** | **9/30/2025** | **VIOLATION CONTINUES** | | **Violations not corrected at the time of inspection. Referring to code board.** |
| **INITIAL INSPECTION** | **JMG** | **8/21/2025** | **8/21/2025** | **VIOLATION FOUND** | | **Violations observed at the time of inspection. Heavy overgrowth, trash and debris, and trash dumpsters.** |

| | | | | | | |
|---|---|---|---|---|---|---|
| REINSPECTION | JMG | 9/5/2025 | 9/5/2025 | VIOLATION CONTINUES | | Violations not corrected at the time of inspection. Overgrowth, outside storage, and dumpsters remain in place. |
| REINSPECTION | JMG | 9/19/2025 | 9/19/2025 | VIOLATION CONTINUES | | Violations not corrected at the time of inspection. |

**VIOLATIONS**

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| OUTSIDE STORAGE RESIDENTIAL (173) | Jose M Gonzalez | 8/21/2025 | | | | Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items. |
| Solid Waste placement | Jose M Gonzalez | 8/21/2025 | | | | Sec 16-3 Garbage and trash containers (d) Dumpsters shall not be filled past the maximum fill line.<br>Sec. 16-7 Depositing on vacant lots, streets, parks, etc., prohibited; compost piles. (a) It shall be unlawful to deposit garbage, trash, recyclable items or any other solid waste including old furniture, appliances, bedsprings, tires, building materials or auto parts upon any vacant or unoccupied premises of the city or upon any street roadway or in the drainage gutter or drainage swale or ditch, alley, road median or park. (b) It shall be unlawful for any person to deposit yard trash upon any adjoining lot or premises, whether |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | vacant of improved, occupied or unoccupied or upon any other lot or premises, or a street roadway or in the drainage gutter or drainage swale, or ditch, plaza, alley, road median or park, or in any canal waterway, lake or pool within the city. Yard trash containing no combustible matter or matter which will, during decay, give off offensive odors, may be accumulated by the owner as a mulch or compost pile in the rear of the premises upon which accumulated. |
| WEEDS | Jose M Gonzalez | 8/21/2025 | | | | IPMC Sec. 302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. |
| Zoning District | Jose M Gonzalez | 9/19/2025 | | | | Chapter 24. Land Development Regulations. Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures. |

**PARRISH BRENT PARRY**
2836 PESCARA DR
JACKSONVILLE, FL 32246
**PARRISH PATRICIA MALAGRINO**

**Primary Site Address**
1251 CARNATION ST
Atlantic Beach FL 32233-

**Official Record Book/Page**
20523-02329

**Tile #**
9418

## 1251 CARNATION ST

Property Detail

| | |
|---|---|
| **RE #** | 170981-0010 |
| **Tax District** | USD3 |
| **Property Use** | 0000 Vacant Res < 20 Acres |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 03119 ATLANTIC BEACH SEC H |
| **Total Area** | 13893 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $0.00 | $0.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $262,650.00 | $262,650.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $262,650.00 | $262,650.00 |
| **Assessed Value** | $262,650.00 | $262,650.00 |
| **Cap Diff/Portability Amt** | $0.00 / $0.00 | $0.00 / $0.00 |
| **Exemptions** | $0.00 | See below |
| **Taxable Value** | $262,650.00 | See below |

## Taxable Values and Exemptions – In Progress

**If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.**

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

## Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 20523-02329 | 12/9/2022 | $306,000.00 | WD - Warranty Deed | Qualified | Vacant |
| 19636-01493 | 3/15/2021 | $220,000.00 | WD - Warranty Deed | Qualified | Vacant |
| 18177-02342 | 10/25/2017 | $105,000.00 | WD - Warranty Deed | Qualified | Vacant |
| 18115-02177 | 9/6/2017 | $100.00 | MS - Miscellaneous | Unqualified | Improved |
| 04445-01092 | 6/9/1977 | $100.00 | QC - Quit Claim | Unqualified | Improved |
| 03428-01057 | 11/8/1972 | $1,500.00 | WD - Warranty Deed | Unqualified | Improved |

## Extra Features

No data found for this section

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0170 | RES MARSH LD 3-7 UNITS PER AC | ARS-2 | 85.00 | 150.00 | Common | 85.00 | Front Footage | $262,650.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 18-34 17-2S-29E |
| 2 | SEC H ATLANTIC BEACH |
| 3 | LOTS 4,5,6 BLK 174 |

## Buildings

Building 1

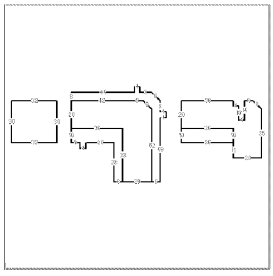
Building 1 Site Address
1251 CARNATION ST Unit
Atlantic Beach FL 32233-

| | |
|---|---|
| **Building Type** | 0102 - SFR 2 STORY |
| **Year Built** | 2025 |
| **Building Value** | $0.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Finished Open Porch | 752 | 0 | 226 |
| Base Area | 1862 | 1862 | 1862 |
| Finished upper story 1 | 1450 | 1450 | 1378 |
| Finished Open Porch | 360 | 0 | 108 |
| Finished Garage | 960 | 0 | 480 |
| Finished Open Porch | 544 | 0 | 163 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 8 | 8 Horizontal Lap |
| Roof Struct | 3 | 3 Gable or Hip |
| Roofing Cover | 12 | 12 Modular Metal |
| 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 |
|---|---|---|
| Baths | 3.500 | |
| Bedrooms | 4.000 | |
| Stories | 2.000 | |
| Rooms / Units | 1.000 | |



| | | | |
|---|---|---|---|
| Total | 5928 | 3312 | 4217 |

**2025 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| County | $262,650.00 | $0.00 | $262,650.00 | $2,108.08 | $2,108.08 | $1,989.97 |
| Public Schools: By State Law | $262,650.00 | $0.00 | $262,650.00 | $812.11 | $812.90 | $786.56 |
| By Local Board | $262,650.00 | $0.00 | $262,650.00 | $590.44 | $590.44 | $563.59 |
| School Board Voted | $262,650.00 | $0.00 | $262,650.00 | $262.65 | $262.65 | $262.65 |
| FL Inland Navigation Dist. | $262,650.00 | $0.00 | $262,650.00 | $7.56 | $7.56 | $7.09 |
| Atlantic Beach | $262,650.00 | $0.00 | $262,650.00 | $746.19 | $746.19 | $691.08 |
| Water Mgmt Dist. SJRWMD | $262,650.00 | $0.00 | $262,650.00 | $47.09 | $47.09 | $44.73 |
| Urban Service Dist3 | $262,650.00 | $0.00 | $262,650.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $4,574.12 | $4,574.91 | $4,345.67 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| **Last Year** | $262,650.00 | $262,650.00 | $0.00 | $262,650.00 |
| **Current Year** | $262,650.00 | $262,650.00 | $0.00 | $262,650.00 |

**2025 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**

**2014**

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

**More Information**

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

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

8/21/2025

PARRISH BRENT PARRY
2836 PESCARA DR
JACKSONVILLE, FL 32246

**Real Estate Number:** 170981 0010 **Case Number:** 25-176
**Location of Violation:** 1251 CARNATION ST, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOTS 4,5,6 BLK 174 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 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 1251 CARNATION ST was conducted on 21AUG25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

**NATURE OF VIOLATION:**
1. Overgrowth: per code, vegetation over 12" in length is not permitted.
2. Trash/debris: per code, properties must be maintained free from rubbish, trash, debris, and junk, to include, but not limited to, old tires and construction materials.
3. Dumpsters: the storage of dumpsters on a vacant lot is not permitted and cannot be filled over its capacity limit.

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

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

Sec 16-3 Garbage and trash containers (d) Dumpsters shall not be filled past the maximum fill line. Sec. 16-7 Depositing on vacant lots, streets, parks, etc., prohibited; compost piles. (a) It shall be unlawful to deposit garbage, trash, recyclable items or any other solid waste including old furniture, appliances, bedsprings, tires, building materials or auto parts upon any vacant or unoccupied premises of the city or upon any street roadway or in the drainage gutter or drainage swale or ditch, alley, road median or park. (b) It shall be unlawful for any person to deposit yard trash upon any adjoining lot or premises, whether vacant of improved, occupied or unoccupied or upon any other lot or premises, or a street roadway or in the drainage gutter or drainage swale, or ditch, plaza, alley, road median or park, or in any canal waterway, lake or pool within the city. Yard trash

containing no combustible matter or matter which will, during decay, give off offensive odors, may be accumulated by the owner as a mulch or compost pile in the rear of the premises upon which accumulated.

**This letter requests that the noted violation(s) be corrected by cutting the vegetation, removing the trash from the parcel, and removing the dumpsters within ten (10) days of the receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CC: PARRISH PATRICIA MALAGRINO
2836 PESCARA DR
JACKSONVILLE, FL 32246

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

9/5/2025

PARRISH BRENT PARRY
2836 PESCARA DR
JACKSONVILLE, FL 32246

**Real Estate Number:** 170981 0010 **Case Number:** 25-176
**Location of Violation:** 1251 CARNATION ST, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOTS 4,5,6 BLK 174 Atlantic Beach, Florida

Dear Property Owner:

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A code enforcement inspection at 1251 CARNATION ST was conducted on 21AUG25 and on 04SEP25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

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Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CC: PARRISH PATRICIA MALAGRINO
2836 PESCARA DR
JACKSONVILLE, FL 32246

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

JACKSONVILLE RPDC 320
22 AUG 2025PM 1 L



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FIRST-CLASS MAIL
IMI
$000.74 0
08/21/2025 ZIP 32233
043M31249185

US POSTAGE

PARRISH BRENT PARRY
2836 PESCARA DR
JACKSONVILLE, FL 32246

**Real Estate Number:** 170981 0010 **Case Numb**
**Location of Violation:** 1251 CARNATION ST. 18-

32233>5461

NIXIE 326 DE 1 0009/10/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32233546199 *1639-03231-22-43

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

9/22/2025

PARRISH BRENT PARRY
2836 PESCARA DR
JACKSONVILLE, FL 32246

**Real Estate Number:** 170981 0010 **Case Number:** 25-176
**Location of Violation:** 1251 CARNATION ST, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOTS 4,5,6 BLK 174 Atlantic Beach, Florida

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Chapter 24. Land Development Regulations.
Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.

**This letter requests that the noted violation(s) be corrected by cutting the vegetation, removing the trash from the parcel, and removing the dumpsters within ten (10) days of the receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CC: PARRISH PATRICIA MALAGRINO
2836 PESCARA DR
JACKSONVILLE, FL 32246

# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

9/30/2025

**Case Number:** 25-176

PARRISH BRENT PARRY
PARRISH PATRICIA MALAGRINO
2836 PESCARA DR
JACKSONVILLE, FL 32246

**Certified Mail Return Receipt:**
**95890710 5270 1906 7670 70**

**POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL**

**Property Address:** 1251 CARNATION 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 **Thursday, November 6th 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 1251 CARNATION ST, RE#170981 0010, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOTS 4,5,6 BLK 174. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

**International Property Maintenance Code / City Code of Ordinances**

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

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**STATEMENT OF CODE ENFORCEMENT OFFICER:** On 21AUG25, 05SEP25, and 22SEP25, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 1251 CARNATION ST. During the inspection, the undersigned Code Enforcement Officer observed that the property was in violation of the section listed above in the City of Atlantic Beach Code of Ordinances. The nature of the violation included:
1. Overgrowth: per code, vegetation over 12" in length is not permitted.
2. Trash/debris: per code, properties must be maintained free from rubbish, trash, debris, and junk, to include, but not limited to, old tires and construction materials.
3. Dumpsters: the storage of dumpsters on a vacant lot is not permitted and cannot be filled over its capacity limit.
4. Zoning: per code, accessory uses must be ancillary to the principal use of a property. Keeping the dumpsters on the property is unpermitted land use.

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, _____, hereby swear and affirm that the above statement is true and accurate.

Jose M Gonzalez,
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

# U.S. Postal Service™
# CERTIFIED MAIL® RECEIPT
*Domestic Mail Only*

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

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

**Total Postage and Fees**

$

Postmark Here

*Sent To* Parrish Case #25-170

*Street and Apt. No., or PO Box No.*

*City, State, ZIP+4®*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0794 9015 70

Page 158 of 174

Agenda Item #5.E.
06 Nov 2025

# USPS Tracking®

FAQs >

Remove ×

**Tracking Number:**

**9589071052701906767070**

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

## Latest Update

Your item was delivered to an individual at the address at 1:04 pm on October 3, 2025 in JACKSONVILLE, FL 32246.

**Get More Out of USPS Tracking:**

**USPS Tracking Plus®**

## Delivered

**Delivered, Left with Individual**

JACKSONVILLE, FL 32246
October 3, 2025, 1:04 pm

**See All Tracking History**

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

Feedback

**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

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-182**

| | | | |
|---|---|---|---|
| Description: Report of tag-less vehicles. | | Status: PENDING CODE BOARD | |
| Type: CODE ENFORCEMENT | | Subtype: RESIDENTIAL | |
| Opened: 8/25/2025 | Closed: | Last Action: 11/21/2025 | Fllw Up: 11/6/2025 |
| Site Address: 431 IREX RD ATLANTIC BEACH, FL 32233 | | | |
| Site APN: 171413 0000 | | Officer: Jose M Gonzalez | |
| Details: | | | |

**CHRONOLOGY**

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|---|---|---|---|---|
| NOV REG | Jose M Gonzalez | 8/25/2025 | 8/25/2025 | CC additional owner. |
| NOV REG | Jose M Gonzalez | 9/8/2025 | 9/8/2025 | CC additional owner. |
| NOV POST | Jose M Gonzalez | 9/23/2025 | 9/23/2025 | Posted on property and at city hall. |
| NOV REG | Jose M Gonzalez | 9/23/2025 | 9/23/2025 | |
| NOTICE OF HEARING | Jose M Gonzalez | 9/27/2025 | 10/2/2025 | Notified via certified mail 9589 0710 5270 1906 7670 87 |
| TELEPHONE MESSAGE | Jose M Gonzalez | 10/6/2025 | 10/6/2025 | Received call from owner, Gordon Atkisson, informing that the tag-less vehicle has been sold and is no longer on the property. |
| CODE ENFORCEMENT AGENDA | Jose M Gonzalez | 11/3/2025 | 11/3/2025 | |
| CODE ENFORCEMENT ORDER | Jose M Gonzalez | 11/18/2025 | | |

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-182**

| | | | | |
|---|---|---|---|---|
| | | | | |
| **SCAN & UPLOAD EXECUTED ORDERS** | **Jose M Gonzalez** | **11/21/2025** | | |

**CONTACTS**

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|---|---|---|---|---|---|
| ADDITIONAL CONTACT 1 | ATKISSON GORDON KEITH JR R/S | 431 IREX RD ATLANTIC BEACH, FL 32233 | | | |
| COMPLAINTANT | CAROL GIRARDEY | 318 ROYAL PALM ATLANTIC BEACH, FL 32233 | (678)471-1729 | | wildchildcg@yahoo.com |
| OWNER | ATKISSON GORDON K SR ET AL | 431 IREX RD ATLANTIC BEACH, FL 32233-3903 | (904)704-6515 | | |

**INSPECTIONS**

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| **COMPLIANCE INSPECTION** | **JMG** | **9/23/2025** | **9/23/2025** | **VIOLATION CONTINUES** | | **Violation not corrected at the time of inspection. Tag-less vehicle remains in place. Third notice of violation to be mailed and posted at city hall.** |
| **INITIAL INSPECTION** | **JMG** | **8/25/2025** | **8/25/2025** | **VIOLATION FOUND** | | **Violations overserved at the time of inspection. Silver Kia Spectra with no tag parked on the driveway. Unable to verify tag status of pick-up truck.** |
| **REINSPECTION** | **JMG** | **9/8/2025** | **9/8/2025** | **VIOLATION CONTINUES** | | **Violation not corrected at the time of inspection. Tagless silver Kia remains on property.** |
| **REINSPECTION** | **JMG** | **10/2/2025** | **10/2/2025** | **VIOLATION CONTINUES** | | **Silver car with no tag remains on driveway. Referring to code board.** |

**VIOLATIONS**

# Case Details

**City of Atlantic Beach**

**Case Number**
**25-182**

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|---|---|---|---|---|---|---|
| Junked Abandoned Veh (co) | Jose M Gonzalez | 8/25/2025 | 10/6/2025 | | | Sec. 24-17 Junked vehicle shall mean any abandoned, discarded, or inoperable motor vehicle, including any boat, motorcycle, trailer and the like, with a mechanical or structural condition that precludes its ability for street travel or its intended use, or one that is dismantled, discarded, wrecked, demolished or not bearing current license tags. No such vehicle shall be parked or stored openly in any zoning district unless expressly permitted within that zoning district.<br>Violation corrected. Vehicle was removed. Still going to code board. |

**ATKISSON GORDON K SR ET AL**
431 IREX RD
ATLANTIC BEACH, FL 32233-3903
**ATKISSON GORDON KEITH JR R/S**

**Primary Site Address**
431 IREX RD
Atlantic Beach FL 32233-

**Official Record Book/Page**
18751-01144

**Tile #**
9417

## 431 IREX RD

Property Detail

| | |
|---|---|
| **RE #** | 171413-0000 |
| **Tax District** | USD3 |
| **Property Use** | 0100 Single Family |
| **# of Buildings** | 1 |
| **Legal Desc.** | For full legal description see Land & Legal section below |
| **Subdivision** | 03123 ROYAL PALMS UNIT 02A3.00 |
| **Total Area** | 7555 |

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 | 2024 Certified | 2025 In Progress |
|---|---|---|
| **Value Method** | CAMA | CAMA |
| **Total Building Value** | $124,830.00 | $130,181.00 |
| **Extra Feature Value** | $0.00 | $0.00 |
| **Land Value (Market)** | $290,000.00 | $300,000.00 |
| **Land Value (Agric.)** | $0.00 | $0.00 |
| **Just (Market) Value** | $414,830.00 | $430,181.00 |
| **Assessed Value** | $91,540.00 | $94,194.00 |
| **Cap Diff/Portability Amt** | $323,290.00 / $0.00 | $335,987.00 / $0.00 |
| **Exemptions** | $50,000.00 | See below |
| **Taxable Value** | $41,540.00 | 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 | $94,194.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$43,472.00** |

SJRWMD/FIND Taxable Value

| | |
|---|---|
| Assessed Value | $94,194.00 |
| Homestead (HX) | - $25,000.00 |
| Homestead Banding 196.031(1)(b) (HB) | - $25,722.00 |
| **Taxable Value** | **$43,472.00** |

`School Taxable Value

| | |
|---|---|
| Assessed Value | $94,194.00 |
| Homestead (HX) | - $25,000.00 |
| **Taxable Value** | **$69,194.00** |

## Sales History

| Book/Page | Sale Date | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|---|---|---|---|---|---|
| 18751-01144 | 4/10/2019 | $100.00 | QC - Quit Claim | Unqualified | Improved |
| 07643-01592 | 8/19/1993 | $54,000.00 | WD - Warranty Deed | Qualified | Improved |
| 06406-00545 | 9/25/1987 | $34,800.00 | WD - Warranty Deed | Unqualified | Improved |
| 04937-00668 | 8/3/1979 | $31,500.00 | WD - Warranty Deed | Unqualified | Improved |
| 04879-01030 | 5/11/1979 | $22,800.00 | WD - Warranty Deed | Unqualified | Improved |
| 04046-00522 | 11/4/1975 | $100.00 | QC - Quit Claim | Unqualified | Improved |
| 03784-00416 | 8/29/1974 | $23,500.00 | WD - Warranty Deed | Unqualified | Improved |

## Extra Features

No data found for this section

## Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | RES LD 3-7 UNITS PER AC | ARS-1 | 80.00 | 93.00 | Common | 1.00 | Lot | $300,000.00 |

Legal

| LN | Legal Description |
|---|---|
| 1 | 31-16 17-2S-29E |
| 2 | ROYAL PALMS UNIT 2A |
| 3 | LOT 22 BLK 10 |

## Buildings

Building 1

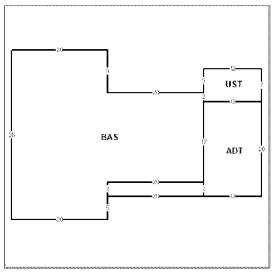
Building 1 Site Address
431 IREX RD Unit
Atlantic Beach FL 32233-

| | |
|---|---|
| **Building Type** | 0101 - SFR 1 STORY |
| **Year Built** | 1971 |
| **Building Value** | $130,181.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---|---|---|---|
| Unfinished Storage | 84 | 0 | 34 |
| Addition | 240 | 240 | 216 |
| Base Area | 1100 | 1100 | 1100 |

| Element | Code | Detail |
|---|---|---|
| Exterior Wall | 15 | 15 Concrete Blk |
| Exterior Wall | 20 | 20 Face Brick |
| Roof Struct | 3 | 3 Gable or Hip |
| Roofing Cover | 3 | 3 Asph/Comp Shng |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 11 | 11 Cer Clay Tile |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |

| Element | Code | Detail |
|---|---|---|



| | | | | | | |
|---|---|---|---|---|---|---|
| Finished Open Porch | 60 | 0 | 18 | Stories | 1.000 | |
| Total | 1484 | 1340 | 1368 | Bedrooms | 5.000 | |
| | | | | Baths | 2.000 | |
| | | | | Rooms / Units | 1.000 | |

**2025 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|---|---|---|---|---|---|---|
| County | $94,194.00 | $50,722.00 | $43,472.00 | $333.41 | $348.91 | $329.37 |
| Public Schools: By State Law | $94,194.00 | $25,000.00 | $69,194.00 | $205.74 | $214.16 | $207.22 |
| By Local Board | $94,194.00 | $25,000.00 | $69,194.00 | $149.58 | $155.55 | $148.48 |
| School Board Voted | $94,194.00 | $25,000.00 | $69,194.00 | $66.54 | $69.19 | $69.19 |
| FL Inland Navigation Dist. | $94,194.00 | $50,722.00 | $43,472.00 | $1.20 | $1.25 | $1.17 |
| Atlantic Beach | $94,194.00 | $50,722.00 | $43,472.00 | $118.02 | $123.50 | $114.38 |
| Water Mgmt Dist. SJRWMD | $94,194.00 | $50,722.00 | $43,472.00 | $7.45 | $7.79 | $7.40 |
| Urban Service Dist3 | $94,194.00 | $50,722.00 | $43,472.00 | $0.00 | $0.00 | $0.00 |
| | | | Totals | $881.94 | $920.35 | $877.21 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---|---|---|---|---|
| Last Year | $414,830.00 | $91,540.00 | $50,000.00 | $41,540.00 |
| Current Year | $430,181.00 | $94,194.00 | $50,722.00 | $43,472.00 |

**2025 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.

**2024**

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**

**2015**

**2014**

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

**More Information**

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

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

8/25/2025

ATKISSON GORDON K SR ET AL
431 IREX RD
ATLANTIC BEACH, FL 32233-3903

**Real Estate Number:** 171413 0000 **Case Number:** 25-182
**Location of Violation:** 431 IREX RD, 31-16 17-2S-29E ROYAL PALMS UNIT 2A LOT 22 BLK 10 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 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 431 IREX RD was conducted on 25AUG25. 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:** Per code, vehicles with no/expired tags are not permitted on a property. The silver Kia does not have a tag on it.

**APPLICABLE CODE**: Sec. 24-17 Junked vehicle shall mean any abandoned, discarded, or inoperable motor vehicle, including any boat, motorcycle, trailer and the like, with a mechanical or structural condition that precludes its ability for street travel or its intended use, or one that is dismantled, discarded, wrecked, demolished or not bearing current license tags. No such vehicle shall be parked or stored openly in any zoning district unless expressly permitted within that zoning district.

**This letter requests that the noted violation(s) be corrected by properly tagging, registering, or removing from the property within ten (10) days of the receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,
Jose M Gonzalez
CODE ENFORCEMENT

CC: ATKISSON GORDON KEITH JR R/S
431 IREX RD
ATLANTIC BEACH, FL 32233-3903

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

9/8/2025

ATKISSON GORDON K SR ET AL
431 IREX RD
ATLANTIC BEACH, FL 32233-3903

**Real Estate Number:** 171413 0000 **Case Number:** 25-182
**Location of Violation:** 431 IREX RD, 31-16 17-2S-29E ROYAL PALMS UNIT 2A LOT 22 BLK 10 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 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 431 IREX RD was conducted on 25AUG25 and 08SEP25. 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:** Per code, vehicles with no/expired tags are not permitted on a property. The silver Kia does not have a tag on it.

**APPLICABLE CODE**: Sec. 24-17 Junked vehicle shall mean any abandoned, discarded, or inoperable motor vehicle, including any boat, motorcycle, trailer and the like, with a mechanical or structural condition that precludes its ability for street travel or its intended use, or one that is dismantled, discarded, wrecked, demolished or not bearing current license tags. No such vehicle shall be parked or stored openly in any zoning district unless expressly permitted within that zoning district.

**This letter requests that the noted violation(s) be corrected by properly tagging, registering, or removing from the property within ten (10) days of the receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CC: ATKISSON GORDON KEITH JR R/S
431 IREX RD
ATLANTIC BEACH, FL 32233-3903

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

9/23/2025

ATKISSON GORDON K SR ET AL
431 IREX RD
ATLANTIC BEACH, FL 32233-3903

**Real Estate Number:** 171413 0000 **Case Number:** 25-182
**Location of Violation:** 431 IREX RD, 31-16 17-2S-29E ROYAL PALMS UNIT 2A LOT 22 BLK 10 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 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 copy of this notice has been posted at City Hall.*

A code enforcement inspection at 431 IREX RD was conducted on 25AUG25, 08SEP25, and 23SEP25. 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:** Per code, vehicles with no/expired tags are not permitted on a property. The silver Kia does not have a tag on it.

**APPLICABLE CODE**: Sec. 24-17 Junked vehicle shall mean any abandoned, discarded, or inoperable motor vehicle, including any boat, motorcycle, trailer and the like, with a mechanical or structural condition that precludes its ability for street travel or its intended use, or one that is dismantled, discarded, wrecked, demolished or not bearing current license tags. No such vehicle shall be parked or stored openly in any zoning district unless expressly permitted within that zoning district.

**This letter requests that the noted violation(s) be corrected by properly tagging, registering, or removing from the property within five (5) days of the receipt of this notice**.

Thank you for your cooperation in this matter. Failure to correct the violation by the required date may result in this case being referred to the Code Enforcement Special Magistrate resulting in fines up to two hundred fifty dollars ($250.00) per day. Upon completion of the action required, it is your responsibility to contact me and arrange 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, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,
Jose M Gonzalez
CODE COMPLIANCE

CC: ATKISSON GORDON KEITH JR R/S
431 IREX RD
ATLANTIC BEACH, FL 32233-3903

# CODE ENFORCEMENT
# CITY OF ATLANTIC BEACH, FLORIDA
# NOTICE OF HEARING

10/2/2025

**Case Number:** 25-182

ATKISSON GORDON K SR ET AL
ATKISSON GORDON KEITH JR R/S
431 IREX RD
ATLANTIC BEACH, FL 32233-3903

**Certified Mail Return Receipt:**
**9589 0710 5270 1906 7670 87**

**POSTED ON PROPERTY AND**
**ATLANTIC BEACH CITY HALL**

**Property Address:** 431 IREX RD
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 **Thursday, November 6th 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 431 IREX RD, RE#171413 0000, 31-16 17-2S-29E ROYAL PALMS UNIT 2A LOT 22 BLK 10. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

**International Property Maintenance Code / City Code of Ordinances**

Sec. 24-17 Junked vehicle shall mean any abandoned, discarded, or inoperable motor vehicle, including any boat, motorcycle, trailer and the like, with a mechanical or structural condition that precludes its ability for street travel or its intended use, or one that is dismantled, discarded, wrecked, demolished or not bearing current license tags. No such vehicle shall be parked or stored openly in any zoning district unless expressly permitted within that zoning district.

**STATEMENT OF CODE ENFORCEMENT OFFICER:** On 25AUG25, 8SEP25, and 23SEP25, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 431 IREX RD. During the inspection, the undersigned Code Enforcement Officer observed that the property was in violation of the section listed above in the City of Atlantic Beach Code of Ordinances. The nature of the violation included: per code, vehicles with no/expired tags are not permitted on a property. The silver Kia does not have a tag on it.

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, _____, hereby swear and affirm that the above statement is true and accurate.

Jose M Gonzalez,
Code Enforcement Officer, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

9589 0710 5270 1074 5947 87

# U.S. Postal Service™
# CERTIFIED MAIL® RECEIPT
*Domestic Mail Only*

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

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Extra Services & Fees *(check box, add fee as appropriate)*

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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

**Total Postage and Fees**

$

Postmark Here

*Sent To* Gordon Atkisson

*Street and Apt. No., or PO Box No.* # 25-182

*City, State, ZIP+4®*

**PS Form 3800, January 2023** PSN 7530-02-000-9047 **See Reverse for Instructions**

Agenda Item #5.F.
06 Nov 2025
Page 17 of 17

# USPS Tracking®

FAQs >

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**9589071052701906767087**

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## Latest Update

Your item was delivered to an individual at the address at 2:37 pm on October 4, 2025 in ATLANTIC BEACH, FL 32233.

**Get More Out of USPS Tracking:**

**USPS Tracking Plus®**

## Delivered

**Delivered, Left with Individual**

ATLANTIC BEACH, FL 32233
October 4, 2025, 2:37 pm

**See All Tracking History**

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

Feedback

**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