City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, January 8, 2026 - 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 11-06-25 Code Enforcement Special Magistrate meeting. 3 - 5

11-06-25 CESM Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

4.A. Name: Brent Parrish and Patricia Malagrino Parrish 7 - 33
Address: 1251 Carnation St
Case: 25-176
1251 Carnation St Case Detail Report Case# 25-176
CE 1251 Carnation St Case# 25-176

5. NEW BUSINESS

5.A. Name: Randy Rhone 35 - 52
Address: 1810 George St*
Case: 25-181
1810 George St Case Detail Report Case# 25-181
CE 1810 GEORGE ST Case# 25-181

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, November 6, 2025 - 2:00 PM
City Hall, Commission Chamber
800 Seminole Road, FL 32233

Present:

Suzanne Green, Special Magistrate
Angela Irizarry, GIS Coordinator and PW Inspector
Jose Gonzalez, Code Enforcement
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 9-4-25 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: Hickey/Covington*
Address: 1890 Live Oak Ln
Case: 25-032

Testified: GIS Coordinator and PW Inspector Irizarry

Respondent: Genevieve Hickey/Covington was present.

Action: The Respondents shall have 30 days from the date of this Order to make application for the variance or mitigate. The prior Order remains in place.

5. NEW BUSINESS

A. Name: Kristina Hale*
Address: 119 Jasmine St
Case: 24-114

Testified: CE Officer Gonzalez

DRAFT

Respondent: Kristina Hale was not present.

Action: The Respondent is in full compliance on all violations.

B. **Name: Thomas Spiegel***
Address: 265 Main St
Case: 25-050

Testified: CE Officer Gonzalez

Respondent: Thomas Spiegel was not present.

Action: The Respondent has 15 days from the date of this Order to come into compliance with the fence violations.

C. **Name: Michael Wieteska and Wendy Dyckma**
Address: 1309 Rose St
Case: 25-158

Testified: CE Officer Gonzalez

Respondent: Micheal Wieteska and Wendy Dyckma were not present.

Action: The Respondents shall have 30 days from the date of this Order to make application for the variance or mitigate.

D. **Name: Eliana Romano**
Address: 0 Begonia St
Case: 25-162

Testified: CE Officer Gonzalez

Respondent: Eliana Romano was not present.

Action: The Respondent is in full compliance on all violations.

E. **Name: Brent Parry Parrish and Patricia Maligrano Parrish**
Address: 1251 Carnation St
Case: 25-176

Testified: CE Officer Gonzalez

Respondent: Brent Parrish was present.

Action: The Respondent shall correct all violations withing thirty (30) days of the date of this Order. Failure to timely come into compliance would result in a $250.00 per day fine.

DRAFT

F. **Name: Gordon Atkisson***
Address: 431 Irex Rd
Case: 25-182

Testified: CE Officer Gonzalez

Respondent: Gordon Atkisson was not present.

Action: The Respondent is in full compliance on all violations.

6. **ADJOURNMENT**
The meeting adjourned at 2:59 PM.

Attest:

Suzanne Green, Special Magistrate

Michelle Weippert, Records Management Specialist

DRAFT

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: 1/23/2026	Fllw Up: 1/8/2026
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	

Case Details

City of Atlantic Beach

Case Number
25-176

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 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**	**11/18/2025**	**Orders ready for Magistrate to sign and mail out.**
SCAN & UPLOAD EXECUTED ORDERS	**Jose M Gonzalez**	**11/19/2025**	**11/19/2025**	
NOTICE OF HEARING	**Jose M Gonzalez**	**11/29/2025**	**12/22/2025**	**Posted on property and City Hall**
TELEPHONE CALL	**Jose M Gonzalez**	**12/1/2025**	**12/1/2025**	**Received call from owner to inform me that he cannot afford to move the dumpsters right now but will try to spread some weed killer to control the overgrowth. Said he will put the silt fence back up for protection measures.**
NOH LTR	**Jose M Gonzalez**	**12/22/2025**	**12/22/2025**	
CODE ENFORCEMENT AGENDA	**Jose M Gonzalez**	**1/1/2026**	**1/5/2026**	
CODE ENFORCEMENT ORDER	**Jose M Gonzalez**	**1/20/2026**		
SCAN & UPLOAD EXECUTED ORDERS	**Jose M Gonzalez**	**1/23/2026**		

Case Details

City of Atlantic Beach

Case Number
25-176

CONTACTS					
NAME TYPE	**NAME**	**ADDRESS**	**PHONE**	**FAX**	**EMAIL**
ADDITIONAL CONTACT 1	PARRISH PATRICIA MALAGRINO	190 Escambia Street Cocoa Beach, FL 32931			patricia.malagrino@gmail.com
COMPLAINTANT	ASKEW AMANDA	800 SEMINOLE RD ATLANTIC BEACH, FL 32233			
OWNER	PARRISH BRENT PARRY	14433 Rum Keg Court JACKSONVILLE, FL 32224			
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**
CEB INSPECTION	**JMG**	**12/22/2025**	**12/22/2025**	**VIOLATION CONTINUES**		**Violations not corrected at the time of inspection.**
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

Case Details

City of Atlantic Beach

Case Number
25-176

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. 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.

Case Details

City of Atlantic Beach

Case Number
25-176

Weeds	**Jose M Gonzalez**	**8/21/2025**	**12/19/2025**			**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

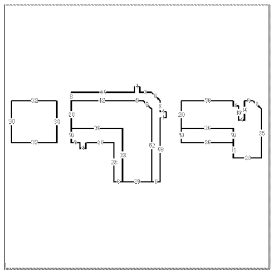
Building 1 Site Address
1251 CARNATION ST Unit
Atlantic Beach FL 32233-

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:

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 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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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, Florida 32233

JACKSONVILLE RPDC 320
22 AUG 2025PM 1 L

quadient
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

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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.

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.

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.

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.

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

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- ☐ Adult Signature Restricted Delivery $ _____

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Sent To Parrish Case #25-176

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

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FAQs >

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October 3, 2025, 1:04 pm

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FAQs

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

PARRISH BRENT PARRY
2836 PESCARA DRIVE
JACKSONVILLE, FL 32246
Respondent.

First Class and Certified Mail Return Receipt Requested: 7006 2150 0002 2972 1947

Property Address: 1251 CARNATION ST
Atlantic Beach, FL 32233

CASE NUMBER: 25-176
REAL ESTATE NUMBER: 170981 0010
LEGAL DESCRIPTION: 1251 CARNATION ST, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOTS 4, 5, 6 BLK 174 ATLANTIC BEACH, FLORIDA

ORDER ON CASE NO. 25-176

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on November 6, 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 1251 Carnation St, Atlantic Beach, Florida 32233 ("the Property"). Proper notice of the hearing was provided to the Respondent via certified U.S. mail (unable to forward), posted at City Hall The Respondent did appear at the hearing on November 6, 2025.

2. 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.

3. The Respondent was cited for violation of FBC Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot

and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.

4. The Respondent was cited for violation of 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.

5. The Respondent was cited for violation of FBC Sec 16-3 Garbage and trash containers (d) Dumpsters shall not be filled past the maximum fill line.

6. 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) lt 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 of offensive odors, may be accumulated by the owner as mulch or compost pile in the rear of the premises upon which accumulated.

7. The City of Atlantic Beach provided documentation and photographs of said violations as well. The City of Atlantic Beach also testified that the Property represents a safety hazard as the excess grass coverage hides trash and holes. The City of Atlantic Beach requested 30 days to come into compliance due to the hazardous nature of the Property. Failure to timely comply would result in a $250.00 per day fine.

8. The Respondent appeared and stated that he is in the middle of a dissolution and there exists a Court Order prohibiting him from spending any money on the property or physically assist with the property (vacant lot). The Respondent stated the Property is jointly titled with his Wife.

CONCLUSIONS OF LAW

9. Proper notice was provided to the Respondent who appeared at the hearing. The City of Atlantic Beach, Florida presented documentation evidencing the continued violations. The Property remains in violation.

ORDER

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

A. The Respondent shall correct all violations withing thirty (30) days of the date of this Order. Failure to timely come into compliance would result in a $250.00 per day fine.

DONE AND ORDERED THIS 18 DAY OF NOVEMBER 2025.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Michelle Weippert, Records Clerk

Suzanne W. Green, Special Magistrate

Executed this 18 day of November, 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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Street, Apt. No.; or PO Box No.: 2836 Pescara Dr

City, State, ZIP+4: Case #25-176

PS Form 3800, August 2006 See Reverse for Instructions

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IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 *(Reverse)* PSN 7530-02-000-9047

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

12/22/2025

Case Number: 25-176

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

Certified Mail Return Receipt:

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, January 8th 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.

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.

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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.

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.

STATEMENT OF CODE ENFORCEMENT OFFICER: This case was heard before the Special Magistrate on 06NOV25. At the hearing, an order was issued requiring the Respondent to remove the dumpsters, trash/junk/debris, and the excess vegetation by 18DEC25, or a $250 daily fine would be imposed. The overgrowth has been addressed, but the dumpsters and outside storage of items remain. The City recommends the imposition of the daily fine.

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 Compliance Officer, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

Case Details

City of Atlantic Beach

Case Number
25-181

Description: Report of occupied sheds, trash, overall condition		Status: PENDING CODE BOARD	
Type: CODE ENFORCEMENT		Subtype: RESIDENTIAL	
Opened: 8/22/2025	Closed:	Last Action: 1/23/2026	Fllw Up: 1/8/2026
Site Address: 1810 GEORGE ST ATLANTIC BEACH, FL 32233			
Site APN: 172251 0000		Officer: Jose M Gonzalez	
Details:			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
NOV REG	Jose M Gonzalez	8/26/2025	8/26/2025	
NOV REG	Jose M Gonzalez	9/26/2025	9/26/2025	
NOV POST	Jose M Gonzalez	10/8/2025	10/8/2025	
NOV REG	Jose M Gonzalez	10/8/2025	10/8/2025	
EXTENSION GRANTED	Jose M Gonzalez	10/27/2025	10/27/2025	Rescheduled inspection at the request of owner to allow time for compliance. Evident efforts observed to correct violations. One of the accessory units has been removed. Trash has been picked up. Fence in disrepair has been removed. 30-day extension granted.
MEETING WITH TENANT/OCCUPANT	Jose M Gonzalez	10/27/2025	10/27/2025	Met with owner, Randy Rhone, and spoke about compliance status and efforts. Evident efforts observed to correct violations. One of the accessory units has been removed. Trash has been picked up. Fence in disrepair has been removed. 30-day extension granted.

Case Details

City of Atlantic Beach

Case Number
25-181

NOTICE OF HEARING	**Jose M Gonzalez**	**11/29/2025**	**12/10/2025**	**Mailed certified return receipt 9589 0710 5270 1906 7671 17**
NOH POST AND AFF	**Jose M Gonzalez**	**12/30/2025**	**12/30/2025**	**Posted at City Hall and property.**
CODE ENFORCEMENT AGENDA	**Jose M Gonzalez**	**1/1/2026**	**1/5/2026**	
CODE ENFORCEMENT ORDER	**Jose M Gonzalez**	**1/20/2026**		
SCAN & UPLOAD EXECUTED ORDERS	**Jose M Gonzalez**	**1/23/2026**		

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINTANT	PORTAL LUIS	1930 PARK ST ATLANTIC BEACH, FL 32233	(305)297-7846		
OWNER	RHONE RANDY	1810 GEORGE ST ATLANTIC BEACH, FL 32233-1914			

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL INSPECTION	**JMG**	**8/26/2025**	**8/26/2025**	**VIOLATION FOUND**		**Unpermitted accessory structures, trash bags piled up, fence in disrepair**
INITIAL INSPECTION	**JMG**	**10/8/2025**	**10/8/2025**	**VIOLATION CONTINUES**		**Violations not corrected at the time of inspection. Posting final notice before code board on property.**
REINSPECTION	**JMG**	**9/26/2025**	**9/26/2025**	**VIOLATION CONTINUES**		**Violations not corrected at the time of inspection. Accessory structures, fence in disrepair, and**

Case Details

City of Atlantic Beach

Case Number
25-181

						outside storage remain.
REINSPECTION	JMG	11/24/2025	11/25/2025	VIOLATION CONTINUES		Rescheduled inspection at the request of owner to allow time for compliance. Evident efforts observed to correct violations. One of the accessory units has been removed. Trash has been picked up. Fence in disrepair has been removed. 30-day extension granted. Violation continues. Spoke with owner and he said that he went to City Hall to get a shed permit, but he did not know that he needed a survey. He said he was going to try to round up some money to get a survey for the permit. Grating one 15-day final extension before referring him to code board.
REINSPECTION	JMG	12/10/2025	12/10/2025	VIOLATION CONTINUES		Violations not corrected at the time of inspection. Multiple accessory structures remain. Trash bags remain. Referring to code board.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Accessory Structures	Jose M Gonzalez	8/26/2025				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. (c) Number of structures. Single- and two-family properties shall have no more than: (1) Three (3) total buildings, including the principal building. (2) One (1) shed. (3) One (1) detached garage, guest house, pool house, or similar structure. At least three accessory structures.
Fence Maintenance	Jose M Gonzalez	8/26/2025	10/27/2025			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.
OUTSIDE STORAGE RESIDENTIAL (173)	Jose M Gonzalez	8/26/2025				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.

RHONE RANDY
1810 GEORGE ST
ATLANTIC BEACH, FL 32233-1914

Primary Site Address
1810 GEORGE ST
Atlantic Beach FL 32233-

Official Record Book/Page
03427-00618

Tile #
9417

1810 GEORGE ST

Property Detail

RE #	172251-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03137 DONNERS R/P NO 02
Total Area	6679

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	$40,320.00	$41,735.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$82,450.00	$116,400.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$122,770.00	$158,135.00
Assessed Value	$26,678.00	$27,451.00
Cap Diff/Portability Amt	$96,092.00 / $0.00	$130,684.00 / $0.00
Exemptions	$25,000.00	See below
Taxable Value	$1,678.00	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	$27,451.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $0.00
Taxable Value	**$2,451.00**

SJRWMD/FIND Taxable Value

Assessed Value	$27,451.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $0.00
Taxable Value	**$2,451.00**

`School Taxable Value

Assessed Value	$27,451.00
Homestead (HX)	- $25,000.00
Taxable Value	**$2,451.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03427-00618	1/1/1972	$1,700.00	AG - Agreement for Deed	Unqualified	Improved
09620-01230	1/27/1990	$127.00	QC - Quit Claim	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	0101	RES MD 8-19 UNITS PER AC	ARG	50.00	125.00	Common	50.00	Front Footage	$116,400.00

Legal

LN	Legal Description
1	25-68 17-2S-29E
2	DONNERS R/P 2
3	LOT 2 BLK 1

Buildings

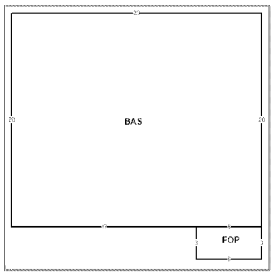
Building 1
Building 1 Site Address
1810 GEORGE ST Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	1955
Building Value	$41,735.00

Type	Gross Area	Heated Area	Effective Area
Base Area	460	460	460
Finished Open Porch	18	0	5
Total	478	460	465

Element	Code	Detail
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	9	9 Pine/Soft Wood
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	



2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$27,451.00	$25,000.00	$2,451.00	$13.47	$19.67	$18.57
Public Schools: By State Law	$27,451.00	$25,000.00	$2,451.00	$5.19	$7.59	$7.34
By Local Board	$27,451.00	$25,000.00	$2,451.00	$3.77	$5.51	$5.26
School Board Voted	$27,451.00	$25,000.00	$2,451.00	$1.68	$2.45	$2.45
FL Inland Navigation Dist.	$27,451.00	$25,000.00	$2,451.00	$0.05	$0.07	$0.07
Atlantic Beach	$27,451.00	$25,000.00	$2,451.00	$4.77	$6.96	$6.45
Water Mgmt Dist. SJRWMD	$27,451.00	$25,000.00	$2,451.00	$0.30	$0.44	$0.42
Urban Service Dist3	$27,451.00	$25,000.00	$2,451.00	$0.00	$0.00	$0.00
			Totals	$29.23	$42.69	$40.56

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$122,770.00	$26,678.00	$25,000.00	$1,678.00
Current Year	$158,135.00	$27,451.00	$25,000.00	$2,451.00

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

8/26/2025

RHONE RANDY
1810 GEORGE ST
ATLANTIC BEACH, FL 32233-1914

Real Estate Number: 172251 0000 **Case Number:** 25-181
Location of Violation: 1810 GEORGE ST, 25-68 17-2S-29E DONNERS R/P 2 LOT 2 BLK 1 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and 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 1810 GEORGE ST was conducted on 26AUG25. 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. A property is authorized to have no more than three accessory structures, to include the main building, and require a building permit. There are three structures in the backyard.

2. Properties must be maintained free from trash, garbage, junk, debris. There are trash bags piled up in the backyard.

3. Fences in a state of disrepair are not permitted.

APPLICABLE CODE:
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.
(c) Number of structures. Single- and two-family properties shall have no more than:
(1) Three (3) total buildings, including the principal building.
(2) One (1) shed.
(3) One (1) detached garage, guest house, pool house, or similar structure.

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.

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 Repairing, replacing, or removing the fence, removing the trash from the property storing it out of view from the street, removing two sheds, and applying for and obtaining a permit for the third one within thirty (30) 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

9/26/2025

RHONE RANDY
1810 GEORGE ST
ATLANTIC BEACH, FL 32233-1914

Real Estate Number: 172251 0000 **Case Number:** 25-181
Location of Violation: 1810 GEORGE ST, 25-68 17-2S-29E DONNERS R/P 2 LOT 2 BLK 1 Atlantic Beach, Florida

Dear Property Owner:

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A code enforcement inspection at 1810 GEORGE ST was conducted on 26AUG25 and 26SEP25. 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. A property is authorized to have no more than three accessory structures, to include the main building, and require a building permit. There are three structures in the backyard.

2. Properties must be maintained free from trash, garbage, junk, debris. There are trash bags piled up in the backyard.

3. Fences in a state of disrepair are not permitted.

APPLICABLE CODE:
(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.
(c) Number of structures. Single- and two-family properties shall have no more than:
(1) Three (3) total buildings, including the principal building.
(2) One (1) shed.
(3) One (1) detached garage, guest house, pool house, or similar structure.

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.

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 removing items from the premises or storing them out of view from the street, and updating the registration tag on the vehicle 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

10/8/2025

RHONE RANDY
1810 GEORGE ST
ATLANTIC BEACH, FL 32233-1914

Real Estate Number: 172251 0000 **Case Number:** 25-181
Location of Violation: 1810 GEORGE ST, 25-68 17-2S-29E DONNERS R/P 2 LOT 2 BLK 1 Atlantic Beach, Florida

Dear Property Owner:

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A code enforcement inspection at 1810 GEORGE ST was conducted on 26AUG25, 26SEP25, and 08OCT25. 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:
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(2) One (1) shed.
(3) One (1) detached garage, guest house, pool house, or similar structure.

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.

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 removing items from the premises or storing them out of view from the street, removing accessory structures and acquiring permit for the allowed one, and removing, replacing, or repairing the fences 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

12/10/2025

Case Number: 25-181

RHONE RANDY
1810 GEORGE ST
ATLANTIC BEACH, FL 32233-1914

Certified Mail Return Receipt:
9589 0710 5270 1906 7671 17

Property Address: 1810 GEORGE 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 **January 8th, 2026 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 1810 GEORGE ST, RE#172251 0000, 25-68 17-2S-29E DONNERS R/P 2 LOT 2 BLK 1. 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. 24-151. - Accessory uses and structures.

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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 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.

STATEMENT OF CODE ENFORCEMENT OFFICER: On 26AUG25, 26SEP25, 08OCT25, and 25NOV25, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 1810 GEORGE 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. A property is authorized to have no more than three accessory structures, to include the main building, and require a building permit. There are three structures in the backyard.
2. Properties must be maintained free from trash, garbage, junk, debris. There are trash bags piled up in the backyard.
3. Fences in a state of disrepair are not permitted.

If the violations are corrected and then recur, or if the violations were 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

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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

$

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Sent To Randy Rhone

Street and Apt. No., or PO Box No. 1810 George St

City, State, ZIP+4® Case #25-181 (25-181)

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

9589 0710 5270 1906 7671 17

Page 49 of 52

Agenda Item #5.A.
08 Jan 2026

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- 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.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - 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

ALERT: WINTER WEATHER IN THE GREAT LAKES AND NORTHEASTERN US MAY DELAY FINA...

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FAQs >

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USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ATLANTIC BEACH, FL 32233
December 13, 2025, 2:47 pm

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Feedback

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Text & Email Updates ⌄

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Product Information ⌄

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Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs