City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, March 5, 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

2.B. Approve minutes of the 01-08-26 Code Enforcement Special Magistrate meeting. 7 - 8
01-08-26 CESM Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

5. NEW BUSINESS

5.A. Name: Worley Debra K 9 - 23
Address: 95 10th St*
Case: 25-163
95 10 Report
CE 95 10Th St Case# 25-163

5.B. Name: Hobbs Willie P 25 - 38
Address: 410 Sargo Rd*
Case: 25-257
410 Sargo Rd Report
CE 410 SARGO RD Case# 25-259

5.C. Name: LRP 2 Investments LLC 39 - 76
Address: 1930 Park St
Case: 25-259
1930 Park St Report
CE 1930 PARK ST Case# 25-257

5.D. Name: Dennerlein Amy 77 - 92
Address:1296 Beach Ave
Case: 26-013

1296 Beach Ave Report
CE 1296 BEACH AVE Case# 26-013

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

Date Approved: _____

DRAFT

MINUTES
Code Enforcement Special Magistrate Meeting
Thursday, January 8, 2026 - 2:00 PM
City Hall, Commission Chamber
800 Seminole Road, FL 32233

Present:

Suzanne Green, Special Magistrate
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

3. ADMINISTRATION OF OATH

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

4. OLD BUSINESS

A. Name: Brent Parrish and Patricia Malagrino Parrish
Address: 1251 Carnation St
Case: 25-176

Testified: CE Officer Gonzalez

Respondent: Brent Parrish was not present.

Action: The Respondent shall be fined $250 per day commencing November 18, 2025 (date of the last Order).

5. NEW BUSINESS

A. Name: Randy Rhone
Address: 1810 George St*
Case: 25-181

Testified: CE Officer Gonzalez

Respondent: Randy Rhone was present.

DRAFT

Action: The Respondent shall correct all violations withing ninety (90) days of the date of this Order. Failure to timely come into compliance would result in a $250.00 per day fine

6. ADJOURNMENT

The meeting adjourned at 2:30 PM.

Attest:

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

Date Approved: _____

DRAFT

CODE ENFORCEMENTEnforcement | 25-163

Property Information

170263 0010	95 10TH ST	Subdivision:	ATLANTIC BEACH
	ATLANTIC BEACH FL, 32233-5701	Lot:	Block:

Name Information

Owner:	WORLEY DEBRA K	Phone:	(904) 860-2581
Occupant:	WORLEY DEBRA K	Phone:	(904) 860-2581
Filer:		Phone:	

Enforcement Information

Date Filed: 08/05/2025 Date Closed: Status: PENDING CODE BOARD

Complaint:
Report of unpermitted work

Last Action Date: 03/20/2026 Last Inspection: 01/29/2026

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

Status:	VIOLATION FOUND	Result:	VIOLATION FOUND
Scheduled:	08/05/2025	Completed:	08/05/2025

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No Back porch has been enclosed in wood

Conversion Comment
CASE_NO: 25-163
CAPOVERRIDE:
COMPLETED_DATE: 8/5/2025 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 8/5/2025 12:00:00 AM
CREATED_TIME: 16:09
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: INITIAL INSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2508050409010642
REMARKS:
RESULT: VIOLATION FOUND
SCHEDULED_DATE: 8/5/2025 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status:	VIOLATION CONTINUES	Result:	VIOLATION CONTINUES
Scheduled:	09/26/2025	Completed:	09/26/2025

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No One-week extension granted at the request of the owner.

Jose M Gonzalez No Violation not corrected. No permit on file for alterations.

Conversion Comment CASE_NO: 25-163
CAPOVERRIDE:
COMPLETED_DATE: 9/26/2025 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 8/5/2025 12:00:00 AM
CREATED_TIME: 16:09
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: REINSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2508050409010643
REMARKS:
RESULT: VIOLATION CONTINUES
SCHEDULED_DATE: 9/26/2025 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status: VIOLATION CONTINUES Result: VIOLATION CONTINUES

Scheduled: 12/12/2025 Completed: 12/12/2025

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No Permit issued. Granting extension to allow time for zoning inspections to be scheduled and conducted.

Conversion Comment CASE_NO: 25-163
CAPOVERRIDE:
COMPLETED_DATE: 12/12/2025 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 9/26/2025 12:00:00 AM
CREATED_TIME: 11:33
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: REINSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2509261133590303
REMARKS:
RESULT: VIOLATION CONTINUES
SCHEDULED_DATE: 12/12/2025 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status: VIOLATION CONTINUES Result: VIOLATION CONTINUES

Scheduled: 01/26/2026 Completed: 01/29/2026

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No Met with owner along with Bldg and Zoning to discuss project. He will have to submit for a variance as well as plans to determine structural integrity.

Jose M Gonzalez No Referring to Code Board

Conversion Comment
CASE_NO: 25-163
CAPOVERRIDE:
COMPLETED_DATE: 1/29/2026 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 12/30/2025 12:00:00 AM
CREATED_TIME: 11:41
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: REINSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2512301141100132
REMARKS:
RESULT: VIOLATION CONTINUES
SCHEDULED_DATE: 1/26/2026 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

VIOLATIONS Inspection | JOSE M GONZALEZ

Status: Violations — Result: Violations

Scheduled: 08/05/2025 — Completed: 08/05/2025

Violations:

Uncorrected — Notes: Sec. 6-16. Adoption of Florida Building Code. There is hereby adopted, subject to any modifications, changes and amendments set forth in this article, and for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as The Florida Building Code established by Florida Statutes Chapter 553, Part VII, as amended from time to time so that the latest edition of the Florida Building Code shall apply and the International Property Maintenance Code, most recent edition. in the office of the city clerk, and the same are adopted and incorporated as fully as if set out at length in this article, and the provisions thereof shall be controlling in the construction of all buildings and other structures within the city.

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment
CASE_NO: 25-163
DATE_OBSERVED: 8/5/2025 12:00:00 AM
SourceQuery: SELECT CASE_NO, MIN(DATE_OBSERVED) AS DATE_OBSERVED
FROM dbo.CASE_VIOLATIONS2
GROUP BY CASE_NO;

Special Magistrate Hearing Inspection | JOSE M GONZALEZ

Status: Scheduled — Result: Scheduled

Scheduled: 03/05/2026 — Completed:

Passed Inspection Items:

Uncorrected

Comments:

Posted NOH — Posted NOH at property and City Hall. received green card from USPS certified mail but it was not signed. USPS tracking does show that it was delivered, but no name to identify who received it.

WORLEY DEBRA K
95 10TH ST
ATLANTIC BEACH, FL 32233-5701

Primary Site Address
95 10TH ST
Atlantic Beach FL 32233-

Official Record Book/Page
05082-00426

Tile #
9416

95 10TH ST

Property Detail

RE #	170263-0010
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03108 ATLANTIC BEACH
Total Area	895

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	$207,224.00	$227,893.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$204,000.00	$204,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$411,224.00	$431,893.00
Assessed Value	$127,983.00	$431,893.00
Cap Diff/Portability Amt	$283,241.00 / $0.00	$0.00 / $0.00
Exemptions	$105,000.00	See below
Taxable Value	$22,983.00	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
05082-00426	3/26/1980	$55,000.00	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	0102	RES HD 20-60 UNITS PER AC	ARG-M	16.00	57.00	Common	16.00	Front Footage	$204,000.00

Legal

LN	Legal Description
1	6-1 16-2S-29E
2	ATLANTIC BEACH
3	PT LOTS 1,2 RECD O/R 5082-426 BLK 41

Buildings

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$431,893.00	$0.00	$431,893.00	$184.47	$3,466.46	$3,272.24
Public Schools: By State Law	$431,893.00	$0.00	$431,893.00	$302.96	$1,336.71	$1,293.39
By Local Board	$431,893.00	$0.00	$431,893.00	$220.27	$970.90	$926.76
School Board Voted	$431,893.00	$0.00	$431,893.00	$97.98	$431.89	$431.89
FL Inland Navigation Dist.	$431,893.00	$0.00	$431,893.00	$2.10	$12.44	$11.66
Atlantic Beach	$431,893.00	$0.00	$431,893.00	$65.29	$1,227.01	$1,136.40
Water Mgmt Dist. SJRWMD	$431,893.00	$0.00	$431,893.00	$13.09	$77.44	$73.55
Urban Service Dist3	$431,893.00	$0.00	$431,893.00	$0.00	$0.00	$0.00
			Totals	$886.16	$7,522.85	$7,145.89

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$411,224.00	$127,983.00	$105,000.00	$22,983.00
Current Year	$431,893.00	$431,893.00	$0.00	$431,893.00

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

WORLEY DEBRA K
95 10TH ST
ATLANTIC BEACH, FL 32233-5701

Real Estate Number: 170263 0010 **Case Number:** 25-163
Location of Violation: 95 10TH ST, 6-1 16-2S-29E ATLANTIC BEACH PT LOTS 1,2 RECD O/R 5082-426 BLK 41 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 95 10TH 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 the Florida Building Code, any owner or owner's authorized agent who intents to enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, OR to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code requires a building permit. FBC Section 105.1

The modifications made to the rear porch fall under the above statement.

APPLICABLE CODE: Sec. 6-16. Adoption of Florida Building Code. There is hereby adopted, subject to any modifications, changes and amendments set forth in this article, and for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as The Florida Building Code established by Florida Statutes Chapter 553, Part VII, as amended from time to time so that the latest edition of the Florida Building Code shall apply and the International Property Maintenance Code, most recent edition. in the office of the city clerk, and the same are adopted and incorporated as fully as if set out at length in this article, and the provisions thereof shall be controlling in the construction of all buildings and other structures within the city.

This letter requests that the noted violation(s) be corrected by submitting an after-the-fact and acquiring the proper building permit, removing, or restoring to original condition 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

WORLEY DEBRA K
95 10TH ST
ATLANTIC BEACH, FL 32233-5701

Real Estate Number: 170263 0010 **Case Number:** 25-163
Location of Violation: 95 10TH ST, 6-1 16-2S-29E ATLANTIC BEACH PT LOTS 1,2 RECD O/R 5082-426 BLK 41 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 95 10TH ST was conducted on 05AUG25 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: Per the Florida Building Code, any owner or owner's authorized agent who intents to enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, OR to erect, install, enlarge, alter, repair, remove, convert, or replace any impact-resistant coverings, electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code shall first make application to the building official ad obtain the required permit. FBC Section 105.1

The modifications made to the rear porch fall under the above statement.

APPLICABLE CODE: Sec. 6-16. Adoption of Florida Building Code. There is hereby adopted, subject to any modifications, changes and amendments set forth in this article, and for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as The Florida Building Code established by Florida Statutes Chapter 553, Part VII, as amended from time to time so that the latest edition of the Florida Building Code shall apply and the International Property Maintenance Code, most recent edition. in the office of the city clerk, and the same are adopted and incorporated as fully as if set out at length in this article, and the provisions thereof shall be controlling in the construction of all buildings and other structures within the city.

This letter requests that the noted violation(s) be corrected by submitting for and acquiring the proper building permit, removing, or restoring to original condition 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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

2/2/2026

Case Number: 25-163

WORLEY DEBRA K
95 10TH ST
ATLANTIC BEACH, FL 32233-5701

Certified Mail Return Receipt:
9589 0710 5270 1906 7671 24

Property Address: 95 10TH 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 **05MAR26 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 95 10TH ST, RE#170263 0010, 6-1 16-2S-29E ATLANTIC BEACH PT LOTS 1,2 RECD O/R 5082-426 BLK 41. 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. 6-16. Adoption of Florida Building Code. There is hereby adopted, subject to any modifications, changes and amendments set forth in this article, and for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, that certain building code known as The Florida Building Code established by Florida Statutes Chapter 553, Part VII, as amended from time to time so that the latest edition of the Florida Building Code shall apply and the International Property Maintenance Code, most recent edition. in the office of the city clerk, and the same are adopted and incorporated as fully as if set out at length in this article, and the provisions thereof shall be controlling in the construction of all buildings and other structures within the city.

STATEMENT OF CODE ENFORCEMENT OFFICER: On 05AUG25 and 26SEP25, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 95 10TH 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 the Florida Building Code, any owner or owner's authorized agent who intents to enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, OR to erect, install, enlarge, alter, repair, remove, convert, or replace any 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 performed, shall first make application to the *building official* and obtain the required *permit*. FBC Section 105.1

The modifications made to the rear porch fall under the above statement.

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 Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

9589 0710 5270 1904 7671 24

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 Debra Worley

Street and Apt. No., or PO Box No. 95 10th St

City, State, ZIP+4® Case #25-163

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

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

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:

Debra Worley
95 10th St

Case # 25-163

9590 9402 9145 4225 8057 26

2. Article Number (Transfer from service label)

9589 0710 5270 1906 7671 24

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)*

C. Date of Delivery

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

3. Service Type

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

Restricted Delivery

Domestic Return Receipt

USPS TRACKING #

JACKSONVILLE RPDC 320

5 FEB 2026 PM 3 L

9590 9402 9145 4225 8057 26

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
Attn: Code Enforcement
800 Seminole Road
Atlantic Beach, FL 32233

CODE ENFORCEMENTEnforcement | 25-259

Property Information

171532 0000	410 SARGO RD	Subdivision:	ROYAL PALMS UNIT 02A3.00
	ATLANTIC BEACH FL, 32233-3816	Lot:	Block:

Name Information

Owner:	HOBBS WILLIE P	Phone:	
Occupant:	HOBBS WILLIE P	Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed: 12/15/2025 Date Closed: Status: ACTIVE CASE

Complaint:
Multiple sheds, O/S, JVs, fence in disrepair, overgrowth

Last Action Date: 02/13/2026 Last Inspection: 02/13/2026

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

Status:	VIOLATION FOUND	Result:	VIOLATION FOUND
Scheduled:	12/15/2025	Completed:	12/15/2025

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No Multiple violations observed while driving back to the office. Three accessory structures, fence in disrepair and overtaken by weeds, overgrowth behind the sheds, outside storage of furniture, trash bags, tires, and four junk/abandoned vehicles.

Conversion Comment
CASE_NO: 25-259
CAPOVERRIDE:
COMPLETED_DATE: 12/15/2025 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 12/15/2025 12:00:00 AM
CREATED_TIME: 14:50
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: INITIAL INSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2512150250050431
REMARKS:
RESULT: VIOLATION FOUND
SCHEDULED_DATE: 12/15/2025 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status:	VIOLATION CONTINUES	Result:	VIOLATION CONTINUES
Scheduled:	01/02/2026	Completed:	01/02/2026

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No Violations not corrected at the time of inspection. O/S, JV, multiple sheds, and fence in disrepair remain.

Conversion Comment	CASE_NO: 25-259 CAPOVERRIDE: COMPLETED_DATE: 1/2/2026 12:00:00 AM COMPLETED_TIME: CREATED_BY: JMG CREATED_DATE: 12/15/2025 12:00:00 AM CREATED_TIME: 14:50 DURATION: DURATION_EST: EXID: INSPECTIONTYPE: REINSPECTION INSPECTOR: JMG LOCKID: NOTES: PATHURL: PATHURLDATEADDED: RECORDID: JMG:2512150250060432 REMARKS: RESULT: VIOLATION CONTINUES SCHEDULED_DATE: 1/2/2026 12:00:00 AM SCHEDULED_TIME: SEQID: UNIQUE_KEY: SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status:	Not Complied	Result:	Not Complied
Scheduled:	02/13/2026	Completed:	02/13/2026

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No	Violations not corrected at the time of inspection. Met with male occupant, Baron, who requested two additional weeks to come to compliance. Extension granted.
Conversion Comment	CASE_NO: 25-259 CAPOVERRIDE: COMPLETED_DATE: COMPLETED_TIME: CREATED_BY: JMG CREATED_DATE: 1/2/2026 12:00:00 AM CREATED_TIME: 09:44 DURATION: DURATION_EST: EXID: INSPECTIONTYPE: REINSPECTION INSPECTOR: JMG LOCKID: NOTES: PATHURL: PATHURLDATEADDED: RECORDID: JMG:2601020944390045 REMARKS: RESULT: SCHEDULED_DATE: 2/13/2026 12:00:00 AM SCHEDULED_TIME: SEQID: UNIQUE_KEY: SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS
General inspection	Partial violations corrected at the time of inspection. Vehicles have been brought up to operational capability and/or updated tags. Overgrowth was addressed. The fence continues to be in a state of disrepair. There is still outside storage of tires/trash. One of the three sheds was removed, but there are still too many. Referring to code board.

VIOLATIONS Inspection | JOSE M GONZALEZ

Status:	Violations	Result:	Violations
Scheduled:	12/15/2025	Completed:	12/15/2025

Violations:

Uncorrected	Notes: Chapter 24. Land Development Regulations.
Uncorrected	Notes: 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.

Uncorrected	Notes: 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.
Corrected	Notes: 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.
Corrected	Notes: 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.

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment	CASE_NO: 25-259 DATE_OBSERVED: 12/15/2025 12:00:00 AM SourceQuery: SELECT CASE_NO, MIN(DATE_OBSERVED) AS DATE_OBSERVED FROM dbo.CASE_VIOLATIONS2 GROUP BY CASE_NO;

Special Magistrate Hearing Inspection | JOSE M GONZALEZ

Status:	Scheduled	Result:	Scheduled
Scheduled:	03/05/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

Posted NOH	Notice of Hearing posted by Principal City Planner, Payton Jamieson, at property and City Hall on 17FEB26

HOBBS WILLIE P
410 SARGO RD
ATLANTIC BEACH, FL 32233-3816

Primary Site Address
410 SARGO RD
Atlantic Beach FL 32233-

Official Record Book/Page
03582-01172

Tile #
9417

410 SARGO RD

Property Detail

RE #	171532-0000
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	9307

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	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$129,988.00	$128,972.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$300,000.00	$300,000.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$429,988.00	$428,972.00
Assessed Value	$100,133.00	$100,133.00
Cap Diff/Portability Amt	$329,855.00 / $0.00	$328,839.00 / $0.00
Exemptions	$50,722.00	See below
Taxable Value	$49,411.00	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	$100,133.00
HOMESTEAD (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$49,411.00**

SJRWMD/FIND Taxable Value

Assessed Value	$100,133.00
HOMESTEAD (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$49,411.00**

`School Taxable Value

Assessed Value	$100,133.00
HOMESTEAD (HX)	- $25,000.00
Taxable Value	**$75,133.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03582-01172	7/26/1973	$100.00	QC - Quit Claim	Unqualified	Improved
04024-00330	10/16/1975	$22,900.00	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	99.00	93.00	Common	1.00	Lot	$300,000.00

Legal

LN	Legal Description
1	31-016 17-2S-29E
2	R/P PT OF ROYAL PALMS UNIT 2 A
3	LOT 13 BLK 18
4	O/R BK 4024-330

Buildings

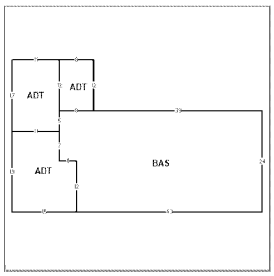
Building 1
Building 1 Site Address
410 SARGO RD Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	1973
Building Value	$128,972.00

Type	Gross Area	Heated Area	Effective Area
Addition	257	257	231
Base Area	1080	1080	1080
Addition	96	96	86
Addition	187	187	168
Total	1620	1620	1565

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
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	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	1.500	
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
Gen Govt Beaches	$100,133.00	$50,722.00	$49,411.00	$379.73	$396.58	$374.36
Public Schools: By State Law	$100,133.00	$25,000.00	$75,133.00	$223.59	$232.54	$225.00
By Local Board	$100,133.00	$25,000.00	$75,133.00	$162.56	$168.90	$161.22
School Board Voted	$100,133.00	$25,000.00	$75,133.00	$72.31	$75.13	$75.13
FL Inland Navigation Dist.	$100,133.00	$50,722.00	$49,411.00	$1.36	$1.42	$1.33
Atlantic Beach	$100,133.00	$50,722.00	$49,411.00	$134.41	$140.38	$130.01
Water Mgmt Dist. SJRWMD	$100,133.00	$50,722.00	$49,411.00	$8.48	$8.86	$8.41
Urban Service Dist3	$100,133.00	$50,722.00	$49,411.00	$0.00	$0.00	$0.00
			Totals	$982.44	$1,023.81	$975.46

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$414,624.00	$97,311.00	$50,000.00	$47,311.00
Current Year	$429,988.00	$100,133.00	$50,722.00	$49,411.00

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.

2025

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

12/15/2025

HOBBS WILLIE P
410 SARGO RD
ATLANTIC BEACH, FL 32233-3816

Real Estate Number: 171532 0000 **Case Number:** 25-259
Location of Violation: 410 SARGO RD, 31-016 17-2S-29E R/P PT OF ROYAL PALMS UNIT 2 A LOT 13 BLK 18 O/R BK 4024-330 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 410 SARGO RD was conducted on 15DEC25. 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: the following violations were observed during inspection:
1. There are three, non-permitted sheds in the backyard. The City limits the number of sheds to one (1).
2. Properties are to be kept free from trash/junk/debris. These items include, but are not limited to tires, mattresses, multiple trash bags not in containers, and interior furniture.
3. The fence along Cutlass Dr. is in a state of disrepair and being overtaken by vegetation.
4. Multiple cars observed with missing and/or expired tags, flat tires, or in other discarded conditions. Such vehicles are not allowed on residential properties.
5. Weeds/grass cannot be allowed to grow past 12 inches in height.

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 (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. 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.

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 storing items inside or removing them from public view, properly licensing and restoring all vehicles to operational condition, removing two sheds and applying for and obtaining a permit for one shed, mowing/cutting the vegetation, and repairing, removing, or replacing (permit required) the fence 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

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

1/2/2026

HOBBS WILLIE P
410 SARGO RD
ATLANTIC BEACH, FL 32233-3816

Real Estate Number: 171532 0000 **Case Number:** 25-259
Location of Violation: 410 SARGO RD, 31-016 17-2S-29E R/P PT OF ROYAL PALMS UNIT 2 A LOT 13 BLK 18 O/R BK 4024-330 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 410 SARGO RD was conducted on 15DEC25 and 02JAN26. 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: the following violations were observed during inspection:

1. There are three, non-permitted sheds in the backyard. The City limits the number of sheds to one (1).
    a. No shed has been removed and no permit application has been filed
2. Properties are to be kept free from trash/junk/debris. These items include, but are not limited to tires, mattresses, multiple trash bags not in containers, and interior furniture.
    a. Multipe trash bags not in containers observed, interior furniture not removed from public view, fence panel behind the shed remains.
3. The fence along Cutlass Dr. is in a state of disrepair and being overtaken by vegetation.
    a. Fence is still in a state of disrepair and overtaken by vegetation, most notably around the SE portion of the property.
4. Multiple cars observed with missing and/or expired tags, flat tires, or in other discarded conditions. Such vehicles are not allowed on residential properties.
    a. White Chevrolet SUV still has flat tires, green Ventura van still in nuisance conditions.
5. Weeds/grass cannot be allowed to grow past 12 inches in height.
    a. Vegetation behind the sheds exceed maximum height.

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 (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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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. 24-17 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 storing items inside or removing them from public view, properly licensing and restoring all vehicles to operational condition, removing two sheds and applying for and obtaining a permit for one shed, mowing/cutting the vegetation, and repairing, removing, or replacing (permit required) the fence 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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

02/13/2026

Case Number: 25-259

HOBBS WILLIE P
410 SARGO RD
ATLANTIC BEACH, FL 32233-3816

Certified Mail Return Receipt
9589 0710 5270 1906 7671 55

Property Address : 410 SARGO 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 **March 4th, 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 410 SARGO RD, 31-016 17-2S-29E R/P PT OF ROYAL PALMS UNIT 2 A LOT 13 BLK 18 O/R BK 4024-330, 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

NUISANCE - OVERGROWN Notes: 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.

FENCE MAINTENANCE OR VINES Notes: 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.

JUNKED ABANDONED VEH (CO) Notes: 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.

OUTSIDE STORAGE RESIDENTIAL (173) Notes: 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 15DEC25, 02JAN26, and 13FEB26, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 410 SARGO 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 violations included: three accessory structures (only one is allowed), outside storage of junk/trash/debris, the fence in a state of disrepair and being overtaken by weeds/vines, multiple cars in discarded conditions and/or with expired tags, and vegetation overgrowth.

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 Inspector, 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

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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 Willie Hobbs

Street and Apt. No., or PO Box No. 410 Sargo Rd

City, State, ZIP+4® case #25-259

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

9589 0710 5270 7471 7955 56

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

CODE ENFORCEMENTEnforcement | 25-257

Property Information

172270 0010	1930 PARK ST APT A	Subdivision:	DONNERS R/P NO 02
	ATLANTIC BEACH, FL 32233	Lot:	Block:

Name Information

Owner:	LRP2 INVESTMENTS LLC	Phone:	
Occupant:	LRP2 INVESTMENTS LLC	Phone:	
Filer:	RHONE RANDY	Phone:	(904) 894-9663

Enforcement Information

Date Filed: 12/12/2025 Date Closed: Status: In Progress

Complaint:
Tent and multiple trailers on the parcel

Last Action Date: 02/04/2026 Last Inspection: 03/05/2026

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

Status:	VIOLATION FOUND	Result:	VIOLATION FOUND
Scheduled:	12/11/2025	Completed:	12/11/2025

Violations:

Uncorrected

Comments:

Jose M Gonzalez No — Violations observed at the time of inspection. Tent on the front yard exceeds max allotted time and two trailers observed.

Conversion Comment —
CASE_NO: 25-257
CAPOVERRIDE:
COMPLETED_DATE: 12/11/2025 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 12/12/2025 12:00:00 AM
CREATED_TIME: 12:48
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: INITIAL INSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2512121248050356
REMARKS:
RESULT: VIOLATION FOUND
SCHEDULED_DATE: 12/11/2025 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status:	Not Complied	Result:	Not Complied
Scheduled:	01/16/2026	Completed:	01/16/2026

Violations:

Uncorrected

Comments:

Jose M Gonzalez No — Received a call from tenant, Chris, requesting an extension to mid January to get the stuff removed. Extension granted.

Jose M Gonzalez No — Violations not corrected at the time of inspection. Multiple trailers and tent remain. Sending second NOV.

Conversion Comment CASE_NO: 25-257
CAPOVERRIDE:
COMPLETED_DATE: 1/16/2026 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 12/12/2025 12:00:00 AM
CREATED_TIME: 12:48
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: REINSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2512121248050357
REMARKS:
RESULT: VIOLATION CONTINUES
SCHEDULED_DATE: 1/16/2026 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status: Partially Complied Result: Partially Complied

Scheduled: 01/27/2026 Completed: 01/27/2026

Violations:

Uncorrected

Comments:

Jose M Gonzalez No Violations partially corrected at the time of inspection. There is only one trailer on the premise, which complies the cited violation, but the tent remains in place. Sending final NOV before referring to code enforcement Special Magistrate hearing.

Conversion Comment CASE_NO: 25-257
CAPOVERRIDE:
COMPLETED_DATE: 1/27/2026 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 1/16/2026 12:00:00 AM
CREATED_TIME: 11:27
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: REINSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2601161127210195
REMARKS:
RESULT: VIOLATION CONTINUES
SCHEDULED_DATE: 1/27/2026 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status: Not Complied Result: Not Complied

Scheduled: 02/03/2026 Completed: 02/10/2026

Violations:

Uncorrected

Comments:

Conversion Comment
CASE_NO: 25-257
CAPOVERRIDE:
COMPLETED_DATE:
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 1/27/2026 12:00:00 AM
CREATED_TIME: 10:37
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: REINSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2601271037210184
REMARKS:
RESULT:
SCHEDULED_DATE: 2/4/2026 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

VIOLATIONS Inspection | JOSE M GONZALEZ

Status: Violations — Result: Violations

Scheduled: 12/11/2025 — Completed: 12/11/2025

Violations:

Corrected
Notes: Sec. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and
hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is less than ten thousand (10,000) square feet in lot area. A minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.

Corrected
Notes: 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 exceed 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. Temporary structures, such as portable tents, canopies, awnings or other nonpermanent structures shall be limited to special occasion use only, and for a period of not more than ninety-six (96) hours, i.e., four (4) days.

Comments:

Conversion Comment
CASE_NO: 25-257
DATE_OBSERVED: 12/11/2025 12:00:00 AM
SourceQuery: SELECT CASE_NO, MIN(DATE_OBSERVED) AS DATE_OBSERVED
FROM dbo.CASE_VIOLATIONS2
GROUP BY CASE_NO;

Special Magistrate Hearing Inspection | JOSE M GONZALEZ

Status: Scheduled — Result: Scheduled

Scheduled: 03/05/2026 — Completed:

Violations:

Uncorrected

Comments:

General comments
Posted NOH at City Hall and property. Received green card but no signature or name on it. USPS shows delivery in Miami, but no name of person who received it. All violations have been complied. Will recommend to the judge to close the case.

LRP2 INVESTMENTS LLC
3130 BIRD AVE APT 11
COCONUT GROVE, FL 33133-4400

Primary Site Address
1930 PARK ST A
Atlantic Beach FL 32233-

Official Record Book/Page
21587-00329

Tile #
9417

1930 PARK ST

Property Detail

RE #	172270-0010
Tax District	USD3
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03137 DONNERS R/P NO 02
Total Area	5261

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	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$98,496.00	$97,515.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$113,208.00	$113,208.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$211,704.00	$210,723.00
Assessed Value	$145,466.00	$210,723.00
Cap Diff/Portability Amt	$66,238.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$145,466.00	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
21587-00329	8/8/2025	$270,000.00	WD - Warranty Deed	Qualified	Improved
14536-01628	6/5/2008	$108,000.00	WD - Warranty Deed	Qualified	Improved
08963-01551	4/23/1998	$56,000.00	WD - Warranty Deed	Qualified	Improved
08216-01145	11/8/1995	$49,300.00	WD - Warranty Deed	Qualified	Improved
06137-00071	5/21/1986	$31,000.00	WD - Warranty Deed	Unqualified	Improved
05936-00578	3/29/1985	$15,000.00	WD - Warranty Deed	Unqualified	Improved
04983-00750	10/17/1979	$100.00	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	53.00	100.00	Common	53.00	Front Footage	$113,208.00

Legal

LN	Legal Description
1	25-68 17-2S-29E
2	DONNERS R/P 2
3	E 100FT LOT 4 BLK 2

Buildings

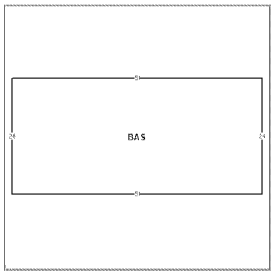
Building 1
Building 1 Site Address
1930 PARK ST Unit A
Atlantic Beach FL 32233-

Building Type	0801 - DUPLEX
Year Built	1968
Building Value	$97,515.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1224	1224	1224
Total	1224	1224	1224

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
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	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	2.000	
Rooms / Units	2.000	



2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$145,466.00	$0.00	$145,466.00	$1,061.40	$1,167.54	$1,102.12
Public Schools: By State Law	$211,704.00	$0.00	$211,704.00	$492.66	$655.22	$633.99
By Local Board	$211,704.00	$0.00	$211,704.00	$358.18	$475.91	$454.27
School Board Voted	$211,704.00	$0.00	$211,704.00	$159.33	$211.70	$211.70
FL Inland Navigation Dist.	$145,466.00	$0.00	$145,466.00	$3.81	$4.19	$3.93
Atlantic Beach	$145,466.00	$0.00	$145,466.00	$375.70	$413.27	$382.75
Water Mgmt Dist. SJRWMD	$145,466.00	$0.00	$145,466.00	$23.71	$26.08	$24.77
Urban Service Dist3	$145,466.00	$0.00	$145,466.00	$0.00	$0.00	$0.00
			Totals	$2,474.79	$2,953.91	$2,813.53

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$159,334.00	$132,242.00	$0.00	$132,242.00
Current Year	$211,704.00	$145,466.00	$0.00	$145,466.00

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.

2025

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

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
LRP2 INVESTMENTS, LLC

Filing Information

Document Number	L25000327659
FEI/EIN Number	NONE
Date Filed	07/16/2025
Effective Date	07/15/2025
State	FL
Status	ACTIVE

Principal Address

3130 BIRD AVE
#11
COCONUT GROVE, FL 33133 UN

Mailing Address

3130 BIRD AVE
#11
COCONUT GROVE, FL 33133 UN

Registered Agent Name & Address

RAFAEL FABIAN, P.A.
4675 PONCE DE LEON BLVD.
SUITE 302
CORAL GABLES, FL 33146

Authorized Person(s) Detail

Name & Address

Title AMBR

PORTAL, LUIS
3130 BIRD AVE
COCONUT GROVE, FL 33133 UN

Annual Reports

No Annual Reports Filed

Document Images

07/16/2025 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

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

12/12/2025

RAFAEL FABIAN, P.A.
4675 PONCE DE LEON BLVD.
SUITE 302
CORAL GABLES, FL 33146

Real Estate Number: 172270 0010 **Case Number:** 25-257
Location of Violation: 1930 PARK ST A, 25-68 17-2S-29E DONNERS R/P 2 E 100FT LOT 4 BLK 2 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 1930 PARK ST A was conducted on 11DEC25. 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, tents are only allowed to be erected for no more than 96 hours (4 days). The tent on the front yard has been there for longer. Only two trailers of any kind are allowed on one parcel, and there are two trailers.

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 exceed 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. Temporary structures, such as portable tents, canopies, awnings or other nonpermanent structures shall be limited to special occasion use only, and for a period of not more than ninety-six (96) hours, i.e., four (4) days.

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This letter requests that the noted violation(s) be corrected by removing the tent and removing one of the two trailers 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

CC: Occupant
1930-A Park St
Atlantic Beach, FL 32233

Occupant
1930-B Park St
Atlantic Beach, FL 32233

LRP2 INVESTMENTS LLC
3130 BIRD AVE APT 11
COCONUT GROVE, FL 33133-4400

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

12/12/2025

Occupant
1930-A Park St
Atlantic Beach, FL 32233

Real Estate Number: 172270 0010 **Case Number:** 25-257
Location of Violation: 1930 PARK ST A, 25-68 17-2S-29E DONNERS R/P 2 E 100FT LOT 4 BLK 2 Atlantic Beach, Florida

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I, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CC: Occupant
1930-B Park St
Atlantic Beach, FL 32233

LRP2 INVESTMENTS LLC
3130 BIRD AVE APT 11
COCONUT GROVE, FL 33133-4400

RAFAEL FABIAN, P.A.
4675 PONCE DE LEON BLVD.
SUITE 302
CORAL GABLES, FL 33146

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

12/12/2025

Occupant
1930-B Park St
Atlantic Beach, FL 32233

Real Estate Number: 172270 0010 **Case Number:** 25-257
Location of Violation: 1930 PARK ST A, 25-68 17-2S-29E DONNERS R/P 2 E 100FT LOT 4 BLK 2 Atlantic Beach, Florida

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RAFAEL FABIAN, P.A.
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CORAL GABLES, FL 33146

CITY OF ATLANTIC BEACH
800 SEMINOLE ROAD
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1/16/2026

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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 exceed 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. Temporary structures, such as portable tents, canopies, awnings or other nonpermanent structures shall be limited to special occasion use only, and for a period of not more than ninety-six (96) hours, i.e., four (4) days.

This letter requests that the noted violation(s) be corrected by removing the tent within five (5) days of receipt of this notice.

Thank you for your cooperation in this matter. This is the third and final notice before referring to the Code Enforcement Special Magistrate, which may result 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: Occupant
1930-A Park St
Atlantic Beach, FL 32233

RAFAEL FABIAN, P.A.
4675 PONCE DE LEON BLVD.
SUITE 302
CORAL GABLES, FL 33146

LRP2 INVESTMENTS LLC
3130 BIRD AVE APT 11
COCONUT GROVE, FL 33133-4400

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

1/27/2026

Occupant
1930-A Park St
Atlantic Beach, FL 32233

Real Estate Number: 172270 0010 **Case Number:** 25-257
Location of Violation: 1930 PARK ST A, 25-68 17-2S-29E DONNERS R/P 2 E 100FT LOT 4 BLK 2 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 1930 PARK ST A was conducted on 11DEC25, 16JAN26, and 27JAN26. 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, tents are only allowed to be erected for no more than 96 hours (4 days). The tent on the front yard has been there for longer. Only one trailer of any kind are allowed on one parcel, and there are two trailers.

APPLICABLE CODE:
Sec. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is less than ten thousand (10,000) square feet in lot area. A minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.

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This letter requests that the noted violation(s) be corrected by removing the tent within five (5) days of receipt of this notice.

Thank you for your cooperation in this matter. This is the third and final notice before referring to the Code Enforcement Special Magistrate, which may result 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: Occupant
1930-B Park St
Atlantic Beach, FL 32233

RAFAEL FABIAN, P.A.
4675 PONCE DE LEON BLVD.
SUITE 302
CORAL GABLES, FL 33146

LRP2 INVESTMENTS LLC
3130 BIRD AVE APT 11
COCONUT GROVE, FL 33133-4400

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

2/3/2026

Case Number: 25-257

LRP2 INVESTMENTS LLC
3130 BIRD AVE APT 11
COCONUT GROVE, FL 33133-4400

Certified Mail Return Receipt:
9589 0710 5270 1906 7671 31

Property Address: 1930 PARK ST A
ATLANTIC BEACH, FL 32233

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **05MAR26 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 1930 PARK ST A, RE#172270 0010, 25-68 17-2S-29E DONNERS R/P 2 E 100FT LOT 4 BLK 2. 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. 24-163. Recreational vehicles stored or parked on any residential lot shall be subject to the following provisions: (c) Recreational vehicles, boats, and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or on any lot in any residential zoning district, except in accordance with the following requirements: (1) Not more than one (1) recreational vehicles, boat or boat trailer, or other type of trailer shall be stored or parked on any residential lot which is less than ten thousand (10,000) square feet in lot area. A minimum lot area of 10.000 square feet is required for storage or parking of any second recreational vehicle, boat or boat trailer or other type trailer. In no case may more than a total of two such vehicles and trailers be parked on any residential lot.

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STATEMENT OF CODE ENFORCEMENT OFFICER: On 11DEC2, 16JAN26, and 27JAN26, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 1930 PARK

ST A. 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, tents are only allowed to be erected for no more than 96 hours (4 days). The tent on the front yard has been there for longer. Only one trailer of any kind are allowed on one parcel, and there are two trailers.

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 Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

CC: RAFAEL FABIAN, P.A.
4675 PONCE DE LEON BLVD.
SUITE 302
CORAL GABLES, FL 33146

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 LRP2 Investments LLC

Street and Apt. No., or PO Box No. Case #25-257

City, State, ZIP+4®

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

9589 0710 5270 7147 7E

Page 73 of 92

Agenda Item #5.C.
05 Mar 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

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:

LRP2 Investments LLC

Case # 25-257

9590 9402 9145 4225 8070 34

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

9589 0710 5270 1906 7671 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

USPS TRACKING# 330

7 FEB 2026 PM 6 L

9590 9402 9145 4225 8070 34

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
Attn: Code Enforcement
800 Seminole Road
Atlantic Beach, FL 32233

CODE ENFORCEMENTEnforcement | 26-013

Property Information

171833 0010	1296 BEACH AVE	Subdivision:	MANDALAY
	ATLANTIC BEACH FL, 32233	Lot:	Block:

Name Information

Owner:	DENNERLEIN AMY	Phone:	(847) 894-2647
Occupant:	DENNERLEIN AMY	Phone:	(847) 894-2647
Filer:	LOW KIMBERLY	Phone:	

Enforcement Information

Date Filed: 01/12/2026 Date Closed: Status: ACTIVE CASE

Complaint:
Report of obstructions on ROW

Last Action Date: 02/06/2026 Last Inspection: 02/06/2026

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

Status:	Violations	Result:	Violations
Scheduled:	01/13/2026	Completed:	01/13/2026

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No Violation observed at the time of inspection. Obstructions placed on the ROW.

Conversion Comment
CASE_NO: 26-013
CAPOVERRIDE:
COMPLETED_DATE: 1/13/2026 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 1/12/2026 12:00:00 AM
CREATED_TIME: 09:01
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: INITIAL INSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2601120901500075
REMARKS:
RESULT: VIOLATION FOUND
SCHEDULED_DATE: 1/13/2026 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status:	VIOLATION CONTINUES	Result:	VIOLATION CONTINUES
Scheduled:	01/27/2026	Completed:	01/27/2026

Passed Inspection Items:

Uncorrected

Comments:

Jose M Gonzalez No Violation not corrected at the time of inspection. Obstructions on the ROW have not been removed. Sending second NOV.

Conversion Comment CASE_NO: 26-013
CAPOVERRIDE:
COMPLETED_DATE: 1/27/2026 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 1/12/2026 12:00:00 AM
CREATED_TIME: 09:01
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: REINSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2601120901500076
REMARKS:
RESULT: VIOLATION CONTINUES
SCHEDULED_DATE: 1/27/2026 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

REINSPECTION Inspection | JOSE M GONZALEZ

Status: Not Complied Result: Not Complied

Scheduled: 02/06/2026 Completed: 02/06/2026

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment CASE_NO: 26-013
CAPOVERRIDE:
COMPLETED_DATE:
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 1/27/2026 12:00:00 AM
CREATED_TIME: 13:31
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: REINSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2601270131060366
REMARKS:
RESULT:
SCHEDULED_DATE: 2/6/2026 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

VIOLATIONS Inspection | JOSE M GONZALEZ

Status: Violations Result: Violations

Scheduled: 01/13/2026 Completed: 01/13/2026

Violations:

Corrected	Notes: Sec. 19-1. - Construction within and/or use of city rights-of-way. (c) Except as may be permitted in accordance with section 19-2 hereof, no person or entity shall undertake any use of or any type of construction within city rights-of-way, including without limitation, the following: (1) Installation of mailboxes other than units prescribed by U.S. Postal Service Standards and Florida Department of Transportation Parking and Traffic Design Standards. (2) Decorative walls. (3) Retaining walls. (4) Buildings or structures of any kind. (5) Barriers or obstructions of any kind. (6) Permanent recreational structures of any kind, except no recreational structures whether permanent or temporary on streets listed in section 21-17 of the Code of Ordinances. (7) Fences. (8) Swimming pools. (9) Parking spaces or lots. (10) Landscaping of any kind, except sod, which is permitted provided the adjoining landowner maintains the sod. (11) Any other improvement, object or item requiring a permanent foundation or which cannot be removed readily. (12) Any improvement, object or item designed and intended for personal or private use and not for public use. (13) Security lights and street lights. (14) Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way. (15) Driveways, new, modified or replaced (see section 19-7).

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment	CASE_NO: 26-013 DATE_OBSERVED: 1/13/2026 12:00:00 AM SourceQuery: SELECT CASE_NO, MIN(DATE_OBSERVED) AS DATE_OBSERVED FROM dbo.CASE_VIOLATIONS2 GROUP BY CASE_NO;

Special Magistrate Hearing Inspection | JOSE M GONZALEZ

Status:	Scheduled	Result:	Scheduled
Scheduled:	03/05/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

General inspection	Items from the corner ROW have been removed. Violations have been complied, but case still being referred to special magistrate hearing. Will inform judge that the property is no longer in violation and recommend closing the case. Posted NOH at property and City Hall.

DENNERLEIN AMY
1296 BEACH AVE
ATLANTIC BEACH, FL 32233-5730

Primary Site Address
1296 BEACH AVE
Atlantic Beach FL 32233-

Official Record Book/Page
21000-01151

Tile #
9416

1296 BEACH AVE

Property Detail

RE #	171833-0020
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03126 MANDALAY
Total Area	10281

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	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$918,295.00	$1,171,336.00
Extra Feature Value	$0.00	$59,855.00
Land Value (Market)	$1,565,200.00	$1,565,200.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$2,483,495.00	$2,796,391.00
Assessed Value	$2,483,495.00	$2,796,391.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$2,483,495.00	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
21000-01151	2/23/2024	$100.00	QC - Quit Claim	Unqualified	Improved
20968-01751	2/23/2024	$100.00	WD - Warranty Deed	Unqualified	Improved
20929-01316	1/19/2024	$3,100,000.00	WD - Warranty Deed	Qualified	Improved
19900-01502	8/27/2021	$2,800,000.00	WD - Warranty Deed	Qualified	Improved
14659-00015	10/1/2008	$100.00	MS - Miscellaneous	Unqualified	Improved
08842-01300	1/29/1998	$164,200.00	WD - Warranty Deed	Qualified	Improved
08573-02207	3/14/1997	$300,000.00	WD - Warranty Deed	Qualified	Improved
07292-00734	11/17/1988	$100.00	QC - Quit Claim	Unqualified	Improved
06618-01683	11/17/1988	$100.00	QC - Quit Claim	Unqualified	Improved
05694-00853	9/1/1983	$60,000.00	WD - Warranty Deed	Unqualified	Improved
04234-00943	9/20/1976	$68,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	POLR3	Pool	1	0	0	1.00	$41,843.00
2	FPGR7	Fireplace Gas	1	0	0	1.00	$7,826.00
3	SPAR3	Spa	1	0	0	4.00	$10,186.00

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	ARS-2	100.00	107.00	Common	100.00	Front Footage	$1,565,200.00

Legal

LN	Legal Description
1	10-11 16-2S-29E .247
2	MANDALAY
3	LOTS 13,14 BLK 50

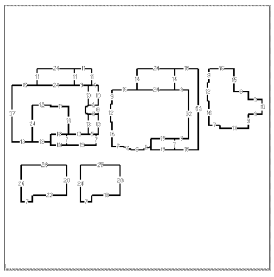
Buildings

Building 1
Building 1 Site Address
1296 BEACH AVE Unit
Atlantic Beach FL 32233-

Building Type	0108 - SFR CLASS 2
Year Built	1947
Building Value	$1,171,336.00

Type	Gross Area	Heated Area	Effective Area
Unfin Open Porch	46	0	9

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Base Area	1197	1197	1197
Finished Open Porch	133	0	40
Finished upper story 1	528	528	502
Finished upper story 1	928	928	882
Finished upper story 1	1729	1729	1643
Addition	608	608	547
Finished End Porch	121	0	73
Finished Garage	486	0	243
Unfinished Carport	70	0	14
Finished End Porch	78	0	47
Finished End Porch	78	0	47
Finished End Porch	264	0	158
Balcony	507	0	76
Finished Open Porch	105	0	32
Finished Open Porch	336	0	101
Total	7214	4990	5611

Element	Code	Detail
Stories	3.000	
Bedrooms	6.000	
Baths	6.500	
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
Gen Govt Beaches	$2,483,495.00	$0.00	$2,483,495.00	$18,092.84	$19,933.03	$18,816.20
Public Schools: By State Law	$2,483,495.00	$0.00	$2,483,495.00	$7,047.35	$7,686.42	$7,437.32
By Local Board	$2,483,495.00	$0.00	$2,483,495.00	$5,123.69	$5,582.90	$5,329.08
School Board Voted	$2,483,495.00	$0.00	$2,483,495.00	$2,279.22	$2,483.50	$2,483.50
FL Inland Navigation Dist.	$2,483,495.00	$0.00	$2,483,495.00	$64.92	$71.52	$67.05
Atlantic Beach	$2,483,495.00	$0.00	$2,483,495.00	$6,404.24	$7,055.61	$6,534.57
Water Mgmt Dist. SJRWMD	$2,483,495.00	$0.00	$2,483,495.00	$404.18	$445.29	$422.94
Urban Service Dist3	$2,483,495.00	$0.00	$2,483,495.00	$0.00	$0.00	$0.00
			Totals	$39,416.44	$43,258.27	$41,090.66

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$2,304,222.00	$2,304,222.00	$50,000.00	$2,254,222.00
Current Year	$2,483,495.00	$2,483,495.00	$0.00	$2,483,495.00

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.

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

• 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

1/13/2026

DENNERLEIN AMY
1296 BEACH AVE
ATLANTIC BEACH, FL 32233

Real Estate Number: 171833 0020 **Case Number:** 26-013
Location of Violation: 1296 BEACH AVE, 10-11 16-2S-29E .247 MANDALAY LOTS 13,14 BLK 50 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 1296 BEACH AVE was conducted on 13JAN26. 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, obstructions on the city's right-of-ways are not permitted. The planters and other items placed on the corner of Beach Ave and 13th St are not allowed, as this is public property.

APPLICABLE CODE: Sec. 19-1. - Construction within and/or use of city rights-of-way. (c) Except as may be permitted in accordance with section 19-2 hereof, no person or entity shall undertake any use of or any type of construction within city rights-of-way, including without limitation, the following:

(1) Installation of mailboxes other than units prescribed by U.S. Postal Service Standards and Florida Department of Transportation Parking and Traffic Design Standards.
(2) Decorative walls.
(3) Retaining walls.
(4) Buildings or structures of any kind.
(5) Barriers or obstructions of any kind.
(6) Permanent recreational structures of any kind, except no recreational structures whether permanent or temporary on streets listed in section 21-17 of the Code of Ordinances.
(7) Fences.
(8) Swimming pools.
(9) Parking spaces or lots.
(10) Landscaping of any kind, except sod, which is permitted provided the adjoining landowner maintains the sod.
(11) Any other improvement, object or item requiring a permanent foundation or which cannot be removed readily.
(12) Any improvement, object or item designed and intended for personal or private use and not for public use.
(13) Security lights and street lights.
(14) Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.
(15) Driveways, new, modified or replaced (see section 19-7).

This letter requests that the noted violation(s) be corrected by removing the obstructions on the right-of-way within fifteen (15) 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

1/27/2026

DENNERLEIN AMY
1296 BEACH AVE
ATLANTIC BEACH, FL 32233

Real Estate Number: 171833 0020 **Case Number:** 26-013
Location of Violation: 1296 BEACH AVE, 10-11 16-2S-29E .247 MANDALAY LOTS 13,14 BLK 50 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 1296 BEACH AVE was conducted on 13JAN26 and 27JAN26. 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, obstructions on the city's right-of-ways are not permitted. The planters and other obstacles on the corner of Beach Ave and 13th St are not allowed to be placed on public property.

APPLICABLE CODE:
Sec. 19-1. - Construction within and/or use of city rights-of-way. (c) Except as may be permitted in accordance with section 19-2 hereof, no person or entity shall undertake any use of or any type of construction within city rights-of-way, including without limitation, the following:

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(7) Fences.
(8) Swimming pools.
(9) Parking spaces or lots.
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(12) Any improvement, object or item designed and intended for personal or private use and not for public use.
(13) Security lights and street lights.
(14) Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.
(15) Driveways, new, modified or replaced (see section 19-7).

This letter requests that the noted violation(s) be corrected by removing the obstructions on the right-of-way 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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

2/6/2026

Case Number: 26-013

DENNERLEIN AMY
1296 BEACH AVE
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt:
9589 0710 5270 1906 7671 48

Property Address: 1296 BEACH AVE
ATLANTIC BEACH, FL 32233

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **05MAR26 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 1296 BEACH AVE, RE#171833 0020, 10-11 16-2S-29E .247 MANDALAY LOTS 13,14 BLK 50. 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. 19-1. - Construction within and/or use of city rights-of-way. (c) Except as may be permitted in accordance with section 19-2 hereof, no person or entity shall undertake any use of or any type of construction within city rights-of-way, including without limitation, the following:

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(12) Any improvement, object or item designed and intended for personal or private use and not for public use.
(13) Security lights and street lights.

(14) Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.
(15) Driveways, new, modified or replaced (see section 19-7).

STATEMENT OF CODE ENFORCEMENT OFFICER: On 13JAN26 and 27JAN26, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 1296 BEACH AVE. 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: obstructions on the city's right-of-ways are not permitted. The planters and other obstacles on the corner of Beach Ave and 13th St are not allowed to be placed on public property.

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

Jose M Gonzalez,
Code Compliance Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

9589 0710 5270 1904 7471 48

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 Amy Demertein

Street and Apt. No., or PO Box No. Case # 26-013

City, State, ZIP+4®

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

Agenda Item #5.D.
05 Mar 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

Agenda Item #5.D.
05 Mar 2026
Page 90 of 92

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:

Amy Dennerlein
1296 Beach Ave
Case #26-013

9590 9402 9145 4225 8057 33

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

9589 0710 5270 1906 7671 48

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)*

C. Date of Delivery

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #

9590 9402 9145 4225 8057 33

JACKSONVILLE FPDC 320
11 FEB 2026 PM 2 L

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
Attn: Code Enforcement
800 Seminole Road
Atlantic Beach, FL 32233

-413980