City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, September 3, 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 July 9, 2026 Code Enforcement Special Magistrate meeting. 3 - 4

07-09-26 CESM Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

5. NEW BUSINESS

5.A. Name: DONOR PATRICIA A ESTATE 5 - 23
Address: 378 SARGO RD*
Case Number: CE26-0078
CE 378 SARGO RD Case #CE26-0078
CE26-0078

5.B. Name: PDM REAL ESTATE LLC 25 - 48
Address: 21 17TH ST
Case Number: CE26-0105
CE 21 17TH ST Case #CE26-0105
CE26-0105

5.C. Name: WENDY TOVAR 49 - 56
Address: 1187 Camelia St
Case Number: CE26-0122

CE 1187 CAMELIA ST Case #CE26-0122
CE26-0122

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, July 9, 2026 - 2:00 PM
City Hall, Commission Chamber
800 Seminole Road, FL 32233

Present:

Suzanne Green, Special Magistrate
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 May 7, 2026 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

5. NEW BUSINESS

A. Name: Corporate Holdings Mayport LLC
Address: 1400 Violet St
Case Number: CE26-0019

Testified: CE Officer Gonzalez

Respondent: Corporate Holdings Mayport LLC was not present.

Action: The Property is in compliance and the matter is closed.

B. Name: Williamson Ann Marie Living Trust
Address: 82 8TH ST W
Case Number: CE26-0025

Testified: CE Officer Gonzalez

DRAFT

Respondent: Williamson Ann Marie Living Trust was not present.

Action: The Respondent has forty-five (45) days from the date of this Order to apply for the proper permits to move the fence and correct the violation. Failure to comply will result in a TWO HUNDRED AND FIFTY DOLLAR ($250.00) a day fine.

C. **Name: Manuel Loria**
Address: 90 Dutton Island Rd*
Case Number: CE26-0042

Testified: CE Officer Gonzalez

Respondent: Manuel Loria was not present.

Action: The Property is in compliance and the matter is closed.

D. **Name: Coastal City Property Management, Inc**
Address:705 Atlantic Blvd.
Case Number: CE26-0060

Testified: CE Officer Gonzalez

Respondent: Coastal City Property Management, Inc was not presnt.

Action: The Property is in compliance and the matter is closed.

6. **ADJOURNMENT**
The meeting adjourned at 2:13 PM.

Attest:

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

Date Approved: _____

DRAFT

DONOR PATRICIA A ESTATE
C/O JOSEPH & MARCIONILA DONOR
378 SARGO RD
ATLANTIC BEACH, FL 32233
DONOR MARCIONILA S
SANDERS LORRAINE SCHOOLCRAFT
DONOR JOSEPH SCHOOLCRAFT
DONOR JOCELYN LACSON
DONOR NAPOLEON LACSON
DONOR JOHN PAUL LACSON

Primary Site Address
378 SARGO RD
Atlantic Beach FL 32233-

Official Record Book/Page
16430-00200

Tile #
9417

378 SARGO RD

Property Detail

RE #	171690-0000
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	7501

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	$107,319.00	$110,711.00
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	$407,319.00	$410,711.00
Assessed Value	$329,093.00	$359,852.00
Cap Diff/Portability Amt	$78,226.00 / $0.00	$50,859.00 / $0.00
Exemptions	$25,000.00	See below
Taxable Value	$304,093.00	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	$359,852.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $0.00
Taxable Value	**$334,852.00**

SJRWMD/FIND Taxable Value	
Assessed Value	$359,852.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $0.00
Taxable Value	**$334,852.00**

`School Taxable Value	
Assessed Value	$371,942.00
Homestead (HX)	- $25,000.00
Taxable Value	**$346,942.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16430-00200	6/25/2013	$100.00	MS - Miscellaneous	Unqualified	Improved
15936-00809	4/27/2012	$100.00	MS - Miscellaneous	Unqualified	Improved
05497-00790	2/9/1982	$32,000.00	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	0100	RES LD 3-7 UNITS PER AC	ARS-1	80.00	93.00	Common	1.00	Lot	$300,000.00

Legal

LN	Legal Description
1	31-16 17-2S-29E
2	R/P OF PT OF ROYAL PALMS UNIT 2 A
3	LOT 22 BLK 24

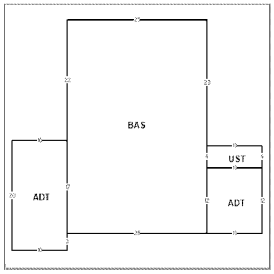
Buildings

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

Building Type	0101 - SFR 1 STORY
Year Built	1961
Building Value	$110,711.00

Type	Gross Area	Heated Area	Effective Area
Base Area	975	975	975
Unfinished Storage	40	0	16

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
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	4	4 Forced-Ducted
Air Cond	3	3 Central



Addition	200	200	180
Addition	120	120	108
Total	1335	1295	1279

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	$329,093.00	$25,000.00	$304,093.00	$2,215.42	$2,440.71	$2,303.96
Public Schools: By State Law	$368,325.00	$25,000.00	$343,325.00	$1,022.10	$1,062.59	$1,028.16
By Local Board	$368,325.00	$25,000.00	$343,325.00	$743.11	$771.79	$736.71
School Board Voted	$368,325.00	$25,000.00	$343,325.00	$330.56	$343.33	$343.33
FL Inland Navigation Dist.	$329,093.00	$25,000.00	$304,093.00	$7.95	$8.76	$8.21
Atlantic Beach	$329,093.00	$25,000.00	$304,093.00	$784.18	$863.93	$800.13
Water Mgmt Dist. SJRWMD	$329,093.00	$25,000.00	$304,093.00	$49.49	$54.52	$51.79
Urban Service Dist3	$329,093.00	$25,000.00	$304,093.00	$0.00	$0.00	$0.00
			Totals	$5,152.81	$5,545.63	$5,272.29

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$392,977.00	$301,023.00	$25,000.00	$276,023.00
Current Year	$407,319.00	$329,093.00	$25,000.00	$304,093.00

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

05/26/2026

DONOR PATRICIA A ESTATE
C/O JOSEPH & MARCIONILA DONOR
378 SARGO RD
ATLANTIC BEACH, FL 32233

Real Estate Number: 171690 0000 **Case Number:** CE26-0078
Location of Violation: 378 SARGO RD, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 22 BLK 24

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 378 SARGO RD was conducted on May 26, 2026. 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 AND APPLICABLE CODES:
Outside Storage Residential (173) 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.

INSPECTOR COMMENTS: Lots must be kept free from junk/trash/debris/abandoned items, and there is a large pile of abandoned and discarded items on the front yard. These were placed days before the scheduled pick-up date (Thursday). Additionally, the contractor only one cubic yard outside the garbage toter a week..

Sec. 6-16. - Adoption of Florida Building Code. 501.2 - Address identification.
New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

INSPECTOR COMMENTS: There is no identification on the front of the house. The property must have numbers/letters that are visible from the road.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by removing the items from the property or storing them out of public view, and installing property numbers within seven (7) 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 Gonzalez
CODE COMPLIANCE

CC: DONOR MARCIONILA S
SANDERS LORRAINE SCHOOLCRAFT
DONOR JOSEPH SCHOOLCRAFT
DONOR JOCELYN LACSON
DONOR NAPOLEON LACSON
DONOR JOHN PAUL LACSON
378 SARGO RD
ATLANTIC BEACH, FL 32233

CITY OF ATLANTIC BEACH

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

Second Notice of Violation

06/05/2026

DONOR PATRICIA A ESTATE
C/O JOSEPH & MARCIONILA DONOR
ATLANTIC BEACH, FL 32233

Real Estate Number: 171690 0000 **Case Number:** CE26-0078
Location of Violation: 378 SARGO RD, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 22 BLK 24

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 378 SARGO RD was conducted on June 05, 2026. 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 AND APPLICABLE CODE(S):
Sec. 6-16. - Adoption of Florida Building Code. 501.2 - Address identification.
New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

INSPECTOR COMMENTS: There is no identification on the front of the house. The property must have numbers that are visible from the road.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by adding/installing property-identifying numbers that are visible from the street within seven (7) 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 Gonzalez
CODE COMPLIANCE

CC: DONOR MARCIONILA S
SANDERS LORRAINE SCHOOLCRAFT
DONOR JOSEPH SCHOOLCRAFT
DONOR JOCELYN LACSON
DONOR NAPOLEON LACSON
DONOR JOHN PAUL LACSON
378 SARGO RD
ATLANTIC BEACH, FL 32233

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

Second Notice of Violation

06/17/2026

DONOR PATRICIA A ESTATE
C/O JOSEPH & MARCIONILA DONOR
378 SARGO RD
ATLANTIC BEACH, FL 32233

Real Estate Number: 171690 0000 **Case Number:** CE26-0078
Location of Violation: 378 SARGO RD, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 22 BLK 24

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 378 SARGO RD was conducted on June 17, 2026. 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 AND APPLICABLE CODE(S):
Sec. 6-16. - Adoption of Florida Building Code. 501.2 - Address identification.
New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

INSPECTOR COMMENTS: *There is no identification on the front of the house. The property must have numbers that are visible from the road.*

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by adding/installing property-identifying numbers that are visible from the street within seven (7) 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 Gonzalez
CODE COMPLIANCE

CC: DONOR MARCIONILA S
SANDERS LORRAINE SCHOOLCRAFT
DONOR JOSEPH SCHOOLCRAFT
DONOR JOCELYN LACSON
DONOR NAPOLEON LACSON
DONOR JOHN PAUL LACSON
378 SARGO RD
ATLANTIC BEACH, FL 32233

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

07/07/2026

Case Number: CE26-0078

DONOR PATRICIA A ESTATE
C/O JOSEPH & MARCIONILA DONOR
378 SARGO RD
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt
9589 0710 5270 1906 7672 54

Property Address : 378 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 **03SEP26, 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 378 SARGO RD, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 22 BLK 24, Atlantic Beach, Florida.

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

International Property Maintenance Code / City Code of Ordinances

VIOLATIONS:
Corrected
Outside Storage Residential (173) 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.

INSPECTOR COMMENTS: Lots must be kept free from junk/trash/debris/abandoned items, and there is a large pile of abandoned and discarded items on the front yard. These were placed there days before the scheduled pick-up date (Thursday). Additionally, the contractor only one cubic yard outside the garbage toter a week.

Sec. 6-16. - Adoption of Florida Building Code. 501.2 - Address identification.
New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address

identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

INSPECTOR COMMENTS: There is no identification on the front of the house. The property must have numbers that are visible from the road.

STATEMENT OF CODE ENFORCEMENT OFFICER: On **26MAY26**, **17JUN26**, and **07JUL26**, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 378 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: outside storage of junk/trash/debris, and no identifying property numbers that are visible from the street.

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 Gonzalez, Code Compliance Inspector

City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

CC: DONOR MARCIONILA S
SANDERS LORRAINE SCHOOLCRAFT
DONOR JOSEPH SCHOOLCRAFT
DONOR JOCELYN LACSON
DONOR NAPOLEON LACSON
DONOR JOHN PAUL LACSON
378 SARGO RD
ATLANTIC BEACH, FL 32233

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

07/07/2026

Case Number: CE26-0078

DONOR PATRICIA A ESTATE
C/O JOSEPH & MARCIONILA DONOR
378 SARGO RD
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt
9589 0710 5270 1906 7672 54

Property Address : 378 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 **03SEP26, 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 378 SARGO RD, 31-16 17-2S-29E R/P OF PT OF ROYAL PALMS UNIT 2 A LOT 22 BLK 24, Atlantic Beach, Florida.

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

International Property Maintenance Code / City Code of Ordinances

VIOLATIONS:
Corrected
Outside Storage Residential (173) 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.

INSPECTOR COMMENTS: Lots must be kept free from junk/trash/debris/abandoned items, and there is a large pile of abandoned and discarded items on the front yard. These were placed there days before the scheduled pick-up date (Thursday). Additionally, the contractor only one cubic yard outside the garbage toter a week.

Sec. 6-16. - Adoption of Florida Building Code. 501.2 - Address identification.
New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address

identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

INSPECTOR COMMENTS: There is no identification on the front of the house. The property must have numbers that are visible from the road.

STATEMENT OF CODE ENFORCEMENT OFFICER: On **26MAY26**, **17JUN26**, and **07JUL26**, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 378 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: outside storage of junk/trash/debris, and no identifying property numbers that are visible from the street.

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 Gonzalez, Code Compliance Inspector

City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

CC: DONOR MARCIONILA S
SANDERS LORRAINE SCHOOLCRAFT
DONOR JOSEPH SCHOOLCRAFT
DONOR JOCELYN LACSON
DONOR NAPOLEON LACSON
DONOR JOHN PAUL LACSON
378 SARGO RD
ATLANTIC BEACH, FL 32233

9589 0710 5270 [illegible] 9589

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
Doris Patricia Estate C/O Joseph Vescovi Doris
Street and Apt. No., or PO Box No.
378 Sugo Rd
City, State, ZIP+4®
Case #26 0078

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 record.

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

Agenda Item #5.A.
03 Sep 2026

CERTIFIED MAIL

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

JACKSONVILLE RPDC 320
8 JUL 2026 PM 3 L

9589 0710 5270 1906 7672 54

quadient
FIRST-CLASS MAIL
IMI
$010.44
07/07/2026 ZIP 32233
043M31249185

US POSTAGE

LN 7-10

Donor Estate
378 Sargo Rd
Atlantic Beach, FL 32233

NIXIE 326 FE 1 0008/02/2
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32233192141 *0924-07003-23-

32233-9014 78 UNC
32233>5461

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Donor Patricia Estate
C/O Joseph & Marcionila Donor
case #26-0078

9590 9402 9145 4225 8058 18

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

9589 0710 5270 1906 7672 54

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

Mail
Mail Restricted Delivery
0)

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

NuisanceEnforcement | CE26-0078

Property Information

171690 0000	378 SARGO RD	Subdivision:	R/P OF PT OF ROYAL PALMS UNIT 2 A
	ATLANTIC BEACH FL, 32233	Lot:	LOT 22 Block:

Name Information

Owner:	DONOR PATRICIA A ESTATE	Phone:	
Occupant:	DONOR PATRICIA A ET AL	Phone:	(904) 874-4479
Filer:		Phone:	

Enforcement Information

Date Filed: 05/26/2026 Date Closed: Status: In Progress

Complaint:
Large pile of items on the front yard

Last Action Date: Last Inspection: 07/07/2026

Last Action:

Initial Inspection Inspection | Jose Gonzalez

Status:	Violations	Result:	Violations
Scheduled:	05/26/2026	Completed:	05/26/2026

Violations:

Corrected	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. INSPECTOR COMMENTS: Lots must be kept free from junk/trash/debris/abandoned items, and there is a large pile of abandoned and discarded items on the front yard. These were placed there days before the scheduled pick-up date (Thursday). Additionally, the contractor only one cubic yard outside the garbage toter a week.
Corrected	Sec. 6-16. - Adoption of Florida Building Code. 501.2 - Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained. INSPECTOR COMMENTS: There is no identification on the front of the house. The property must have numbers/letters that are visible from the road.

Passed Inspection Items:

Outside Storage Residential (173)	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. INSPECTOR COMMENTS: Lots must be kept free from junk/trash/debris/abandoned items, and there is a large pile of abandoned and discarded items on the front yard. These were placed there days before the scheduled pick-up date (Thursday). Additionally, the contractor only one cubic yard outside the garbage toter a week.

Work without a permit	Sec. 6-16. - Adoption of Florida Building Code. 501.2 - Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained. INSPECTOR COMMENTS: There is no identification on the front of the house. The property must have numbers/letters that are visible from the road.

Comments:

general inspectio	Violation observed while driving around. Large pile of items has been placed on the front yard days before the scheduled pick-up date. Confirmed with the contractor Chris at public works and she said that it exceeds the amount that the contractor will pick up. There are also no numbers on the property to identify it, as required in the FL Building Code.

1st Reinspection Inspection | Jose Gonzalez

Status:	Partially Complied	Result:	Partially Complied
Scheduled:	06/05/2026	Completed:	06/05/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspetion	Trash/discarded items removed from property. Still no numbers identifying the property.

2nd Reinspection Inspection | Jose Gonzalez

Status:	No Change	Result:	No Change
Scheduled:	06/17/2026	Completed:	06/17/2026

Passed Inspection Items:

Uncorrected

Comments:

Second NOV returne	Received the second notice of violation. The address on the mail was not sufficient to be delivered, per USPS. Sending a second Second notice of violation.

3rd Reinspection Inspection | Jose Gonzalez

Status:	Partially Complied	Result:	Partially Complied
Scheduled:	07/07/2026	Completed:	07/07/2026

Passed Inspection Items:

Uncorrected

Comments:

Third inspection a	Added because the second notice of violation was not delivered. This will be the second attempt at notifying owners.
General comments	Violation not corrected. No identifying numbers. Referring to Special Magistrate Hearing on 03SEP26.

Special Magistrate Hearing Inspection | Jose Gonzalez

Status:	Scheduled	Result:	Scheduled
Scheduled:	09/03/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

CRRM Returned	Received Notice of Hearing envelope back. Could not be returned.
Posted NOH	Posted NOH at property and City Hall. Violation was corrected when I posted the NOH. The case is still going to be heard during the Hearing, but the [property is no longer in violation.

PDM REAL ESTATE LLC
14 E BAY ST
JACKSONVILLE, FL 32202-3413

Primary Site Address
21 17TH ST
Atlantic Beach FL 32233-

Official Record Book/Page
21327-00401

Tile #
9409

21 17TH ST

Property Detail

RE #	169542-0000
Tax District	USD3
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	4546

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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$1,001,250.00	$851,062.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$1,001,250.00	$851,062.00
Assessed Value	$645,008.00	$851,062.00
Cap Diff/Portability Amt	$356,242.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$645,008.00	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
21327-00401	1/6/2025	$100.00	QC - Quit Claim	Unqualified	Vacant
21327-00399	1/6/2025	$500,000.00	WD - Warranty Deed	Unqualified	Vacant
18041-02067	6/27/2017	$100.00	SW - Special Warranty	Unqualified	Vacant
13052-02445	2/1/2006	$100.00	WD - Warranty Deed	Unqualified	Vacant
12318-01937	1/21/2005	$100.00	MS - Miscellaneous	Unqualified	Vacant
06036-01156	10/2/1985	$100.00	MS - Miscellaneous	Unqualified	Vacant
05552-01273	7/27/1982	$100.00	WD - Warranty Deed	Unqualified	Vacant
03809-00784	9/27/1974	$100.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG	50.00	100.00	Common	50.00	Front Footage	$851,062.00

Legal

LN	Legal Description
1	09-2S-29E .11
2	PT GOVT LOT 7 RECD O/R 21327-401
3	BEING PARCEL A

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$645,008.00	$0.00	$645,008.00	$4,706.33	$5,176.96	$4,886.90
Public Schools: By State Law	$1,001,250.00	$0.00	$1,001,250.00	$3,095.87	$3,098.87	$2,998.44
By Local Board	$1,001,250.00	$0.00	$1,001,250.00	$2,250.81	$2,250.81	$2,148.48
School Board Voted	$1,001,250.00	$0.00	$1,001,250.00	$1,001.25	$1,001.25	$1,001.25
FL Inland Navigation Dist.	$645,008.00	$0.00	$645,008.00	$16.89	$18.58	$17.42
Atlantic Beach	$645,008.00	$0.00	$645,008.00	$1,665.88	$1,832.47	$1,697.15
Water Mgmt Dist. SJRWMD	$645,008.00	$0.00	$645,008.00	$105.14	$115.65	$109.84
Urban Service Dist3	$645,008.00	$0.00	$645,008.00	$0.00	$0.00	$0.00
			Totals	$12,842.17	$13,494.59	$12,859.48

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$1,001,250.00	$586,371.00	$0.00	$586,371.00
Current Year	$1,001,250.00	$645,008.00	$0.00	$645,008.00

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



Detail by Entity Name

Florida Limited Liability Company
PDM REAL ESTATE, LLC

Filing Information

Document Number	L21000248943
FEI/EIN Number	87-1043505
Date Filed	05/27/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/20/2022
Event Effective Date	NONE

Principal Address

375 Atlantic Boulevard
Suite 200
Atlantic Beach, FL 32233

Changed: 03/03/2026

Mailing Address

375 Atlantic Boulevard
Suite 200
Atlantic Beach, FL 32233

Changed: 03/03/2026

Registered Agent Name & Address

MH Corporate Services, Inc.
14 EAST BAY STREET
JACKSONVILLE, FL 32202

Name Changed: 04/26/2023

Authorized Person(s) Detail

Name & Address

Title MGR

PETWAY, THOMAS F, IV
375 Atlantic Boulevard
Suite 200
Atlantic Beach, FL 32233

Annual Reports

Report Year	Filed Date
2024	04/27/2024
2025	04/16/2025
2026	03/03/2026

03/03/2026 -- ANNUAL REPORT	View image in PDF format
04/16/2025 -- ANNUAL REPORT	View image in PDF format
04/27/2024 -- ANNUAL REPORT	View image in PDF format
04/26/2023 -- ANNUAL REPORT	View image in PDF format
03/16/2022 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- LC Amendment	View image in PDF format
05/27/2021 -- 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

07/09/2026

PDM REAL ESTATE LLC
14 E BAY ST
JACKSONVILLE, FL 32202

Real Estate Number: 169542 0000 **Case Number:** CE26-0105
Location of Violation: 21 17TH ST, 09-2S-29E .11 PT GOVT LOT 7 RECD O/R 21327-401 BEING PARCEL A

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 21 17TH ST was conducted on July 09, 2026. 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 AND APPLICABLE CODES:
Sec. 12-1. - Enumeration. (b)It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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.

INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by cutting/mowing the grass/weeds within seven (7) 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 Gonzalez
CODE COMPLIANCE

CC: THOMAS PETWAY
375 ATLANTIC BLVD
STE 200
ATLANTIC BEACH, FL 32233

MH CORPORATE SERVICES INC
14 E BAY ST
JACKSONVILLE, FL 32202

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

07/09/2026

MH CORPORATE SERVICES INC
14 E BAY ST
JACKSONVILLE, FL 32202

Real Estate Number: 169542 0000 **Case Number:** CE26-0105
Location of Violation: 21 17TH ST, 09-2S-29E .11 PT GOVT LOT 7 RECD O/R 21327-401 BEING PARCEL A

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 21 17TH ST was conducted on July 09, 2026. 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 AND APPLICABLE CODES:
Sec. 12-1. - Enumeration. (b)It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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.

INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by cutting/mowing the grass/weeds within seven (7) 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 Gonzalez
CODE COMPLIANCE

CC: PDM REAL ESTATE LLC
14 E BAY ST
JACKSONVILLE, FL 32202

THOMAS PETWAY
375 ATLANTIC BLVD
STE 200
ATLANTIC BEACH, FL 32233

CITY OF ATLANTIC BEACH

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

07/09/2026

THOMAS PETWAY
375 ATLANTIC BLVD
STE 200
ATLANTIC BEACH, FL 32233

Real Estate Number: 169542 0000 **Case Number:** CE26-0105
Location of Violation: 21 17TH ST, 09-2S-29E .11 PT GOVT LOT 7 RECD O/R 21327-401 BEING PARCEL A

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 21 17TH ST was conducted on July 09, 2026. 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 AND APPLICABLE CODES:
Sec. 12-1. - Enumeration. (b)It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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.

INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by cutting/mowing the grass/weeds within seven (7) 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 Gonzalez
CODE COMPLIANCE

CC: PDM REAL ESTATE LLC
14 E BAY ST
JACKSONVILLE, FL 32202

MH CORPORATE SERVICES INC
14 E BAY ST
JACKSONVILLE, FL 32202

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

Second Notice of Violation

07/20/2026

PDM REAL ESTATE LLC
14 E BAY ST
JACKSONVILLE, FL 32202

Real Estate Number: 169542 0000 **Case Number:** CE26-0105
Location of Violation: 21 17TH ST, 09-2S-29E .11 PT GOVT LOT 7 RECD O/R 21327-401 BEING PARCEL A

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 21 17TH ST was conducted on July 20, 2026. 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 AND APPLICABLE CODE(S):
Sec. 12-1. - Enumeration. (b)It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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.

INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by cutting/mowing the grass/weeds 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 Gonzalez
CODE COMPLIANCE

CC: THOMAS PETWAY
375 ATLANTIC BLVD STE 200
ATLANTIC BEACH, FL 32233

MH CORPORATE SERVICES INC
14 E BAY ST
JACKSONVILLE, FL 32202

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

Second Notice of Violation

07/20/2026

THOMAS PETWAY
375 ATLANTIC BLVD
STE 200
ATLANTIC BEACH, FL 32233

Real Estate Number: 169542 0000 **Case Number:** CE26-0105
Location of Violation: 21 17TH ST, 09-2S-29E .11 PT GOVT LOT 7 RECD O/R 21327-401 BEING PARCEL A

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 21 17TH ST was conducted on July 20, 2026. 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 AND APPLICABLE CODE(S):
Sec. 12-1. - Enumeration. (b)It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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.

INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by cutting/mowing the grass/weeds within seven (7) 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 Gonzalez
CODE COMPLIANCE

CC: **PDM REAL ESTATE LLC**
14 E BAY ST
JACKSONVILLE, FL 32202

MH CORPORATE SERVICES INC
14 E BAY ST
JACKSONVILLE, FL 32202

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

Second Notice of Violation

07/20/2026

MH CORPORATE SERVICES INC
14 E BAY ST
JACKSONVILLE, FL 32202

Real Estate Number: 169542 0000 **Case Number:** CE26-0105
Location of Violation: 21 17TH ST, 09-2S-29E .11 PT GOVT LOT 7 RECD O/R 21327-401 BEING PARCEL A

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 21 17TH ST was conducted on July 20, 2026. 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 AND APPLICABLE CODE(S):
Sec. 12-1. - Enumeration. (b)It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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.

INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by cutting/mowing the grass/weeds within seven (7) 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 Gonzalez
CODE COMPLIANCE

CC: PDM REAL ESTATE LLC
14 E BAY ST
JACKSONVILLE, FL 32202

THOMAS PETWAY
375 ATLANTIC BLVD
STE 200
ATLANTIC BEACH, FL 32233

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

08/18/2026

Case Number: CE26-0105

PDM REAL ESTATE LLC
14 E BAY ST
JACKSONVILLE, FL 32202

Certified Mail Return Receipt
9589 0710 5270 1906 7672 78

Property Address : 21 17TH 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 **03SEP26, 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 21 17TH ST, 09-2S-29E .11 PT GOVT LOT 7 RECD O/R 21327-401 BEING PARCEL A, 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

VIOLATIONS:
Sec. 12-1. - Enumeration. (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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.

INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

STATEMENT OF CODE ENFORCEMENT OFFICER: On **09JUL26**, **20JUL26**, and **18AUG26**, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 21 17TH 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 violations included: overgrown vegetation.

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 Gonzalez
Code Compliance Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

CC: MH CORPORATE SERVICES INC
14 E BAY ST
JACKSONVILLE, FL 32202

THOMAS PETWAY
375 ATLANTIC BLVD
STE 200
ATLANTIC BEACH, FL 32233

9589 0710 5270 1904 7672 78

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 PDM Real Estate LLC

Street and Apt. No., or PO Box No. Case # 26-005

City, State, ZIP+4®

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

Page 43 of 56

Agenda Item #5.B.
03 Sep 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:

PDM Real Estate LLC

Case #26-0105

9590 9402 9145 4225 8058 01

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

9589 0710 5270 1906 7672 78

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)* Ashley Armentrout

C. Date of Delivery 8 21 26

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ [illegible]ail
- ☐ [illegible]ail 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 8058 01

JACKSONVILLE FPDC 320
21 AUG 2026 PM 1 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

NuisanceEnforcement | CE26-0105

Property Information

169542 0000	21 17TH ST	Subdivision:	PT GOVT LOT 7 RECD O/R 21327-401
	ATLANTIC BEACH FL, 32233	Lot:	BEING PARC Block:

Name Information

Owner:	PDM REAL ESTATE LLC	Phone:	(904) 236-5863
Occupant:		Phone:	
Filer:	NORDHAUSER MARY	Phone:	(703) 628-9922

Enforcement Information

Date Filed: 07/08/2026 Date Closed: Status: In Progress

Complaint:
Report of overgrowth and trash

Last Action Date: Last Inspection: 08/18/2026

Last Action:

Initial Inspection Inspection | Jose Gonzalez

Status:	Violations	Result:	Violations
Scheduled:	07/09/2026	Completed:	07/09/2026

Violations:

Corrected	Sec. 12-1. - Enumeration. (b)It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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. INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

Passed Inspection Items:

Overgrown vegetation	Sec. 12-1. - Enumeration. (b)It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and 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. INSPECTOR COMMENTS: Per the applicable code, vegetation may not exceed 12 inches in height. The majority of the vegetation on the parcel exceeds this limit and is overgrown.

Comments:

General inspection	Violation observed at the time of inspection. The majority of the parcel is overgrown and needs to be mowed. Sending notice of violation.

1st Reinspection Inspection | Jose Gonzalez

Status:	No Change	Result:	No Change
Scheduled:	07/20/2026	Completed:	07/20/2026

Passed Inspection Items:

Uncorrected

Comments:

General comments	Violation not corrected at the time of inspection. Property is still overgrown.

2nd Reinspection Inspection | Jose Gonzalez

Status:	No Change	Result:	No Change
Scheduled:	08/18/2026	Completed:	08/18/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspection	Violations not corrected at the time of inspection. Referring to the special magistrate hearing.

Special Magistrate Hearing Inspection | Jose Gonzalez

Status:	Scheduled	Result:	Scheduled
Scheduled:	09/03/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

NOH Posted	Posted the Notice of hearing on the property and City Hall.
CRRM Green Card	Received the mail return card signed by ashley.
Email Received	Received email from law company representing the property owner. She stated that the violation had been complied and requested an inspection. I informed her that the case will still be heard in the hearing, but I would inform the judge that the property is no longer in violation and the City is not pursuing any further action. I inspected the property the same day as the email was received, 28AUG26, and observed full compliance. The overgrowth has been addressed.

TOVAR WENDY
13364 BEACH BLVD UNIT 726
JACKSONVILLE, FL 32224-0270

Primary Site Address
1187 CAMELIA ST
Atlantic Beach FL 32233-

Official Record Book/Page
21942-00180

Tile #
9418

1187 CAMELIA ST

Property Detail

RE #	171017-9000
Tax District	USD3
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03119 ATLANTIC BEACH SEC H
Total Area	5027

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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$24,475.00	$22,250.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$24,475.00	$22,250.00
Assessed Value	$17,100.00	$18,810.00
Cap Diff/Portability Amt	$7,375.00 / $0.00	$3,440.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$17,100.00	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
21942-00180	6/8/2026	$30,000.00	WD - Warranty Deed	Qualified	Vacant
11108-00759	5/22/2003	$15,000.00	SW - Special Warranty	Unqualified	Vacant
12210-02032	12/8/2004	$40,000.00	WD - Warranty Deed	Qualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG	50.00	102.00	Common	50.00	Front Footage	$22,250.00

Legal

LN	Legal Description
1	18-34 17-2S-29E .117
2	ATLANTIC BEACH SEC H
3	LOT 1 BLK 201

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$17,100.00	$0.00	$17,100.00	$124.78	$137.25	$129.56
Public Schools: By State Law	$24,475.00	$0.00	$24,475.00	$75.68	$75.75	$73.30
By Local Board	$24,475.00	$0.00	$24,475.00	$55.02	$55.02	$52.52
School Board Voted	$24,475.00	$0.00	$24,475.00	$24.48	$24.48	$24.48
FL Inland Navigation Dist.	$17,100.00	$0.00	$17,100.00	$0.45	$0.49	$0.46
Atlantic Beach	$17,100.00	$0.00	$17,100.00	$44.17	$48.58	$44.99
Water Mgmt Dist. SJRWMD	$17,100.00	$0.00	$17,100.00	$2.79	$3.07	$2.91
Urban Service Dist3	$17,100.00	$0.00	$17,100.00	$0.00	$0.00	$0.00
			Totals	$327.37	$344.64	$328.22

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$24,475.00	$15,546.00	$0.00	$15,546.00
Current Year	$24,475.00	$17,100.00	$0.00	$17,100.00

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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

08/10/2026

Case Number: CE26-0122

TOVAR, WENDY
13364 BEACH BLVD UNIT 726
JACKSONVILLE, FL 32224

Certified Mail Return Receipt
9589 0710 5270 1906 7672 61

Property Address : 1187 Camelia 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 **03SEP2026, 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 1187 Camelia St, 18-34 17-2S-29E .117 ATLANTIC BEACH SEC H LOT 1 BLK 201, 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

VIOLATIONS:
Sec. 24-168. - Land clearing, tree removal or damage to existing trees and vegetation. The removal or damage of a tree(s) and vegetation shall be governed by chapter 23. No lands shall be cleared or grubbed, and no vegetation on any parcel or lot shall be disturbed, prior to issuance of all required approvals and development permits authorizing such activity. Prior to the commencement of any such activities, erosion and sediment control best management practices shall be installed, inspected and approved by a public works director or their designee.

Sec. 23-51. - Penalties. (a) Any person(s) violating a provision of this chapter shall be punishable according to the law or in accordance with the findings of the duly appointed special magistrate. (1) Violations of this chapter are considered irreparable and irreversible in nature.

INSPECTOR COMMENTS: The parcel was cleared and grubbed, and vegetation was disturbed, prior to issuance of the required approvals and development permits authorizing such activity. No permit authorizing the grubbing or clearing of the parcel is on file with the City. The clearing of this lot is considered irreparable and irreversible in nature. Additionally, there was no erosion and sediment control in place.

Sec. 16-8. - Removal of lot clearing, contractors' debris; oil and grease. a. Trash and debris caused from tree removal or trimmings or debris from lot clearing shall be removed by the owner.

INSPECTOR COMMENTS: The substantial amount of tree debris generated from the removal of vegetation on the parcel has been placed within the City's right-of-way and must be removed from the right-of-way.

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.

INSPECTOR COMMENTS: Lots must be maintained free of junk, trash, debris, and other refuse. The parcel currently contains substantial amounts of such material throughout the property, including, but not limited to, cinder blocks, tires, bottles, remnants of fencing, and other debris.

STATEMENT OF CODE ENFORCEMENT OFFICER: On 10AUG2026, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 1187 Camelia 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 violations included: unauthorized tree and vegetation removal, contractor debris on the City's right-of-way, and outside storage of discarded items.

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 Gonzalez,
Code Compliance Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

9589 0710 5270 0181 1181 10

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 Wendy Tovar

Street and Apt. No., or PO Box No. 13364 Beach Blvd Unit 726

City, State, ZIP+4® Case #26-0122

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 record.

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

PermittingEnforcement | CE26-0122

Property Information

CONV0000003 1187 Camelia St Subdivision:

, Lot: Block:

Name Information

Owner: TOVAR, WENDY Phone:

Occupant: Phone:

Filer: MIRANDA I RAY Phone: (502) 592-9708

Enforcement Information

Date Filed: 08/10/2026 Date Closed: Status: In Progress

Complaint:
Report of a cleared vacant lot without a permit

Last Action Date: Last Inspection: 08/10/2026

Last Action:

Initial Inspection Inspection | Jose Gonzalez

Status: Violations Result: Violations

Scheduled: 08/10/2026 Completed: 08/10/2026

Violations:

Uncorrected	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. INSPECTOR COMMENTS: Lots must be maintained free of junk, trash, debris, and other refuse. The parcel currently contains substantial amounts of such material throughout the property, including, but not limited to, cinder blocks, tires, bottles, remnants of fencing, and other debris.
Corrected	Sec. 16-8. - Removal of lot clearing, contractors' debris; oil and grease. a. Trash and debris caused from tree removal or trimmings or debris from lot clearing shall be removed by the owner. INSPECTOR COMMENTS: The substantial amount of tree debris generated from the removal of vegetation on the parcel has been placed within the City’s right-of-way and must be removed from the right-of-way.
Uncorrected	Sec. 24-168. - Land clearing, tree removal or damage to existing trees and vegetation. The removal or damage of a tree(s) and vegetation shall be governed by chapter 23. No lands shall be cleared or grubbed, and no vegetation on any parcel or lot shall be disturbed, prior to issuance of all required approvals and development permits authorizing such activity. Prior to the commencement of any such activities, erosion and sediment control best management practices shall be installed, inspected and approved by a public works director or their designee. INSPECTOR COMMENTS: The parcel was cleared and grubbed, and vegetation was disturbed, prior to issuance of the required approvals and development permits authorizing such activity. No permit authorizing the grubbing or clearing of the parcel is on file with the City.

Passed Inspection Items:

Outside Storage Residential (173)	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. INSPECTOR COMMENTS: Lots must be maintained free of junk, trash, debris, and other refuse. The parcel currently contains substantial amounts of such material throughout the property, including, but not limited to, cinder blocks, tires, bottles, remnants of fencing, and other debris.
Trash	Sec. 16-8. - Removal of lot clearing, contractors' debris; oil and grease. a. Trash and debris caused from tree removal or trimmings or debris from lot clearing shall be removed by the owner. INSPECTOR COMMENTS: The substantial amount of tree debris generated from the removal of vegetation on the parcel has been placed within the City’s right-of-way and must be removed from the right-of-way.

Land Development Regulations	Sec. 24-168. - Land clearing, tree removal or damage to existing trees and vegetation. The removal or damage of a tree(s) and vegetation shall be governed by chapter 23. No lands shall be cleared or grubbed, and no vegetation on any parcel or lot shall be disturbed, prior to issuance of all required approvals and development permits authorizing such activity. Prior to the commencement of any such activities, erosion and sediment control best management practices shall be installed, inspected and approved by a public works director or their designee. INSPECTOR COMMENTS: The parcel was cleared and grubbed, and vegetation was disturbed, prior to issuance of the required approvals and development permits authorizing such activity. No permit authorizing the grubbing or clearing of the parcel is on file with the City.

Comments:

General inspection	Violations observed at the time of inspection. Vacant lot was cleared/grub with no permits from the City. There is also a large pile of tree debris that was left on the City's right-of-way. The now grubbed lot has a lot of discarded items that count as junk/trash/debris. Referring straight to the next Special Magistrate Hearing for irreparable and irreversible in nature.

Special Magistrate Hearing Inspection | Jose Gonzalez

Status:	Scheduled	Result:	Scheduled
Scheduled:	09/03/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

NOH Posted	Posted Notice of Hearing at the property and City Hall.
General comments	Tree debris placed on the ROW after clearing the lot has been removed.