



City of Atlantic Beach
Agenda
Code Enforcement Special Magistrate Meeting
Thursday, July 9, 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 May 7, 2026 Code Enforcement Special Magistrate meeting. 3 - 5
[05-07-26 CESM Draft Minutes](#)

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

5. NEW BUSINESS

- 5.A. Name: Corporate Holdings Mayport LLC 7 - 27
Address: 1400 Violet St
Case Number: CE26-0019
[26-0019](#)
[CE 1400 Violet St Case #CE26-0019](#)
- 5.B. Name: Williamson Ann Marie Living Trust 29 - 39
Address: 82 8TH ST W
Case Number: CE26-0025
[26-0025](#)
[CE 82 8TH ST Case #CE26-0025](#)
- 5.C. Name: Manuel Loria 41 - 50
Address: 90 Dutton Island Rd*
Case Number: CE26-0042
[26-0042](#)
[CE 90 DUTTON ISLAND RD Case #CE26-0042](#)
- 5.D. Name: Coastal City Property Management, Inc 51 - 71
Address: 705 Atlantic Blvd.
Case Number: CE26-0060
[26-0060](#)
[CE 705 ATLANTIC BLVD Case #CE26-0060](#)

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, May 7, 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 March 5, 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

- A. Name: Brent & Patricia Parrish**
Address: 1251 Carnation St, Atlantic Beach, FL 32233
Case Number: 25-176

Testified: CE Officer Gonzalez

Respondent: Brent & Patricia Parrish were not present.

Action: Proper documentation was provided to show the appropriate deed owners of the Property.

5. NEW BUSINESS

- A. Name: Willie Hobbs**
Address: 410 Sargo Rd, Atlantic Beach, FL 32233*
Case Number: 25-259

Testified: CE Officer Gonzalez

Code Enforcement Special Magistrate
May 7, 2026

Respondent: Willie Hobbs was not present.

Action: The Respondent shall have sixty (60) days from the date of this Order to either obtain a variance or remove the shed. Failure to timely comply will result in a fine of \$250 per day after the sixty (60) day time period.

- B. Name: 1880 Atlantic Beach, LLC**
Address: 0 Mealy St, Atlantic Beach, FL 32233 (RE 172356 0000)
Case Number: 26-0006

Testified: CE Officer Gonzalez

Respondent: 1880 Atlantic Beach, LLC was not present.

Action: The Respondent shall have sixty (60) days from the date of this Order to come into compliance and failure to do so will result in a fine of \$250 per day until compliance is rendered.

- C. Name: Heather Markaj**
Address: 86 Forrestal Cir, Atlantic Beach, FL 32233*
Case Number: 26-0006

Testified: CE Officer Gonzalez

Respondent: Heather Markaj was present.

Action: The violations have been corrected, and the Property is now in compliance. The case is considered closed.

- D. Name: Gay Webber**
Address: 364 11Th St, Atlantic Beach, FL 32233*
Case Number: 26-015

Testified: CE Officer Gonzalez

Respondent: Gay Webber was not present.

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

- 6. ADJOURNMENT**
The meeting adjourned at 2:42 PM.

Code Enforcement Special Magistrate
May 7, 2026

Page 2 of 3

Attest:

Suzanne Green, Special Magistrate

Michelle Weippert, Records Management Specialist

Date Approved: _____

DRAFT

Code Enforcement Special Magistrate
May 7, 2026

Page 3 of 3

Zoning Enforcement | CE26-0019

Property Information

171071 0000 1400 VIOLET ST Subdivision: SEC H ATLANTIC BEACH
 ATLANTIC BEACH FL, 32233-2638 Lot: LOTS 3,4 Block:

Name Information

Owner: CORPORATE HOLDINGS MAYPORT LLC Phone:
 Occupant: BCEL 9 LLC Phone:
 Filer: Phone:

Enforcement Information

Date Filed: 03/18/2026 Date Closed: Status: In Progress

Complaint:

Two storage containers on an empty lot

Last Action Date: Last Inspection: 05/18/2026

Last Action:

Initial Inspection Inspection | Jose Gonzalez

Status: Violations Result: Violations
 Scheduled: 03/18/2026 Completed: 03/18/2026

Violations:

Uncorrected 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.

 INSPECTOR COMMENTS: Accessory uses and structures must be ancillary to the main structure. There is no main structure and the parcel's Property Use is "vacant commercial." The placement of two containers is considered unpermitted land use.

Passed Inspection Items:

Zoning District 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.

 INSPECTOR COMMENTS: Accessory uses and structures must be ancillary to the main structure. There is no main structure and the parcel's Property Use is "vacant commercial." The placement of two containers is considered unpermitted land use.

Comments:

General inspection Violation observed while driving by. Two storage containers on a vacant lot. Using satellite imagery, the containers were placed sometime between 2022 and 2024. This is not a case on unpermitted storage containers; it's a case on unpermitted land use.

1st Reinspection Inspection | Jose Gonzalez

Status: Violations Result: Violations
 Scheduled: 04/17/2026 Completed: 04/17/2026

Violations:

Uncorrected

Rights-of-way or public rights-of-way means land in which the city owns the fee or has an easement devoted to vehicular, bicycle and/or pedestrian movement, or required for use as a transportation facility, as that term is defined in F.S. § 334.03(21), and may lawfully grant access pursuant to applicable law and includes the surface, airspace over the surface and the area below the surface of such rights-of-way. "Public rights-of-way" shall not include (a) county, state or federal rights-of-way, (b) property owned by any person other than the city, (c) service entrances or driveways leading from the road or street onto adjacent property, or (d) except as described above, any real or personal property of the city, such as, but not limited to, city parks, buildings, fixtures, conduits, water lines, sewer lines, facilities or other structures or improvements, regardless of whether they are situated in the public 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).

INSPECTOR COMMENTS: There is a large pile of yard debris on the right-of-way along Violet St. This address is only paying for storm water so GFL will not be picking up the yard debris or anything at this address.

Passed Inspection Items:

Right-of-way obstruction

Rights-of-way or public rights-of-way means land in which the city owns the fee or has an easement devoted to vehicular, bicycle and/or pedestrian movement, or required for use as a transportation facility, as that term is defined in F.S. § 334.03(21), and may lawfully grant access pursuant to applicable law and includes the surface, airspace over the surface and the area below the surface of such rights-of-way. "Public rights-of-way" shall not include (a) county, state or federal rights-of-way, (b) property owned by any person other than the city, (c) service entrances or driveways leading from the road or street onto adjacent property, or (d) except as described above, any real or personal property of the city, such as, but not limited to, city parks, buildings, fixtures, conduits, water lines, sewer lines, facilities or other structures or improvements, regardless of whether they are situated in the public rights-of-way.

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- (15) Driveways, new, modified or replaced (see section 19-7).

INSPECTOR COMMENTS: There is a large pile of yard debris on the right-of-way along Violet St. This address is only paying for storm water so GFL will not be picking up the yard debris or anything at this address.

Comments:

General inspection New violations observed. There is a large pile of yard debris placed along the ROW on Violet St. Asked Chris at Public Works and she said that "this address is only paying for storm water so NO we will not be picking up the yard debris or anything at this address". Adding new violation to the second NOV.

2nd Reinspection Inspection | Jose Gonzalez

Status: No Change Result: No Change
Scheduled: 05/18/2026 Completed: 05/18/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspection Violations not corrected at the time of inspection. Containers remain in place. Large pile of debris/junk on the ROW not picked up. Referring to the next special magistrate hearing.

Code Enforcement Board Inspection

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

Passed Inspection Items:

Uncorrected

Comments:

Call from represen Received call from Chris Klein, 904-509-0448, who informed me that the violations have been complied.

3/18/26, 1:14 PM

Property Appraiser - Property Details

CORPORATE HOLDINGS MAYPORT LLC
6500 BOWDEN RD STE 202
JACKSONVILLE, FL 32216

Primary Site Address
1400 VIOLET ST
Atlantic Beach FL 32233-

Official Record Book/Page
20657-00558

Title #
9417

1400 VIOLET ST

Property Detail

RE #	171071-0000
Tax District	USD3
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03119 ATLANTIC BEACH SEC H
Total Area	12306

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)	\$97,920.00	\$97,920.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$97,920.00	\$97,920.00
Assessed Value	\$97,920.00	\$97,920.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$97,920.00	See below

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.](#)

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
20657-00558	4/19/2023	\$545,000.00	WD - Warranty Deed	Unqualified	Vacant
17706-02256	9/12/2016	\$245,000.00	WD - Warranty Deed	Unqualified	Improved
02137-00346	12/30/1899	\$43.00	- Unknown	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	1000	COMMERCIAL	ACG	0.00	0.00	Common	12,240.00	Square Footage	\$97,920.00

Legal

LN	Legal Description
1	18-034 38-25-29E
2	SEC H ATLANTIC BEACH
3	LOTS 3,4 BLK 240

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	\$97,920.00	\$0.00	\$97,920.00	\$785.93	\$785.93	\$741.89
Public Schools: By State Law	\$97,920.00	\$0.00	\$97,920.00	\$302.77	\$303.06	\$293.24
By Local Board	\$97,920.00	\$0.00	\$97,920.00	\$220.12	\$220.12	\$210.12
School Board Voted	\$97,920.00	\$0.00	\$97,920.00	\$97.92	\$97.92	\$97.92
FL Inland Navigation Dist.	\$97,920.00	\$0.00	\$97,920.00	\$2.82	\$2.82	\$2.64
Atlantic Beach	\$97,920.00	\$0.00	\$97,920.00	\$278.19	\$278.19	\$257.65
Water Mgmt Dist. SJRWMD	\$97,920.00	\$0.00	\$97,920.00	\$17.56	\$17.56	\$16.68
Urban Service Dist3	\$97,920.00	\$0.00	\$97,920.00	\$0.00	\$0.00	\$0.00
Totals				\$1,705.31	\$1,705.60	\$1,620.14

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$97,920.00	\$97,920.00	\$0.00	\$97,920.00
Current Year	\$97,920.00	\$97,920.00	\$0.00	\$97,920.00

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

3/18/26, 1:14 PM

Property Appraiser - Property Details

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

[Contact 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

03/18/2026

CORPORATE HOLDINGS MAYPORT LLC
6500 BOWDEN RD STE 202
JACKSONVILLE, FL 32216

Real Estate Number: 171071 0000 **Case Number:** CE26-0019

Location of Violation: 1400 VIOLET ST, 18-034 38-2S-29E SEC H ATLANTIC BEACH LOTS 3,4 BLK 240

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 1400 VIOLET ST was conducted on March 18, 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:

Zoning District 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.

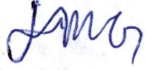
INSPECTOR COMMENTS: Accessory uses and structures must be ancillary to the main structure. There is no main structure and the parcel's Property Use is "vacant commercial." The placement of two containers is considered unpermitted land use.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by removing both containers and ensuring that the property returns to and remains vacant within 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,

A handwritten signature in blue ink, appearing to read 'JMG', is positioned above the printed name.

Jose Gonzalez
CODE COMPLIANCE

CC: LA BOUEF, JOSHUA R
5210 BELFORT ROAD
SUITE 400
JACKSONVILLE, FL 32256



CITY OF ATLANTIC BEACH

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

LA BOUEF, JOSHUA R
5210 BELFORT ROAD
SUITE 400
JACKSONVILLE, FL 32256

03/18/2026

Real Estate Number: 171071 0000 **Case Number:** CE26-0019

Location of Violation: 1400 VIOLET ST, 18-034 38-2S-29E SEC H ATLANTIC BEACH LOTS 3,4 BLK 240

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Gonzalez'.

Jose Gonzalez
CODE COMPLIANCE

**CC: CORPORATE HOLDINGS MAYPORT LLC
6500 BOWDEN RD STE 202
JACKSONVILLE, FL 32216**



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

Second Notice of Violation

04/17/2026

CORPORATE HOLDINGS MAYPORT LLC
6500 BOWDEN RD STE 202
JACKSONVILLE, FL 32216

Real Estate Number: 171071 0000 **Case Number:** CE26-0019

Location of Violation: 1400 VIOLET ST, 18-034 38-2S-29E SEC H ATLANTIC BEACH LOTS 3,4 BLK 240

Dear Property Owner:

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A code enforcement inspection at 1400 VIOLET ST was conducted on April 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. 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.

INSPECTOR COMMENTS: Accessory uses and structures must be ancillary to the main structure. There is no main structure and the parcel's Property Use is "vacant commercial." The placement of two containers is considered unpermitted land use.

Sec. 19-1 - Construction within and/or use of city rights-of-way. Rights-of-way or public rights-of-way means land in which the city owns the fee or has an easement devoted to vehicular, bicycle and/or pedestrian movement, or required for use as a transportation facility, as that term is defined in F.S. § 334.03(21), and may lawfully grant access pursuant to applicable law and includes the surface, airspace over the surface and the area below the surface of such rights-of-way.

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(2) Decorative walls.

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- (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).

INSPECTOR COMMENTS: There is a large pile of yard debris on the right-of-way along Violet St. This address is only paying for storm water so GFL will not be picking up the yard debris or anything at this address.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by removing both containers and ensuring that the property returns to and remains vacant, and removing the large pile of yard debris 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 Gonzalez
CODE COMPLIANCE

CC: LA BOUFF, JOSHUA R
5210 BELFORT ROAD
SUITE 400
JACKSONVILLE, FL 32256



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

Second Notice of Violation

04/17/2026

LA BOUFF, JOSHUA R
5210 BELFORT ROAD
SUITE 400
JACKSONVILLE, FL 32256

Real Estate Number: 171071 0000 **Case Number:** CE26-0019
Location of Violation: 1400 VIOLET ST, 18-034 38-2S-29E SEC H ATLANTIC BEACH LOTS 3,4 BLK 240

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 1400 VIOLET ST was conducted on April 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. 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.

INSPECTOR COMMENTS: Accessory uses and structures must be ancillary to the main structure. There is no main structure and the parcel's Property Use is "vacant commercial." The placement of two containers is considered unpermitted land use.

Sec. 19-1 - Construction within and/or use of city rights-of-way. Rights-of-way or public rights-of-way means land in which the city owns the fee or has an easement devoted to vehicular, bicycle and/or pedestrian movement, or required for use as a transportation facility, as that term is defined in F.S. § 334.03(21), and may lawfully grant access pursuant to applicable law and includes the surface, airspace over the surface and the area below the surface of such rights-of-way. "Public rights-of-way" shall not include (a) county, state or federal rights-of-way, (b) property owned by any person other than the city, (c) service entrances or driveways leading from the road or street onto adjacent property, or (d) except as described above, any real or personal property of the city, such as, but not limited to, city parks, buildings, fixtures, conduits, water lines, sewer lines, facilities or other structures or improvements, regardless of whether they are situated in the public 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).

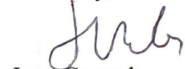
INSPECTOR COMMENTS: There is a large pile of yard debris on the right-of-way along Violet St. This address is only paying for storm water so GFL will not be picking up the yard debris or anything at this address.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by removing both containers and ensuring that the property returns to and remains vacant, and removing the large pile of yard debris 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 Gonzalez
CODE COMPLIANCE

CC: CORPORATE HOLDINGS MAYPORT LLC
6500 BOWDEN RD STE 202
JACKSONVILLE, FL 32216



CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

05/18/2026

Case Number: CE26-0019

CORPORATE HOLDINGS MAYPORT LLC
6500 BOWDEN RD STE 202
JACKSONVILLE, FL 32216

Certified Mail Return Receipt
9589 0710 5270 1906 7672 09

Property Address : 1400 VIOLET 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 **09JULY2026 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 1400 VIOLET ST, 18-034 38-2S-29E SEC H ATLANTIC BEACH LOTS 3,4 BLK 240, 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:

Right-of-way obstruction Rights-of-way or public rights-of-way means land in which the city owns the fee or has an easement devoted to vehicular, bicycle and/or pedestrian movement, or required for use as a transportation facility, as that term is defined in F.S. § 334.03(21), and may lawfully grant access pursuant to applicable law and includes the surface, airspace over the surface and the area below the surface of such rights-of-way. "Public rights-of-way" shall not include (a) county, state or federal rights-of-way, (b) property owned by any person other than the city, (c) service entrances or driveways leading from the road or street onto adjacent property, or (d) except as described above, any real or personal property of the city, such as, but not limited to, city parks, buildings, fixtures, conduits, water lines, sewer lines, facilities or other structures or improvements, regardless of whether they are situated in the public 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.

Page 1 of 3

- (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).

INSPECTOR COMMENTS: There is a large pile of yard debris on the right-of-way along Violet St. This address is only paying for storm water so GFL will not be picking up the yard debris or anything at this address.

Zoning District 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.

INSPECTOR COMMENTS: Accessory uses and structures must be ancillary to the main structure. There is no main structure and the parcel's Property Use is "vacant commercial." The placement of two containers is considered unpermitted land use.

STATEMENT OF CODE ENFORCEMENT OFFICER: On **18MAR2026**, **17APR2026**, and **18MAY2026**, 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: two storage containers on a vacant lot and a large pile of junk/trash/debris obstructing the right-of-way.

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.

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)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Corporate Holdings Mayport LLC
1400 Violet St
Case # 26-0019

Agenda Item #5.A.
09 Jul 2026

60 2292 9061 Page 24 of 71956

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.

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:

Corporat Holdings Mayport LLC
 1400 Violet St
 Case #26-0019



9590 9402 9145 4225 8069 90

2. Article Number (Transfer from service label)

9589 0710 5270 1906 7672 09

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

ill
 ill Restricted Delivery

6/1/26, 11:15 AM

Property Appraiser - Property Details

WILLIAMSON ANN MARIE LIVING TRUST
8483 BERESFORD LN
JACKSONVILLE, FL 32244-7141
WILLIAMSON ANN MARIE
WILLIAMSON ANN MARIE

Primary Site Address
82 W 8TH ST
Atlantic Beach FL 32233-

Official Record Book/Page
16360-01641

Title #
9417

82 W 8TH ST

Property Detail

RE #	170816-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03119 ATLANTIC BEACH SEC H
Total Area	7265

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$240,576.00	\$244,844.00
Extra Feature Value	\$562.00	\$312.00
Land Value (Market)	\$137,060.00	\$124,600.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$378,198.00	\$369,756.00
Assessed Value	\$331,863.00	\$364,793.00
Cap Diff/Portability Amt	\$46,335.00 / \$0.00	\$4,963.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$331,863.00	See below

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.](#)

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
16360-01641	4/5/2013	\$100.00	QC - Quit Claim	Unqualified	Improved
09267-01210	4/19/1999	\$85,000.00	WD - Warranty Deed	Qualified	Improved
08131-00999	6/28/1995	\$62,000.00	WD - Warranty Deed	Qualified	Improved
06254-00575	12/19/1986	\$104,000.00	WD - Warranty Deed	Unqualified	Improved
06193-01727	9/9/1986	\$44,000.00	WD - Warranty Deed	Unqualified	Vacant
05669-00191	6/30/1983	\$10,000.00	WD - Warranty Deed	Unqualified	Vacant
05586-00294	11/12/1982	\$8,000.00	WD - Warranty Deed	Unqualified	Vacant
03648-00925	7/7/1974	\$3,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	8	6	48.00	\$312.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG	70.00	102.00	Common	70.00	Front Footage	\$124,600.00

Legal

LN	Legal Description
1	18-34 17-2S-29E
2	SEC H ATLANTIC BEACH
3	LOT 6 BLK 70

Buildings

Building 1

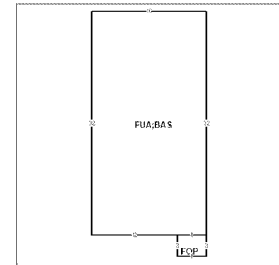
Building 1 Site Address
82 W 8TH ST Unit
Atlantic Beach FL 32233-

Building Type	0105 - TOWNHOUSE
Year Built	1986
Building Value	\$122,422.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	512	512	486
Base Area	512	512	512
Finished Open Porch	12	0	4

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

Element	Code	Detail
Stories	2.000	



6/1/26, 11:15 AM

Property Appraiser - Property Details

Total	1036	1024	1002	Bedrooms	2.000
				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	\$331,863.00	\$0.00	\$331,863.00	\$2,421.46	\$2,663.60	\$2,514.36
Public Schools: By State Law	\$378,198.00	\$0.00	\$378,198.00	\$1,119.14	\$1,170.52	\$1,132.59
By Local Board	\$378,198.00	\$0.00	\$378,198.00	\$813.65	\$850.19	\$811.54
School Board Voted	\$378,198.00	\$0.00	\$378,198.00	\$361.95	\$378.20	\$378.20
FL Inland Navigation Dist.	\$331,863.00	\$0.00	\$331,863.00	\$8.69	\$9.56	\$8.96
Atlantic Beach	\$331,863.00	\$0.00	\$331,863.00	\$857.11	\$942.82	\$873.20
Water Mgmt Dist. SJRWMD	\$331,863.00	\$0.00	\$331,863.00	\$54.09	\$59.50	\$56.52
Urban Service Dist3	\$331,863.00	\$0.00	\$331,863.00	\$0.00	\$0.00	\$0.00
			Totals	\$5,636.09	\$6,074.39	\$5,775.37

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$361,946.00	\$301,694.00	\$0.00	\$301,694.00
Current Year	\$378,198.00	\$331,863.00	\$0.00	\$331,863.00


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

[Contact 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

04/20/2026

WILLIAMSON ANN MARIE LIVING TRUST
8483 BERESFORD LN
JACKSONVILLE, FL 32244-7141

Real Estate Number: 170816 0000 **Case Number:** CE26-0025
Location of Violation: 82 8TH ST W, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 70

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 82 8TH ST W was conducted on April 20, 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. 24-157. - Fences, walls and similar structures. (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair, shall be repaired, replaced or removed.

INSPECTOR COMMENTS: Per code, fences are not allowed to be in a state of disrepair. Several parts have completely fallen off and other parts are leaning.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by repairing, removing, or replacing (permit required) the fence within fourteen (14) 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,

A handwritten signature in blue ink, appearing to read "Jose Gonzalez".

Jose Gonzalez
CODE COMPLIANCE

CC: WILLIAMSON ANN MARIE, 8483 BERESFORD LN, JACKSONVILLE FL 32244



CITY OF ATLANTIC BEACH

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

Second Notice of Violation

06/01/2026

**WILLIAMSON ANN MARIE LIVING TRUST
8483 BERESFORD LN
JACKSONVILLE, FL 32244-7141**

Real Estate Number: 170816 0000 **Case Number:** CE26-0025

Location of Violation: 82 8TH ST W, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 70

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 82 8TH ST W was conducted on June 01, 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. 24-157. - Fences, walls and similar structures. (e) Maintenance of fences. Fences that have been allowed to deteriorate to an excessive degree have a negative impact on property values and the quality of neighborhoods. Fences that are in a state of neglect, damage or disrepair, shall be repaired, replaced or removed.

INSPECTOR COMMENTS: The fence is in a state of disrepair. Several parts have completely fallen off and other parts are leaning.

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: The backyard is heavily overgrown and it is at the point where weeds are overtaking the fence.

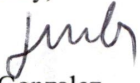
ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by repairing, removing, or replacing (permit required) the fence, and cutting/mowing the overgrowth within twenty-one (21) days of receipt of this notice.

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: ANNE MARIE WILLIAMSON
8483 BERESFORD LN
JACKSONVILLE, FL 32244



CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

06/22/2026

Case Number: CE26-0025

WILLIAMSON ANN MARIE LIVING TRUST
8483 BERESFORD LN
JACKSONVILLE, FL 32244-7141

Certified Mail Return Receipt
9589 0710 5270 1906 7672 74

Property Address : 82 8TH ST W
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 **09JUL2026 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 82 8TH ST W, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOT 6 BLK 70, 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: The backyard is heavily overgrown to the point that weeds are also overtaking the fence.

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

INSPECTOR COMMENTS: The fence is in a state of disrepair. Several parts have completely fallen off and other parts are leaning.

STATEMENT OF CODE ENFORCEMENT OFFICER: On **20MAR26, 20APR26, 08MAY26, and 22JUN26**, the undersigned Code Compliance Officer conducted an inspection of the premises located at 82 W

8TH 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: the fence is in a state of disrepair and being overtaken by weeds/vine, 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, July, 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: WILLIAMSON ANN MARIE
8483 BERESFORD LN
JACKSONVILLE, FL 32244

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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

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Postage

\$

Total Postage and Fees

\$

Sent To

Williamson Marie living Trust

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

82 8th St W

City, State, ZIP+4®

Case # 26-0025

Agenda Item #5.B
09 Jul 2026

44 2292 906T Page 38 of 71856

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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.

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- 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.

Permitting Enforcement | CE26-0042

Property Information

172196 0000 90 W DUTTON ISLAND RD Subdivision: DONNERS R/P
 ATLANTIC BEACH FL, 32233 Lot: Block:

Name Information

Owner: LORIA MANUEL ANTONIO Phone: (904) 372-7820
Occupant: LORIA MANUEL ANTONIO Phone: (904) 372-7820
Filer: Phone:

Enforcement Information

Date Filed: 04/02/2026 Date Closed: Status: In Progress

Complaint:

Case originated from a public works employee reporting it. Looks like they are closing in the side porch without a permit

Last Action Date: Last Inspection: 06/01/2026

Last Action:

Initial Inspection Inspection | Jose Gonzalez

Status: Violations Result: Violations
Scheduled: 04/02/2026 Completed: 04/02/2026

Violations:

Corrected

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, of which not less than three (3) copies have been and are now filed 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.

INSPECTOR COMMENTS: The closing of the side porch without a permit is in violation of the Florida Building Code.

Passed Inspection Items:

Work without a permit

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, of which not less than three (3) copies have been and are now filed 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.

INSPECTOR COMMENTS: The closing of the side porch without a permit is in violation of the Florida Building Code.

Comments:

General inspection Case originated from a Public Works report. It looks like they are closing in the side porch without a permit. Posted a stop work order. Scheduling first reinspection to 11 days from today to give the homeowner time to apply for a permit.

1st Reinspection Inspection | Jose Gonzalez

Status: Violations Result: Violations
Scheduled: 04/14/2026 Completed: 04/14/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspection Violation not corrected at the time of inspection. No building permit has been applied for. Structure remains unpermitted and in place.

2nd Reinspection Inspection | Jose Gonzalez

Status: No Change

Result: No Change

Scheduled: 05/29/2026

Completed: 06/01/2026

Passed Inspection Items:

Uncorrected

Comments:

Meeting with owner Met with owner, Manuel Loria, and explained the possible remedies. He said he was going to remove the unpermitted work and requested an extension. Rescheduling to the end of May to allow time to dismantle addition.

General comments Violation not corrected at the time of inspection. Unpermitted addition still partially there. Referring to the Special Magistrate hearing.

Special Magistrate Hearing Inspection | Jose Gonzalez

Status: Scheduled

Result: Scheduled

Scheduled: 07/09/2026

Completed:

Passed Inspection Items:

Uncorrected

Comments:

Posted NOH Notice of Hearing posted at the property and City Hall.

Violation cleared Violation corrected at the time the NOH was posted on the property. Will advise judge that the property is in compliance.

4/14/26, 9:57 AM

Property Appraiser - Property Details

LORIA MANUEL ANTONIO
90 DUTTON ISLAND RD W
ATLANTIC BEACH, FL 32233

Primary Site Address
90 W DUTTON ISLAND RD
Atlantic Beach FL 32233-

Official Record Book/Page
15877-01952

Tile #
9417

90 W DUTTON ISLAND RD

Property Detail

RE #	172196-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03136 DONNERS R/P
Total Area	7722

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$137,760.00	\$142,010.00
Extra Feature Value	\$1,616.00	\$1,564.00
Land Value (Market)	\$182,400.00	\$182,400.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$321,776.00	\$325,974.00
Assessed Value	\$118,841.00	\$122,049.00
Cap Diff/Portability Amt	\$202,935.00 / \$0.00	\$203,925.00 / \$0.00
Exemptions	\$50,722.00	See below
Taxable Value	\$68,119.00	See below

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.](#)

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	\$122,049.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$26,411.00
Taxable Value	\$70,638.00

SJRWMD/FIND Taxable Value

Assessed Value	\$122,049.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$26,411.00
Taxable Value	\$70,638.00

School Taxable Value

Assessed Value	\$122,049.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$97,049.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15877-01952	2/29/2012	\$79,000.00	SW - Special Warranty	Unqualified	Improved
15795-00456	12/13/2011	\$45,500.00	CT - Certificate of Title	Unqualified	Improved
10463-01593	4/28/2002	\$6,100.00	QC - Quit Claim	Unqualified	Vacant
09230-01672	3/16/1999	\$100.00	QC - Quit Claim	Unqualified	Vacant
08238-01221	12/12/1995	\$100.00	WD - Warranty Deed	Unqualified	Vacant
03766-00094	7/22/1974	\$100.00	TD - Tax Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CVPR2	Covered Patio	1	16	12	192.00	\$1,564.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG	95.00	81.00	Common	95.00	Front Footage	\$182,400.00

Legal

LN	Legal Description
1	19-16 17-2S-29E .176
2	DONNERS REPLAT
3	N 60FT OF LOT 8, E 45FT OF N1/2 LOT 9
4	BEING PARCELS 1,2 BLK 1

Buildings

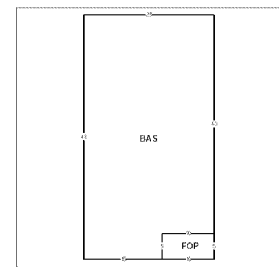
Building 1

Building 1 Site Address
90 W DUTTON ISLAND RD Unit
Atlantic Beach FL 32233-

Building Type	0101 - SFR 1 STORY
Year Built	2002
Building Value	\$142,010.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1150	1150	1150
Finished Open Porch	50	0	15

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



4/14/26, 9:57 AM

Property Appraiser - Property Details

Total | 1200 | 1150 | 1165

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

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$118,841.00	\$50,722.00	\$68,119.00	\$525.65	\$546.74	\$516.10
Public Schools: By State Law	\$118,841.00	\$25,000.00	\$93,841.00	\$279.80	\$290.44	\$281.03
By Local Board	\$118,841.00	\$25,000.00	\$93,841.00	\$203.43	\$210.95	\$201.36
School Board Voted	\$118,841.00	\$25,000.00	\$93,841.00	\$90.49	\$93.84	\$93.84
FL Inland Navigation Dist.	\$118,841.00	\$50,722.00	\$68,119.00	\$1.89	\$1.96	\$1.84
Atlantic Beach	\$118,841.00	\$50,722.00	\$68,119.00	\$186.06	\$193.53	\$179.23
Water Mgmt Dist. SJRWMD	\$118,841.00	\$50,722.00	\$68,119.00	\$11.74	\$12.21	\$11.60
Urban Service Dist3	\$118,841.00	\$50,722.00	\$68,119.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,299.06	\$1,349.67	\$1,285.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$264,183.00	\$115,492.00	\$50,000.00	\$65,492.00
Current Year	\$321,776.00	\$118,841.00	\$50,722.00	\$68,119.00

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

[Contact 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

04/14/2026

LORIA MANUEL ANTONIO
90 DUTTON ISLAND RD W
ATLANTIC BEACH, FL 32233

Real Estate Number: 172196 0000 **Case Number:** CE26-0042
Location of Violation: 90 W DUTTON ISLAND RD, 19-16 17-2S-29E .176 DONNERS REPLAT N 60FT OF LOT 8, E 45FT OF N1/2 LOT 9 BEING PARCELS 1,2 BLK 1

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 90 W DUTTON ISLAND RD was conducted on April 14, 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:

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, of which not less than three (3) copies have been and are now filed 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.

INSPECTOR COMMENTS: The closing of the side porch without a building permit is in violation of the Florida Building Code.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by applying for and obtaining a building permit or restoring the property to its original condition within fourteen (14) 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,

A handwritten signature in blue ink that appears to read "Jose Gonzalez".

Jose Gonzalez
CODE COMPLIANCE



RESIDENTIAL WORK REQUIRING A BUILDING PERMIT

City of Atlantic Beach Building Division

800 Seminole Rd, Atlantic Beach, FL 32233

Phone: (904) 247-5826 Email: Building-Dept@coab.us

City of Atlantic Beach adopted [The Florida Building Code](#)

***This list is not exhaustive, please contact the Building Division to ensure a permit is not required.**

***Emergency work will require a permit to be issued the following business day, and all work must comply with the Florida Building Code and City of Atlantic Beach requirements.**

PERMIT REQUIRED: Any *owner* or owner's authorized agent who intends to construct, 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...[Section 105.1, 2023 FBC](#).

RESIDENTIAL WORK REQUIRING A BUILDING PERMIT

- Concrete slabs, pavers, patios, artificial turf, or other uses that increase the impervious area
- **Construction, additions, renovations**
- Decks 150 sf or larger and/or 30 inches or more off grade
- Docks
- Driveways
- Fences - new or replacement
- Pools more than 24" deep (above and in-ground)
- Retaining walls, grading, and/or fill
- Roofing
- Screened enclosures
- Siding and new stucco
- Sheds, carports, pergolas, outdoor kitchens
- Tree removal may require a tree removal permit
- Water damage
- Windows and/or doors – adding or replacing

ELECTRICAL

- Electrical circuits or wiring (replacement)
- Factory cord connected appliance (hard wired)
- Fixtures or devices
- Generators, switches, and transfer equipment
- Service change-outs and upgrades
- Solar panels

MECHANICAL

- Air conditioner, heat pumps, furnaces (replacing/moving)
- Duct work
- Mechanical systems (new)

PLUMBING

- Irrigation and backflow preventers
- Plumbing fixtures or piping (new or replacement)
- Water heaters (new and replacement)

GAS

- Gas appliances or piping
- Gas tanks
- Generators
- Replacing piping



CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

05/29/2026

Case Number: CE26-0042

LORIA MANUEL ANTONIO
90 DUTTON ISLAND RD W
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt
9589 0710 5270 1906 7672 23

Property Address : 90 W DUTTON ISLAND 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 **09JUL26 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 90 W DUTTON ISLAND RD, 19-16 17-2S-29E .176 DONNERS REPLAT N 60FT OF LOT 8, E 45FT OF N1/2 LOT 9 BEING PARCELS 1,2 BLK 1, 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. 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, of which not less than three (3) copies have been and are now filed 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.

Any *owner* or owner's authorized agent who intends to construct, 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*.

INSPECTOR COMMENTS: The closing of the side porch without a permit is in violation of the Florida

Page 1 of 2

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|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4®

Manuel Antonio Loria
90 W Dutton Island Rd
Case # 26-0042

Agenda Item #5.C
09 Jul 2026

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- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- 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.

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- 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.

Taxation Enforcement | CE26-0060

Property Information

170655 0000 705 ATLANTIC BLVD Subdivision: SALT AIR SEC 01
 ATLANTIC BEACH FL, 32233 Lot: Block:

Name Information

Owner: SEMINOLE SOUTH LLC Phone:
Occupant: Coastal City Property Management, Inc Phone: (904) 249-7003
Filer: Phone:

Enforcement Information

Date Filed: 04/17/2026 Date Closed: Status: In Progress

Complaint:
 Business operating under an expired business tax license
Last Action Date: Last Inspection: 05/11/2026
Last Action:

Initial Inspection Inspection | Jose Gonzalez

Status: Violations Result: Violations
Scheduled: 04/17/2026 Completed: 04/17/2026

Violations:

Uncorrected Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

INSPECTOR COMMENTS: Per municipal code, all businesses must have a current and valid business tax receipt. Finance does not have a payment record for 2026.

Passed Inspection Items:

BTR Required Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

INSPECTOR COMMENTS: Per municipal code, all businesses must have a current and valid business tax receipt. Finance does not have a payment record for 2026.

Comments:

General inspection Finance does not have payment record for 2026. They said that they've tried reaching Paul several times via email and phone to no avail.

1st Reinspection Inspection | Jose Gonzalez

Status: Violations Result: Violations
Scheduled: 05/01/2026 Completed: 05/01/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspection Violation not corrected at the time of inspection. Business tax license has not been paid for. Sending second NOV.

late entry - phone Look at phone logs. Conversation with business owner, Peter Sapia, held on 01MAY26 at 10:45AM. I explained the nature of the violation and transferred him to billing department. He said he would pay by end of business day, but never did.

2nd Reinspection Inspection | Jose Gonzalez

Status: No Change Result: No Change
Scheduled: 05/11/2026 Completed: 05/11/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspection Violations not corrected at the time of inspection. BTR has not been paid for. Referring to the special magistrate hearing.

Special Magistrate Hearing Inspection | Jose Gonzalez

Status: Scheduled

Result: Scheduled

Scheduled: 07/09/2026

Completed:

Passed Inspection Items:

Uncorrected

Comments:

Payment notice Billing department informed me that the owner paid for his business license. Violation complied; will inform special magistrate at hearing.

CRRM Card received Received green card signed and dated. Person who received it is Teri Wright.

4/17/26, 9:16 AM

Property Appraiser - Property Details

SEMINOLE SOUTH LLC
2300 MARSH POINT RD #301
NEPTUNE BEACH, FL 32266

Primary Site Address
705 ATLANTIC BLVD
Atlantic Beach FL 32233-

Official Record Book/Page
18262-01414

Title #
9420

705 ATLANTIC BLVD

Property Detail

RE #	170655-0000
Tax District	USD3
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	4
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03116 SALT AIR SEC 01
Total Area	27496

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$783,420.00	\$783,420.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,649,500.00	\$1,652,700.00
Assessed Value	\$1,623,021.00	\$1,652,700.00
Cap Diff/Portability Amt	\$26,479.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,623,021.00	See below

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.](#)

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
18262-01414	1/22/2018	\$100.00	QC - Quit Claim	Unqualified	Improved
18262-01410	1/16/2018	\$100.00	SW - Special Warranty	Unqualified	Improved
18255-00352	1/16/2018	\$1,200,000.00	SW - Special Warranty	Qualified	Improved
18247-01315	1/9/2018	\$100.00	QC - Quit Claim	Unqualified	Improved
13544-00293	8/30/2006	\$100.00	WD - Warranty Deed	Unqualified	Improved
13385-00099	6/23/2006	\$100.00	WD - Warranty Deed	Unqualified	Improved
10029-01014	5/18/2001	\$100.00	MS - Miscellaneous	Unqualified	Improved
07547-01247	2/8/1993	\$100.00	MS - Miscellaneous	Unqualified	Improved
06325-00106	4/15/1987	\$100.00	WD - Warranty Deed	Unqualified	Improved
03610-00917	11/1/1973	\$100,000.00	WD - Warranty Deed	Unqualified	Improved
00000-00000	11/24/1986	\$0.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	12,600.00	\$12,197.00
1	DKWC2	Deck Wooden	4	0	0	300.00	\$6,630.00
2	FCLC1	Fence Chain Link	1	0	0	33.00	\$173.00
3	FWDC1	Fence Wood	1	0	0	8.00	\$51.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	ACG	0.00	0.00	Common	28,488.00	Square Footage	\$783,420.00

Legal

LN	Legal Description
1	10-8 20-2S-29E .65
2	SALT AIR SEC 1
3	LOTS 744,745,746,747,748,749,750,
4	SW1/2 ST CLOSED BY U/R BCH
5	ORD #65-86-13

Buildings

Building 1

Building 1 Site Address
705 ATLANTIC BLVD Unit
Atlantic Beach FL 32233-

Building Type	1602 - SHOP CTR NBHD
Year Built	1960
Building Value	\$91,367.00

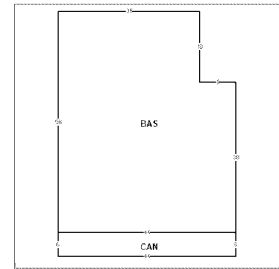
Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	4	4 Plywood panel
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric

4/17/26, 9:16 AM

Property Appraiser - Property Details

Type	Gross Area	Heated Area	Effective Area
Base Area	2302	2302	2302
Canopy	264	0	66
Total	2566	2302	2368

Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	2.000	
Rooms / Units	1.000	
Avg Story Height	9.000	

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$1,623,021.00	\$0.00	\$1,623,021.00	\$11,842.45	\$13,026.69	\$12,296.82
Public Schools: By State Law	\$1,649,500.00	\$0.00	\$1,649,500.00	\$4,799.71	\$5,105.20	\$4,939.76
By Local Board	\$1,649,500.00	\$0.00	\$1,649,500.00	\$3,489.57	\$3,708.08	\$3,539.50
School Board Voted	\$1,649,500.00	\$0.00	\$1,649,500.00	\$1,552.30	\$1,649.50	\$1,649.50
FL Inland Navigation Dist.	\$1,623,021.00	\$0.00	\$1,623,021.00	\$42.49	\$46.74	\$43.82
Atlantic Beach	\$1,623,021.00	\$0.00	\$1,623,021.00	\$4,191.82	\$4,611.00	\$4,270.49
Water Mgmt Dist. SJRWMD	\$1,623,021.00	\$0.00	\$1,623,021.00	\$264.55	\$291.01	\$276.40
Urban Service Dist3	\$1,623,021.00	\$0.00	\$1,623,021.00	\$0.00	\$0.00	\$0.00
			Totals	\$26,182.89	\$28,438.22	\$27,016.29
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$1,552,300.00	\$1,475,474.00	\$0.00	\$1,475,474.00		
Current Year	\$1,649,500.00	\$1,623,021.00	\$0.00	\$1,623,021.00		

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

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

4/17/26, 8:55 AM

Detail by Entity Name

DIVISION OF CORPORATIONS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

COASTAL CITY PROPERTY MANAGEMENT, INC.

Filing Information

Document Number P10000030152
FEI/EIN Number 27-2292871
Date Filed 04/07/2010
Effective Date 04/07/2010
State FL
Status ACTIVE

Principal Address

705 Atlantic Blvd
Atlantic Beach, FL 32233

Changed: 04/30/2023

Mailing Address

705 Atlantic Blvd
Atlantic Beach, FL 32233

Changed: 04/30/2023

Registered Agent Name & Address

SAPIA, PETER C JR.
705 Atlantic Blvd
Atlantic Beach, FL 32233

Name Changed: 04/02/2019

Address Changed: 04/30/2023

Officer/Director Detail

Name & Address

Title P

SAPIA, PETER C JR.
14628 Camberwell Ln N
Jacksonville, FL 32258

Annual Reports

<https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=COASTAL...>

1/2

4/17/26, 8:55 AM

Detail by Entity Name

Report Year	Filed Date
2024	04/29/2024
2025	04/30/2025
2026	04/07/2026

Document Images

04/07/2026 -- ANNUAL REPORT	View image in PDF format
04/30/2025 -- ANNUAL REPORT	View image in PDF format
07/30/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
01/15/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
03/31/2014 -- ANNUAL REPORT	View image in PDF format
04/05/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/07/2010 -- Domestic Profit	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

04/17/2026

COASTAL CITY PROPERTY MANAGEMENT, INC
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

Real Estate Number: 170655 0000 **Case Number:** CE26-0060
Location of Violation: 705 ATLANTIC BLVD, 10-8 20-2S-29E .65 SALTAIR SEC 1 LOTS
744,745,746,747,748,749,750, SW1/2 ST CLOSED BY U/R BCH ORD #65-86-13

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 705 ATLANTIC BLVD was conducted on April 17, 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:

BTR Required Chapter 20 Business Tax Receipts Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within it's jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within it's jurisdiction.

INSPECTOR COMMENTS: Per municipal code, all businesses must have a current and valid business tax receipt. Finance does not have a payment record for 2026.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by paying for the 2026 license 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: SEMINOLE SOUTH, LLC
2300 MARSH POINT RD # 301
NEPTUNE BEACH, FL 32266

SAPIA PETER C
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233



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

04/17/2026

SEMINOLE SOUTH LLC
2300 MARSH POINT RD # 301
NEPTUNE BEACH, FL 32266

Real Estate Number: 170655 0000 **Case Number:** CE26-0060
Location of Violation: 705 ATLANTIC BLVD, 10-8 20-2S-29E .65 SALT AIR SEC 1 LOTS
744,745,746,747,748,749,750, SW1/2 ST CLOSED BY U/R BCH ORD #65-86-13

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

Sincerely,



Jose Gonzalez
CODE COMPLIANCE

CC: JEAN BAKKES
2300 MARSH POINT RD # 301
NEPTUNE BEACH, FL 32266

COASTAL CITY PROPERTY MANAGEMENT, INC
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

SAPIA PETER C
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233



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

Second Notice of Violation

05/04/2026

SEMINOLE SOUTH LLC
2300 MARSH POINT RD # 301
NEPTUNE BEACH, FL 32266

Real Estate Number: 170655 0000 **Case Number:** CE26-0060
Location of Violation: 705 ATLANTIC BLVD, 10-8 20-2S-29E .65 SALTAIR SEC 1 LOTS
744,745,746,747,748,749,750, SW1/2 ST CLOSED BY U/R BCH ORD #65-86-13

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A code enforcement inspection at 705 ATLANTIC BLVD was conducted on May 01, 2026. City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

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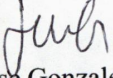
INSPECTOR COMMENTS: Per municipal code, all businesses must have a current and valid business tax receipt. Finance does not have a payment record for 2026.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by renewing the business license 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.

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Sincerely,



Jose Gonzalez
CODE COMPLIANCE

CC: COASTAL CITY PROPERTY MANAGEMENT, INC
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

SAPIA PETER
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233



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

Second Notice of Violation

05/04/2026

COASTAL CITY PROPERTY MANAGEMENT, INC
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

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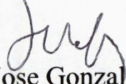
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I, Jose Gonzalez, hereby swear and affirm that the above statement is true and accurate.

Sincerely,



Jose Gonzalez
CODE COMPLIANCE

CC: SAPIA PETER
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

SEMINOLE SOUTH LLC
2300 MARSH POINT RD # 301
NEPTUNE BEACH, FL 32266



CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

05/12/2026

Case Number: CE26-0060

COASTAL CITY PROPERTY MANAGEMENT, INC
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt
9589 0710 5270 1906 7671 93

Property Address : 705 ATLANTIC BLVD
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 **09JUL26, 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 705 ATLANTIC BLVD, 10-8 20-2S-29E .65 SALTAIR SEC 1 LOTS 744,745,746,747,748,749,750, SW1/2 ST CLOSED BY U/R BCH ORD #65-86-13, 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:

Section 20-52. Levy. A business license tax shall be levied on: (1) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any business within its jurisdiction. (2) Any person who maintains a permanent business location or branch office within the City, for the privilege of engaging in or managing any profession or occupation within its jurisdiction.

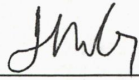
INSPECTOR COMMENTS: Per municipal code, all businesses must have a current and valid business tax receipt. Finance does not have a payment record for 2026.

STATEMENT OF CODE ENFORCEMENT OFFICER: On 17APR26, 01MAY26, and 11MAY26, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 705 Atlantic Blvd, Atlantic Beach, FL 32233. 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 includes: an unpaid business license for fiscal year 2026.

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.

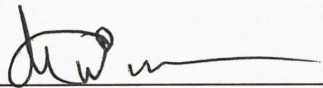
Page 1 of 2

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: PETER SAPIA
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

SEMINOLE SOUTH, LLC
2300 MARSH POINT RD #301
NEPTUNE BEACH, FL 32266

9589 0710 5270 1906 7677 93

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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)	\$	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent To: Coastal City Property Management, inc
Street and Apt. No., or PO Box No. 705 Atlantic Blvd
City, State, ZIP+4® Case # 26-0060

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

Postmark Here



CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

05/12/2026

Case Number: CE26-0060

SEMINOLE SOUTH, LLC
2300 MARSH POINT RD #301
NEPTUNE BEACH, FL 32266

Certified Mail Return Receipt

Property Address : 705 ATLANTIC BLVD
ATLANTIC BEACH, FL

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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:

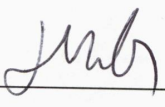
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STATEMENT OF CODE ENFORCEMENT OFFICER: On 17APR26, 01MAY26, and 11MAY26, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 705 Atlantic Blvd, Atlantic Beach, FL 32233. During the inspection, the undersigned 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 includes: an unpaid business license for fiscal year 2026.

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: PETER SAPIA
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

COASTAL CITY PROPERTY MANAGEMENT, INC
705 ATLANTIC BLVD
ATLANTIC BEACH, FL 32233

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:

Coastal City Property Management
 705 Atlantic Blvd
 Case # 26-0060



9590 9402 9164 4225 4919 62

2. Article Number (Transfer from sender label)

9589 0710 5270 1906 7671 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

Teri Wright

C. Date of Delivery

5/15/2022

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |

Restricted Delivery

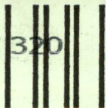
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**City of Atlantic Beach
Attn: Code Enforcement
800 Seminole Road
Atlantic Beach, FL 32233**

