City of Atlantic Beach

Agenda

Code Enforcement Special Magistrate Meeting

Thursday, May 7, 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 03-05-26 Code Enforcement Special Magistrate meeting. 3 - 4

03-05-26 CESM Draft Minutes

3. ADMINISTRATION OF OATH

4. OLD BUSINESS

4.A. Name: Brent & Patricia Parrish 5 - 36
Address: 1251 Carnation St, Atlantic Beach, FL 32233
Case Number: 25-176
25-176 BS&A report
CE 1251 Carnation St Case# 25-176

5. NEW BUSINESS

5.A. Name: Willie Hobbs 37 - 63
Address: 410 Sargo Rd, Atlantic Beach, FL 32233*
Case Number: 25-259
25-259 BS&A Report
CE 410 SARGO RD Case# 25-259

5.B. Name: 1880 Atlantic Beach, LLC 65 - 78
Address: 0 Mealy St, Atlantic Beach, FL 32233 (RE 172356 0000)
Case Number: 26-0006
26-0002 BS&A Report
CE 0 Mealy St CE26-0002

5.C. Name: Heather Markaj 79 - 93
Address: 86 Forrestal Cir, Atlantic Beach, FL 32233*
Case Number: 26-0006
26-0006 BS&A report
CE 86 FORRESTAL CIR S Case #26-0006

5.D. Name: Gay Webber 95 - 112

Address: 364 11Th St, Atlantic Beach, FL 32233*
Case Number: 26-015

26-015 BS&A Report
CE 364 11TH ST Case #26-015

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, March 5, 2026 - 2:00 PM
City Hall, Commission Chamber
800 Seminole Road, FL 32233

Present:

Suzanne Green, Special Magistrate
Angela Irizarry, GIS Coordinator and PW Inspector
Michelle Weippert, Records Management Specialist (RMS)

1. CALL TO ORDER

Magistrate Green called the meeting to order at 2:00 PM.

2. APPROVAL OF MINUTES

A. Approve minutes of the 11-06-25 Code Enforcement Special Magistrate meeting.

The minutes were approved as submitted.

B. Approve minutes of the 01-08-26 Code Enforcement Special Magistrate meeting.

The minutes were approved as submitted.

3. ADMINISTRATION OF OATH

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

4. OLD BUSINESS

5. NEW BUSINESS

A. Name: Worley Debra K
Address: 95 10th St*
Case: 25-163

Testified: CE Officer Gonzalez

Respondent: Bill Taylor was Present.

Action: The Respondent shall be granted an extension until after the April to determine to either remove the structure or continue with the building permit. The City of Atlantic Beach did not request a fine at this time. The City of Atlantic Beach will keep Code Enforcement apprised of this matter and may put it back on the May agenda if necessary.

DRAFT

B. **Name: Hobbs Willie P**
Address: 410 Sargo Rd*
Case: 25-257

Testified: CE Officer Gonzalez

Respondent: Willie Hobbs was not present.

Action: The matter shall be continued until the May 7, 2026 Code Enforcement hearings date.

C. **Name: LRP 2 Investments LLC**
Address: 1930 Park St
Case: 25-259

Testified: CE Officer Gonzalez

Respondent: LRP 2 Investments LLC was not present.

Action: The Respondent is in full compliance, and the case is now closed.

D. **Name: Dennerlein Amy**
Address:1296 Beach Ave
Case: 26-013

Testified: CE Officer Gonzalez

Respondent: Amy Dennerlein was not present.

Action: The Respondent is in full compliance, and the case is now closed.

6. **ADJOURNMENT**
The meeting adjourned at 2:15 PM.

Attest:

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

Date Approved: _____

DRAFT

CODE ENFORCEMENTEnforcement | 25-176

Property Information

170981 0010	1251 CARNATION ST	Subdivision:	ATLANTIC BEACH SEC H
	ATLANTIC BEACH FL, 32233-1812	Lot:	Block:

Name Information

Owner:	PARRISH BRENT PARRY	Phone:	
Occupant:	PARRISH BRENT PARRY	Phone:	
Filer:	ASKEW AMANDA	Phone:	

Enforcement Information

Date Filed: 08/20/2025 Date Closed: Status: LIEN

Complaint:
Report of overgrown vegetation

Last Action Date: 01/14/2026 Last Inspection: 12/22/2025

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

Status:	VIOLATION FOUND	Result:	VIOLATION FOUND
Scheduled:	08/21/2025	Completed:	08/21/2025

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment
CASE_NO: 25-176
CAPOVERRIDE:
COMPLETED_DATE: 8/21/2025 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 8/20/2025 12:00:00 AM
CREATED_TIME: 13:58
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: INITIAL INSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2508200158140476
REMARKS:
RESULT: VIOLATION FOUND
SCHEDULED_DATE: 8/21/2025 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

Jose M Gonzalez No Violations observed at the time of inspection. Heavy overgrowth, trash and debris, and trash dumpsters.

REINSPECTION Inspection | JOSE M GONZALEZ

Status:	VIOLATION CONTINUES	Result:	VIOLATION CONTINUES
Scheduled:	09/05/2025	Completed:	09/05/2025

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment	CASE_NO: 25-176 CAPOVERRIDE: COMPLETED_DATE: 9/5/2025 12:00:00 AM COMPLETED_TIME: CREATED_BY: JMG CREATED_DATE: 8/20/2025 12:00:00 AM CREATED_TIME: 13:58 DURATION: DURATION_EST: EXID: INSPECTIONTYPE: REINSPECTION INSPECTOR: JMG LOCKID: NOTES: PATHURL: PATHURLDATEADDED: RECORDID: JMG:2508200158150477 REMARKS: RESULT: VIOLATION CONTINUES SCHEDULED_DATE: 9/5/2025 12:00:00 AM SCHEDULED_TIME: SEQID: UNIQUE_KEY: SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS
Jose M Gonzalez No	Violations not corrected at the time of inspection. Overgrowth, outside storage, and dumpsters remain in place.

REINSPECTION Inspection | JOSE M GONZALEZ

Status:	VIOLATION CONTINUES	Result:	VIOLATION CONTINUES
Scheduled:	09/19/2025	Completed:	09/19/2025

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment	CASE_NO: 25-176 CAPOVERRIDE: COMPLETED_DATE: 9/19/2025 12:00:00 AM COMPLETED_TIME: CREATED_BY: JMG CREATED_DATE: 9/5/2025 12:00:00 AM CREATED_TIME: 10:43 DURATION: DURATION_EST: EXID: INSPECTIONTYPE: REINSPECTION INSPECTOR: JMG LOCKID: NOTES: PATHURL: PATHURLDATEADDED: RECORDID: JMG:2509051043360156 REMARKS: RESULT: VIOLATION CONTINUES SCHEDULED_DATE: 9/19/2025 12:00:00 AM SCHEDULED_TIME: SEQID: UNIQUE_KEY: SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS
Jose M Gonzalez No	Violations not corrected at the time of inspection.

COMPLIANCE INSPECTION Inspection | JOSE M GONZALEZ

Status:	VIOLATION CONTINUES	Result:	VIOLATION CONTINUES
Scheduled:	09/30/2025	Completed:	09/30/2025

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment	CASE_NO: 25-176 CAPOVERRIDE: COMPLETED_DATE: 9/30/2025 12:00:00 AM COMPLETED_TIME: CREATED_BY: JMG CREATED_DATE: 9/19/2025 12:00:00 AM CREATED_TIME: 13:22 DURATION: DURATION_EST: EXID: INSPECTIONTYPE: COMPLIANCE INSPECTION INSPECTOR: JMG LOCKID: NOTES: PATHURL: PATHURLDATEADDED: RECORDID: JMG:2509190122390517 REMARKS: RESULT: VIOLATION CONTINUES SCHEDULED_DATE: 9/30/2025 12:00:00 AM SCHEDULED_TIME: SEQID: UNIQUE_KEY: SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS
Jose M Gonzalez No	Violations not corrected at the time of inspection. Referring to code board.

CEB INSPECTION Inspection | JOSE M GONZALEZ

Status:	VIOLATION CONTINUES	Result:	VIOLATION CONTINUES
Scheduled:	12/22/2025	Completed:	12/22/2025

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment	CASE_NO: 25-176 CAPOVERRIDE: COMPLETED_DATE: 12/22/2025 12:00:00 AM COMPLETED_TIME: CREATED_BY: JMG CREATED_DATE: 11/6/2025 12:00:00 AM CREATED_TIME: 15:17 DURATION: DURATION_EST: EXID: INSPECTIONTYPE: CEB INSPECTION INSPECTOR: JMG LOCKID: NOTES: PATHURL: PATHURLDATEADDED: RECORDID: JMG:2511060317170417 REMARKS: RESULT: VIOLATION CONTINUES SCHEDULED_DATE: 12/22/2025 12:00:00 AM SCHEDULED_TIME: SEQID: UNIQUE_KEY: SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS
Jose M Gonzalez No	Violations not corrected at the time of inspection.

VIOLATIONS Inspection | JOSE M GONZALEZ

Status:	Violations	Result:	Violations
Scheduled:	08/21/2025	Completed:	08/21/2025

Violations:

Corrected	Notes: Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.
Corrected	Notes: IPMC Sec. 302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Corrected	Notes: Sec. 16-7 Depositing on vacant lots, streets, parks, etc., prohibited; compost piles. (a) It shall be unlawful to deposit garbage, trash, recyclable items or any other solid waste including old furniture, appliances, bedsprings, tires, building materials or auto parts upon any vacant or unoccupied premises of the city or upon any street roadway or in the drainage gutter or drainage swale or ditch, alley, road median or park. (b) It shall be unlawful for any person to deposit yard trash upon any adjoining lot or premises, whether vacant of improved, occupied or unoccupied or upon any other lot or premises, or a street roadway or in the drainage gutter or drainage swale, or ditch, plaza, alley, road median or park, or in any canal waterway, lake or pool within the city. Yard trash containing no combustible matter or matter which will, during decay, give off offensive odors, may be accumulated by the owner as a mulch or compost pile in the rear of the premises upon which accumulated.
Corrected	Notes: Chapter 24. Land Development Regulations.

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment
CASE_NO: 25-176
DATE_OBSERVED: 8/21/2025 12:00:00 AM
SourceQuery: SELECT CASE_NO, MIN(DATE_OBSERVED) AS DATE_OBSERVED
FROM dbo.CASE_VIOLATIONS2
GROUP BY CASE_NO;

Special Magistrate Hearing Inspection | JOSE M GONZALEZ

Status:	Scheduled	Result:	Scheduled
Scheduled:	05/07/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

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

Primary Site Address
1251 CARNATION ST
Atlantic Beach FL 32233-

Official Record Book/Page
20523-02329

Tile #
9418

1251 CARNATION ST

Property Detail

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

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

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

Extra Features

No data found for this section

Land & Legal

Land

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

Legal

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

Buildings

Building 1

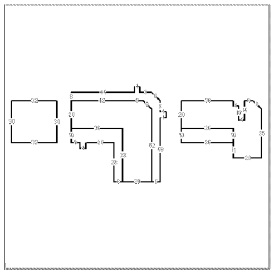
Building 1 Site Address
1251 CARNATION ST Unit
Atlantic Beach FL 32233-

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

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

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Baths	3.500	
Bedrooms	4.000	
Stories	2.000	
Rooms / Units	1.000	



Total	5928	3312	4217

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

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

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

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

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

8/21/2025

PARRISH BRENT PARRY
2836 PESCARA DR
JACKSONVILLE, FL 32246

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

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

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

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

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

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

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

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

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

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

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

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

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

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

9/5/2025

PARRISH BRENT PARRY
2836 PESCARA DR
JACKSONVILLE, FL 32246

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

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

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

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

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

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

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

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

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

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

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

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

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

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

JACKSONVILLE RPDC 320
22 AUG 2025PM 1 L

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

US POSTAGE

PARRISH BRENT PARRY
2836 PESCARA DR
JACKSONVILLE, FL 32246

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

32233>5461

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

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

9/22/2025

PARRISH BRENT PARRY
2836 PESCARA DR
JACKSONVILLE, FL 32246

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

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 1251 CARNATION ST was conducted on 21AUG25, 04SEP25, and 19SEP25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

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

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

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

Sec 16-3 Garbage and trash containers (d) Dumpsters shall not be filled past the maximum fill line.
Sec. 16-7 Depositing on vacant lots, streets, parks, etc., prohibited; compost piles. (a) It shall be unlawful to deposit garbage, trash, recyclable items or any other solid waste including old furniture, appliances, bedsprings, tires, building materials or auto parts upon any vacant or unoccupied premises of the city or upon any street roadway or in the drainage gutter or drainage swale or ditch, alley, road median or park. (b) It shall be unlawful for any person to deposit yard trash upon any adjoining lot or premises, whether vacant of improved, occupied or unoccupied or upon any other lot or premises, or a street roadway or in the drainage gutter or drainage swale, or ditch, plaza, alley, road median or park, or in any canal waterway, lake or pool within the city. Yard trash containing no combustible matter or matter which will, during decay, give off offensive odors, may be accumulated by the owner as a mulch or compost pile in the rear of the premises upon which accumulated.

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

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

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

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

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

9/30/2025

Case Number: 25-176

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

Certified Mail Return Receipt:
95890710 5270 1906 7670 70

POSTED ON PROPERTY AND
ATLANTIC BEACH CITY HALL

Property Address: 1251 CARNATION ST
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **Thursday, November 6th at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 1251 CARNATION ST, RE#170981 0010, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOTS 4,5,6 BLK 174. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

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

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

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

in any canal waterway, lake or pool within the city. Yard trash containing no combustible matter or matter which will, during decay, give off offensive odors, may be accumulated by the owner as a mulch or compost pile in the rear of the premises upon which accumulated.

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

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

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of ensuring a verbatim record in the event an appeal should be secured at your expense.

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

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

ATTEST:

_____

Michelle Weippert, Records Management Specialist

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage and Fees

$

Postmark Here

Sent To Parrish Case #25-170

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

City, State, ZIP+4®

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

9589 0710 5270 7670 1904 95

Page 20 of 112

Agenda Item #4.A.
07 May 2026

USPS Tracking®

FAQs >

Remove ×

Tracking Number:

9589071052701906767070

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

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

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

See All Tracking History

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

Feedback

Text & Email Updates ⌄

USPS Tracking Plus® ⌄

Product Information ⌄

See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

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

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

Property Address: 1251 CARNATION ST
Atlantic Beach, FL 32233

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

ORDER ON CASE NO. 25-176

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on November 6, 2025, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, issues findings of fact, conclusions of law, and orders as follows:

FINDINGS OF FACT

1. The Respondent is the owner of the property located at 1251 Carnation St, Atlantic Beach, Florida 32233 ("the Property"). Proper notice of the hearing was provided to the Respondent via certified U.S. mail (unable to forward), posted at City Hall The Respondent did appear at the hearing on November 6, 2025.

2. NATURE OF VIOLATION:

    1. Overgrowth: per code, vegetation over 12" in length is not permitted.

    2. Trash/debris: per code, properties must be maintained free from rubbish, trash, debris, and junk, to include, but not limited to, old tires and construction materials.

    3. Dumpsters: the storage of dumpsters on a vacant lot is not permitted and cannot be filled over its capacity limit.

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

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

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

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

6. Sec. 16-7 Depositing on vacant lots, streets, parks, etc., prohibited; compost piles. (a) It shall be unlawful to deposit garbage, trash, recyclable items or any other solid waste including old furniture, appliances, bedsprings, tires, building materials or auto parts upon any vacant or unoccupied premises of the city or upon any street roadway or in the drainage gutter or drainage swale or ditch, alley, road median or park. (b) lt shall be unlawful for any person to deposit yard trash upon any adjoining lot or premises, whether vacant of improved, occupied or unoccupied or upon any other lot or premises, or a street roadway or in the drainage gutter or drainage swale, or ditch, plaza, alley, road median or park, or in any canal waterway, lake or pool within the city. Yard trash containing no combustible matter or matter which will, during decay, give of offensive odors, may be accumulated by the owner as mulch or compost pile in the rear of the premises upon which accumulated.

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

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

CONCLUSIONS OF LAW

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

ORDER

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

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

DONE AND ORDERED THIS 18 DAY OF NOVEMBER 2025.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Michelle Weippert, Records Clerk

Suzanne W. Green, Special Magistrate

Executed this 18 day of November, 2025.

PLEASE NOTE: Florida Statutes § 162.11 requires that any appeal of this Order must be filed in the circuit court for Duval County within 30 days of this Order's execution.

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

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

OFFICIAL USE

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

Postmark Here

Sent To Brent Parrish

Street, Apt. No.; or PO Box No. 2836 Pescara Dr

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

PS Form 3800, August 2006 See Reverse for Instructions

7004 2150 0002 2972 1947

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement *"Restricted Delivery".*
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

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

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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

12/22/2025

Case Number: 25-176

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

Certified Mail Return Receipt:

POSTED ON PROPERTY AND ATLANTIC BEACH CITY HALL

Property Address: 1251 CARNATION ST
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **Thursday, January 8th at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 1251 CARNATION ST, RE#170981 0010, 18-34 17-2S-29E SEC H ATLANTIC BEACH LOTS 4,5,6 BLK 174. The City of Atlantic Beach adopted the International Property Maintenance Code and the Florida Building Code as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

International Property Maintenance Code / City Code of Ordinances

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

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

Sec 16-3 Garbage and trash containers (d) Dumpsters shall not be filled past the maximum fill line. Sec. 16-7 Depositing on vacant lots, streets, parks, etc., prohibited; compost piles. (a) It shall be unlawful to deposit garbage, trash, recyclable items or any other solid waste including old furniture, appliances, bedsprings, tires, building materials or auto parts upon any vacant or unoccupied premises of the city or upon any street roadway or in the drainage gutter or drainage swale or ditch, alley, road median or park. (b) It shall be unlawful for any person to deposit yard trash upon any adjoining lot or premises, whether vacant of improved, occupied or unoccupied or upon any other lot or premises, or a street roadway or in the drainage gutter or drainage swale, or ditch, plaza, alley, road median or park, or in any canal waterway, lake or pool within the city. Yard trash containing no combustible matter or

matter which will, during decay, give off offensive odors, may be accumulated by the owner as a mulch or compost pile in the rear of the premises upon which accumulated.

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

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

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of ensuring a verbatim record in the event an appeal should be secured at your expense.

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

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

ATTEST:

_____

Michelle Weippert, Records Management Specialist

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

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

OFFICIAL USE

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

Postmark Here

Sent To PARRISH

Street, Apt. No.; or PO Box No. Case # 25-176

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

7004 2890 0002 2972 1961

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement *"Restricted Delivery"*.
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

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

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

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

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

First Class and Certified Mail Return Receipt Requested: 7006 2150 0002 2972 1961

Property Address: 1251 CARNATION ST
Atlantic Beach, FL 32233

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

ORDER ON CASE NO. 25-176

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on January 8, 2026, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, issues findings of fact, conclusions of law, and orders as follows:

FINDINGS OF FACT

1. The Respondent is the owner of the property located at 1251 Carnation St, Atlantic Beach, Florida 32233 ("the Property"). Proper notice of the hearing was provided to the Respondent via posting at City Hall and on the Property. The Respondent did not appear at the hearing on January 8, 2026. The City of Atlantic Beach stated that they had verbal acknowledgment of the notice from the Respondent.

2. NATURE OF VIOLATION:

    1. Overgrowth: per code, vegetation over 12" in length is not permitted.

    2. Trash/debris: per code, properties must be maintained free from rubbish, trash, debris, and junk, to include, but not limited to, old tires and construction materials.

    3. Dumpsters: the storage of dumpsters on a vacant lot is not permitted and cannot be filled over its capacity limit.

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

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

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

6. Sec. 16-7 Depositing on vacant lots, streets, parks, etc., prohibited; compost piles. (a) It shall be unlawful to deposit garbage, trash, recyclable items or any other solid waste including old furniture, appliances, bedsprings, tires, building materials or auto parts upon any vacant or unoccupied premises of the city or upon any street roadway or in the drainage gutter or drainage swale or ditch, alley, road median or park. (b) lt shall be unlawful for any person to deposit yard trash upon any adjoining lot or premises, whether vacant of improved, occupied or unoccupied or upon any other lot or premises, or a street roadway or in the drainage gutter or drainage swale, or ditch, plaza, alley, road median or park, or in any canal waterway, lake or pool within the city. Yard trash containing no combustible matter or matter which will, during decay, give of offensive odors, may be accumulated by the owner as mulch or compost pile in the rear of the premises upon which accumulated.

7. The City of Atlantic Beach provided documentation and photographs of said violations and corrected violations. The overgrowth violation has been corrected, however the containers and outside storage remain. Previously, the City of Atlantic Beach requested 30 days to come into compliance due to the hazardous nature of the Property. Failure to timely comply would result in a $250.00 per day fine.

8. The Respondent did not appear at the hearing. The City of Atlantic Beach requested a $250 day fine commencing 30 days from the date of the last Order.

CONCLUSIONS OF LAW

9. Proper notice was provided to the Respondent who did not appear at the hearing. The City of Atlantic Beach, Florida presented documentation evidencing the continued violations. The Property remains in violation for the outside storage and containers.

ORDER

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

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

DONE AND ORDERED THIS 14 DAY OF JANUARY 2026.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Michelle Weippert, Records Management Specialist

Suzanne W. Green, Special Magistrate

Executed this 14 day of January 2026.

PLEASE NOTE: Florida Statutes § 162.11 requires that any appeal of this Order must be filed in the circuit court for Duval County within 30 days of this Order's execution.

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

04/02/2026

Case Number: 25-176

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

Certified Mail Return Receipt
POSTED AT PROPERTY AND CITY HALL

Property Address : 1251 CARNATION ST
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **07MAY26 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 1251 CARNATION ST, Atlantic Beach, Florida.

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

International Property Maintenance Code / City Code of Ordinances

VIOLATIONS:
Corrected
Zoning District Notes: Chapter 24. Land Development Regulations.

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

Corrected
Solid Waste placement Notes: Sec. 16-7 Depositing on vacant lots, streets, parks, etc., prohibited; compost piles. (a) It shall be unlawful to deposit garbage, trash, recyclable items or any other solid waste including old furniture, appliances, bedsprings, tires, building materials or auto parts upon any vacant or unoccupied premises of the city or upon any street roadway or in the drainage gutter or drainage swale or ditch, alley, road median or park. (b) It shall be unlawful for any person to deposit yard trash upon any adjoining lot or premises, whether vacant of improved, occupied or unoccupied or upon any other lot or premises, or a street roadway or in the drainage gutter or drainage swale, or ditch, plaza, alley, road median or park, or in any canal waterway, lake or pool within the city. Yard trash containing no combustible matter or matter which will, during decay, give off

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

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

STATEMENT OF CODE ENFORCEMENT OFFICER: This case was heard before the 08JAN26 Special Magistrate Hearing, and the respondent was imposed a fine of $250 per day. All violations have since been corrected and the property is in full compliance. Upon review of the previously issued order, I noticed that the order was written to Brent Parrish only, excluding the additional owner, Patricia Malagrino Parrish.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of ensuring a verbatim record in the event an appeal should be secured at your expense.

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

JOSE M GONZALEZ
Code Compliance Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

CODE ENFORCEMENTEnforcement | 25-259

Property Information

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

Name Information

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

Enforcement Information

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

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

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

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

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

Passed Inspection Items:

Uncorrected

Comments:

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

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

REINSPECTION Inspection | JOSE M GONZALEZ

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

Passed Inspection Items:

Uncorrected

Comments:

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

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

REINSPECTION Inspection | JOSE M GONZALEZ

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

Passed Inspection Items:

Uncorrected

Comments:

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

VIOLATIONS Inspection | JOSE M GONZALEZ

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

Violations:

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

Uncorrected	Notes: Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items.
Corrected	Notes: Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.
Corrected	Notes: Sec. 24-17 Junked vehicle shall mean any abandoned, discarded, or inoperable motor vehicle, including any boat, motorcycle, trailer and the like, with a mechanical or structural condition that precludes its ability for street travel or its intended use, or one that is dismantled, discarded, wrecked, demolished or not bearing current license tags. No such vehicle shall be parked or stored openly in any zoning district unless expressly permitted within that zoning district.

Passed Inspection Items:

Uncorrected

Comments:

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

Special Magistrate Hearing Inspection | JOSE M GONZALEZ

Status:	Scheduled	Result:	Scheduled
Scheduled:	05/07/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

Posted NOH	Notice of Hearing posted by Principal City Planner, Payton Jamieson, at property and City Hall on 17FEB26
Rescheduled	Rescheduled due to officer error. Notice of Hearing had the wrong date and violator drove from Orlando to attend the hearing. Rescheduled to next Special Magistrate Hearing.
Posted NOH	Posted the Notice of Hearing on the property and at City Hall.

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

Primary Site Address
410 SARGO RD
Atlantic Beach FL 32233-

Official Record Book/Page
03582-01172

Tile #
9417

410 SARGO RD

Property Detail

RE #	171532-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03123 ROYAL PALMS UNIT 02A3.00
Total Area	9307

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

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

Taxable Values and Exemptions – In Progress

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

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

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

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

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03582-01172	7/26/1973	$100.00	QC - Quit Claim	Unqualified	Improved
04024-00330	10/16/1975	$22,900.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	ARS-1	99.00	93.00	Common	1.00	Lot	$300,000.00

Legal

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

Buildings

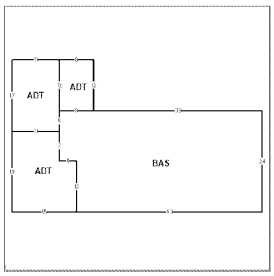
Building 1
Building 1 Site Address
410 SARGO RD Unit
Atlantic Beach FL 32233-

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

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

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.500	
Rooms / Units	1.000	



2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$100,133.00	$50,722.00	$49,411.00	$379.73	$396.58	$374.36
Public Schools: By State Law	$100,133.00	$25,000.00	$75,133.00	$223.59	$232.54	$225.00
By Local Board	$100,133.00	$25,000.00	$75,133.00	$162.56	$168.90	$161.22
School Board Voted	$100,133.00	$25,000.00	$75,133.00	$72.31	$75.13	$75.13
FL Inland Navigation Dist.	$100,133.00	$50,722.00	$49,411.00	$1.36	$1.42	$1.33
Atlantic Beach	$100,133.00	$50,722.00	$49,411.00	$134.41	$140.38	$130.01
Water Mgmt Dist. SJRWMD	$100,133.00	$50,722.00	$49,411.00	$8.48	$8.86	$8.41
Urban Service Dist3	$100,133.00	$50,722.00	$49,411.00	$0.00	$0.00	$0.00
			Totals	$982.44	$1,023.81	$975.46

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

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

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

12/15/2025

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

Real Estate Number: 171532 0000 **Case Number:** 25-259
Location of Violation: 410 SARGO RD, 31-016 17-2S-29E R/P PT OF ROYAL PALMS UNIT 2 A LOT 13 BLK 18 O/R BK 4024-330 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 410 SARGO RD was conducted on 15DEC25. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: the following violations were observed during inspection:
1. There are three, non-permitted sheds in the backyard. The City limits the number of sheds to one (1).
2. Properties are to be kept free from trash/junk/debris. These items include, but are not limited to tires, mattresses, multiple trash bags not in containers, and interior furniture.
3. The fence along Cutlass Dr. is in a state of disrepair and being overtaken by vegetation.
4. Multiple cars observed with missing and/or expired tags, flat tires, or in other discarded conditions. Such vehicles are not allowed on residential properties.
5. Weeds/grass cannot be allowed to grow past 12 inches in height.

APPLICABLE CODE:
Sec. 24-151. - Accessory uses and structures
(a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.
(c) Number of structures. Single- and two-family properties shall have no more than:
(1) Three (3) total buildings, including the principal building.
(2) One (1) shed.
(3) One (1) detached garage, guest house, pool house, or similar structure.

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

Unacceptable fences are identified as those containing any of the following characteristics that can be easily

observed from the street or by a neighboring property. 1. Components of the Fence are broken, bent, visibly rusted or corroded. 2. Portions of the fence are no longer connected to the support posts and rails. 3. Any components are rotten, broken or missing. 4. Weeds are overtaking the fence.

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

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

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

This letter requests that the noted violation(s) be corrected by storing items inside or removing them from public view, properly licensing and restoring all vehicles to operational condition, removing two sheds and applying for and obtaining a permit for one shed, mowing/cutting the vegetation, and repairing, removing, or replacing (permit required) the fence within ten (10) days of the receipt of this notice.

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

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

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

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

1/2/2026

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

Real Estate Number: 171532 0000 **Case Number:** 25-259
Location of Violation: 410 SARGO RD, 31-016 17-2S-29E R/P PT OF ROYAL PALMS UNIT 2 A LOT 13 BLK 18 O/R BK 4024-330 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 410 SARGO RD was conducted on 15DEC25 and 02JAN26. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: the following violations were observed during inspection:

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

APPLICABLE CODE:
Sec. 24-151. - Accessory uses and structures
(a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.
(c) Number of structures. Single- and two-family properties shall have no more than:
(1) Three (3) total buildings, including the principal building.

(2) One (1) shed.
(3) One (1) detached garage, guest house, pool house, or similar structure.

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

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

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

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

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

This letter requests that the noted violation(s) be corrected by storing items inside or removing them from public view, properly licensing and restoring all vehicles to operational condition, removing two sheds and applying for and obtaining a permit for one shed, mowing/cutting the vegetation, and repairing, removing, or replacing (permit required) the fence within ten (10) days of the receipt of this notice.

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

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

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

02/13/2026

Case Number: 25-259

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

Certified Mail Return Receipt
9589 0710 5270 1906 7671 55

Property Address : 410 SARGO RD
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **March 4th, 2026 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 410 SARGO RD, 31-016 17-2S-29E R/P PT OF ROYAL PALMS UNIT 2 A LOT 13 BLK 18 O/R BK 4024-330, Atlantic Beach, Florida.

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

International Property Maintenance Code / City Code of Ordinances

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

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

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

JUNKED ABANDONED VEH (CO) Notes: Sec. 24-17 Junked vehicle shall mean any abandoned, discarded, or inoperable motor vehicle, including any boat, motorcycle, trailer and the like, with a mechanical or structural condition that precludes its ability for street travel or its intended use, or one that is dismantled, discarded, wrecked, demolished or not bearing current license tags. No such vehicle shall be parked or stored openly in any

zoning district unless expressly permitted within that zoning district.

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

STATEMENT OF CODE ENFORCEMENT OFFICER: On 15DEC25, 02JAN26, and 13FEB26, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 410 SARGO RD. During the inspection, the undersigned Code Enforcement Officer observed that the property was in violation of the section listed above in the City of Atlantic Beach Code of Ordinances. The nature of the violations included: three accessory structures (only one is allowed), outside storage of junk/trash/debris, the fence in a state of disrepair and being overtaken by weeds/vines, multiple cars in discarded conditions and/or with expired tags, and vegetation overgrowth.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of ensuring a verbatim record in the event an appeal should be secured at your expense.

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

JOSE M GONZALEZ
Code Compliance Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Willie Hobbs

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

City, State, ZIP+4® case #25-259

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

9589 0710 5270 1904 7671 55

Page 49 of 112

Agenda Item #5.A.
07 May 2026

Certified Mail service provides the following benefits:

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

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

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

CERTIFIED MAIL®

JACKSONVILLE RPDC 320

18 FEB 2026 PM 4 L

9589 0710 5270 1906 7671 55

quadient
FIRST-CLASS MAIL
IMI
$010.44 0
02/17/2026 ZIP 32233
043M31249185

US POSTAGE

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

Willie Hobbs
410 Sargo Rd
Atlantic Beach, FL 32233

LN 2-2

32233-381610 UNC
32233>5461

NIXIE 326 DE 1 0003/10/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *3024-02735-18-43

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Willie Hobbs
410 Sargo Rd
Case #25-259

9590 9402 9145 4225 8070 27

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

9589 0710 5270 1906 7671 55

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
0)

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

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE ORDER

City of Atlantic Beach, Florida,

Petitioner

vs.

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

First Class and Certified Mail Return Receipt Requested: 7006 2150 0002 2972 2050

Property Address: 410 SARGO RD
Atlantic Beach, FL 32233-3816

CASE NUMBER: 25-257
REAL ESTATE NUMBER: 171532-0000
LEGAL DESCRIPTION: 410 SARGO RD, 31-016 17-2S-29E R/P PT OF ROYAL PALMS UNIT 2 A LOT 13 BLK 18 O/R BK 4024—330ATLANTIC BEACH, FLORIDA

ORDER ON CASE NO. 25-257

THIS CAUSE came for public hearing before the Code Enforcement Special Magistrate on March 5, 2026, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, issues findings of fact, conclusions of law, and orders as follows:

FINDINGS OF FACT

1. The Respondent is the owner of the property located at 410 Sargo Rd, Atlantic Beach, Florida 32233 ("the Property"). Proper notice of the hearing was provided to the Respondent via posting at City Hall and on the Property. The Respondent did not appear at the hearing on March 5, 2026.

2. NATURE OF VIOLATION:

    1. There are three, non-permitted sheds in the backyard. The City limits the number of sheds to one (1).

    2. Properties are to be kept free from trash/junk/debris. These items include, but are not limited to tires, mattresses, multiple trash bags not in containers, and interior furniture.

    3. The fence along Cutlass Dr. is in a state of disrepair and being overtaken by vegetation.

4. Multiple cars were observed with missing and/or expired tags, tires, or in other discarded conditions. Such vehicles are not allowed on residential properties.

5. Weeds/grass cannot be allowed to grow past 12 inches in height.

3. Respondent is in violation of Sec. 24-151. - Accessory uses and structures
(a) Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures.
(c) Number of structures. Single- and two-family properties shall have no more than:
(1) Three (3) total buildings, including the principal building.
(2) One (1) shed.
(3) One (1) detached garage, guest house, pool house, or similar structure.

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

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

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

7. Respondent is in violation of Sec. 24-17 Junked vehicle shall mean any abandoned, discarded, or inoperable motor vehicle, including any boat, motorcycle, trailer and the like, with a mechanical or structural condition that precludes its ability for street travel or its intended use, or one that is dismantled, discarded, wrecked, demolished or not bearing current license tags. No such vehicle

shall be parked or stored openly in any zoning district unless expressly permitted within that zoning district.

8. The City of Atlantic Beach provided documentation and photographs of said violations.

9. The February 13, 2026 notice the City of Atlantic Beach provided to the Respondent for the Code meeting stated the meeting was to be held on March 4, 2026 instead of March 5, 2026. The City of Atlantic Beach stated the Respondent did appear at City Hall on March 4, 2026 and acknowledged the incorrect date. The City of Atlantic Beach requested this matter be placed on the May 7, 2026 Code Enforcement Hearing calendar.

CONCLUSIONS OF LAW

10. Proper notice was not provided to the Respondent. The Property remains in violation.

ORDER

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

A. The matter shall be continued until the May, 7, 2026 Code Enforcement hearings date.

DONE AND ORDERED THIS 12 DAY OF MARCH 2026.

CITY OF ATLANTIC BEACH, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

Michelle Weippert, Records Management Specialist

Suzanne W. Green, Special Magistrate

Executed this 12 day of March 2026.

PLEASE NOTE: Florida Statutes § 162.11 requires that any appeal of this Order must be filed in the circuit court for Duval County within 30 days of this Order's execution.

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

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

OFFICIAL USE

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

Postmark Here

Sent To: Willie Hobbs

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

City, State, ZIP+4: 410 Sargo Rd

PS Form 3800, August 2006 — See Reverse for Instructions

7004 2150 0002 2972 2050

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement *"Restricted Delivery"*.
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

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

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

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

03/20/2026

Case Number: 25-259

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

Certified Mail Return Receipt
9589 0710 5270 7671 86

Property Address : 410 SARGO RD
ATLANTIC BEACH, FL

Dear Respondent:

You are hereby notified and ordered to appear at the next public hearing of the Code Enforcement Special Magistrate on **May 7th, 2026 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 410 SARGO RD, , 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:

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

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

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

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

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

STATEMENT OF CODE ENFORCEMENT OFFICER: On **15DEC25**, **02JAN26**, and **13FEB26**, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 410 SARGO RD. During the inspection, the undersigned Code Enforcement Officer observed that the property was in violation of the section listed above in the City of Atlantic Beach Code of Ordinances. The nature of the violations included: three accessory structures (only one is allowed), outside storage of junk/trash/debris, the fence in a state of disrepair and being overtaken by weeds/vines, multiple cars in discarded conditions and/or with expired tags, and vegetation overgrowth.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of ensuring a verbatim record in the event an appeal should be secured at your expense.

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

JOSE M GONZALEZ
Code Compliance Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

9589 0710 5270 1190 6067 84

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage and Fees

$

Postmark Here

Sent To Willie Hobbs

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

City, State, ZIP+4® Case # 25-259

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

Page 60 of 112

Agenda Item #5.A.
07 May 2026

Certified Mail service provides the following benefits:

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

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Willie Hobbs
410 Sango Rds
Case # 25-259

9590 9402 9145 4225 8057 57

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

9589 0710 5270 1906 7671 86

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

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

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

3. Service Type

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

Domestic Return Receipt

CERTIFIED MAIL

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

9589 0710 5270 1906 7671 86

JACKSONVILLE RPDC 320
MAR 2026 PM 4 L

US POSTAGE
quadient
FIRST-CLASS MAIL
IMI
$010.44
03/20/2026 ZIP 32233
043M31249185

Willie Hobbs
410 Sargo Rd
Atlantic Beach, FL

NIXIE 326 DE 1 0004/21/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *3024-00227-24-43

UNC

RE: SON CHECKED
Unclaimed
Refused
Attempted - Not Known
Insufficient Address
No Such Street
No Such Number in State
Cannot be forwarded in this e...

ZoningEnforcement | CE26-0002

Property Information

172356 0000 — Subdivision:

, — Lot: — Block:

Name Information

Owner: 1880 ATLANTIC BEACH LLC — Phone:

Occupant: — Phone:

Filer: — Phone:

Enforcement Information

Date Filed: 02/10/2026 — Date Closed: — Status: In Progress

Complaint:
Unpermitted fence, unpermitted land use (accessory uses and structures), outside storage of construction equipment

Last Action Date: — Last Inspection: 04/16/2026

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

Status: Violations — Result: Violations

Scheduled: 02/09/2026 — Completed: 02/10/2026

Violations:

Uncorrected	Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences. INSPECTOR COMMENTS: All fences within the City of Atlantic Beach require a fence permit before erecting, and the chainlink and there are no records of a permit application on file.
Uncorrected	Chapter 24. Land Development Regulations. Sec. 24-151. - Accessory uses and structures. (a)Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures. INSPECTOR COMMENTS: Accessory uses and structures must be ancillary to the main structure. There is no main structure and the parcel's primary use is "vacant." The placement of containers, trucks, trailers, and other such items is considered unpermitted land use.
Uncorrected	Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items. INSPECTOR COMMENTS: Lots must be maintained free from construction materials, and there are several pallets of pavers/blocks/etc.

Passed Inspection Items:

Fences No Permit	Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences. INSPECTOR COMMENTS: All fences within the City of Atlantic Beach require a fence permit before erecting, and the chainlink and there are no records of a permit application on file.

Zoning District	Chapter 24. Land Development Regulations. Sec. 24-151. - Accessory uses and structures. (a)Authorization. Accessory uses and structures are permitted within any zoning district, as set forth within this section, where the accessory uses or structures are clearly ancillary, in connection with, and incidental to the principal use allowed within the particular zoning district. Any permanently located accessory structure, which exceeds thirty (30) inches in height, also including without limitation, those which may not require a building permit, are subject to all land development regulations unless otherwise provided for within this chapter. Common accessory structures include, but are not limited to, sheds, detached garages, pergolas, screen enclosures and other similar structures. INSPECTOR COMMENTS: Accessory uses and structures must be ancillary to the main structure. There is no main structure and the parcel's primary use is "vacant." The placement of containers, trucks, trailers, and other such items is considered unpermitted land use.
Outside Storage Residential (173)	Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items. INSPECTOR COMMENTS: Lots must be maintained free from construction materials, and there are several pallets of pavers/blocks/etc.

Comments:

General inspection	Violations observed at the time of inspection. The property is zoned "RG" but its primary use is "vacant", per the Property Appraiser's office. The parcel is being used as equipment storage/staging. Multiple trailers, two containers, several work pick-up trucks, and multiple pallets of pavers and other construction materials. The chainlink fence was erected after Google Maps' last drive-by in May of 2024.

1st Reinspection Inspection | Jose Gonzalez

Status:	Not Complied	Result:	Not Complied
Scheduled:	03/17/2026	Completed:	03/17/2026

Passed Inspection Items:

Uncorrected

Comments:

Rescheduling notes	Rescheduled due to officer out of office for training.
General inspection	Violations not corrected at the time of inspection. No permit for fence filed, trailers and boats remain, pallets of construction material remain. Sending second NOV.

2nd Reinspection Inspection | Jose Gonzalez

Status:	No Change	Result:	No Change
Scheduled:	04/16/2026	Completed:	04/16/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspection	Violations not corrected at the time of inspection. Referring to the Special Magistrate hearing on 07MAY26.

Special Magistrate Hearing Inspection | JOSE M GONZALEZ

Status:	Scheduled	Result:	Scheduled
Scheduled:	05/07/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

General comments	Posted NOH at City Hall and on property.

1880 ATLANTIC BEACH LLC
2650-2 ROSSELLE ST
JACKSONVILLE, FL 32204

Primary Site Address
0 S MEALY ST
Atlantic Beach FL 32233-

Official Record Book/Page
14453-01385

Tile #
9417

0 S MEALY ST

Property Detail

RE #	172356-0000
Tax District	USD3
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03139 LEWIS S/D
Total Area	5359

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$129,360.00	$129,360.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$129,360.00	$129,360.00
Assessed Value	$68,270.00	$75,097.00
Cap Diff/Portability Amt	$61,090.00 / $0.00	$54,263.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$68,270.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
14453-01385	4/7/2008	$300,000.00	SW - Special Warranty	Unqualified	Vacant
09739-02407	9/6/2000	$10,000.00	WD - Warranty Deed	Qualified	Vacant
08410-00566	7/31/1996	$10,000.00	WD - Warranty Deed	Qualified	Vacant
06364-01955	7/2/1987	$3,500.00	WD - Warranty Deed	Unqualified	Vacant
06051-00188	12/2/1985	$900.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	ARG	70.00	75.00	Common	70.00	Front Footage	$129,360.00

Legal

LN	Legal Description
1	24-92 17-2S-29E
2	LEWIS SUBDIVISION
3	LOT 4 BLK 3

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	$68,270.00	$0.00	$68,270.00	$498.14	$547.95	$517.25
Public Schools: By State Law	$129,360.00	$0.00	$129,360.00	$283.32	$400.37	$387.39
By Local Board	$129,360.00	$0.00	$129,360.00	$205.98	$290.80	$277.58
School Board Voted	$129,360.00	$0.00	$129,360.00	$91.63	$129.36	$129.36
FL Inland Navigation Dist.	$68,270.00	$0.00	$68,270.00	$1.79	$1.97	$1.84
Atlantic Beach	$68,270.00	$0.00	$68,270.00	$176.32	$193.96	$179.63
Water Mgmt Dist. SJRWMD	$68,270.00	$0.00	$68,270.00	$11.13	$12.24	$11.63
Urban Service Dist3	$68,270.00	$0.00	$68,270.00	$0.00	$0.00	$0.00
			Totals	$1,268.31	$1,576.65	$1,504.68

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$91,630.00	$62,064.00	$0.00	$62,064.00
Current Year	$129,360.00	$68,270.00	$0.00	$68,270.00

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company
1880 ATLANTIC BEACH, L.L.C.

Filing Information

Document Number	L06000039461
FEI/EIN Number	20-4719527
Date Filed	04/14/2006
State	FL
Status	ACTIVE

Principal Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Changed: 04/19/2013

Mailing Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Changed: 04/19/2013

Registered Agent Name & Address

EASTON, WILLIAM M
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Address Changed: 04/19/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

EASTON, WILLIAM M
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Annual Reports

Report Year	Filed Date
2024	01/08/2024

2025	01/13/2025
2026	01/12/2026

Document Images

01/12/2026 -- ANNUAL REPORT	View image in PDF format
01/13/2025 -- ANNUAL REPORT	View image in PDF format
01/08/2024 -- ANNUAL REPORT	View image in PDF format
01/05/2023 -- ANNUAL REPORT	View image in PDF format
01/12/2022 -- ANNUAL REPORT	View image in PDF format
01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- ANNUAL REPORT	View image in PDF format
02/08/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
03/23/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
04/20/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/19/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
04/08/2008 -- ANNUAL REPORT	View image in PDF format
02/21/2007 -- ANNUAL REPORT	View image in PDF format
04/14/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

02/10/2026

1880 ATLANTIC BEACH LLC
2650-2 ROSSELLE ST
JACKSONVILLE, FL 32204

Real Estate Number: 172356 0000 **Case Number:** CE26-0002
Location of Violation: 0 Mealy St, 172356 0000, 24-92 17-2S-29E LEWIS SUBDIVISION LOT 4 BLK 3

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 172356 0000 was conducted on February 10, 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:
Accessory uses and structures general 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 primary use is "vacant." The placement of containers, trucks, trailers, and other such items is considered unpermitted land use.

Fences No Permit Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.

INSPECTOR COMMENTS: All fences within the City of Atlantic Beach require a fence permit before erecting. There is no permit application for the new chainlink fence around the parcel.

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

INSPECTOR COMMENTS: Lots must be maintained free from construction materials, and there are several pallets of pavers/blocks/etc.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by applying for an obtaining a fence permit, removing all construction material and other items that could be considered junk/trash/debris from property, and ensuring that the property's primary use returns to "vacant" 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 M GONZALEZ, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

JOSE M GONZALEZ
CODE ENFORCEMENT

CC: EASTON, WILLIAM M
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

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

Second Notice of Violation

03/17/2026

EASTON, WILLIAM M
2650 2 ROSSELLE ST
JACKSONVILLE, FL 32204

Real Estate Number: 172356 0000 **Case Number:** CE26-0002
Location of Violation: 0 Mealy St, 172356 0000, 24-92 17-2S-29E LEWIS SUBDIVISION LOT 4 BLK 3

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 172356 0000 was conducted on March 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):
Fences No Permit Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.

INSPECTOR COMMENTS: All fences within the City of Atlantic Beach require a fence permit before erecting, and the chainlink and there are no records of a permit application on file.

Accessory uses and structures 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 primary use is "vacant." The placement of containers, trucks, trailers, and other such items is considered unpermitted land use.

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

INSPECTOR COMMENTS: Lots must be maintained free from construction materials, and there are several pallets of pavers/blocks/etc.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by applying for and obtaining a fence permit, removing all construction material and other items that could be considered junk/trash/debris from property, and ensuring that the property's primary use returns to "vacant" 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: 1880 ATLANTIC BEACH LLC
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

04/16/2026

Case Number: CE26-0002

1880 ATLANTIC BEACH LLC
2650-2 ROSSELLE ST
JACKSONVILLE, FL 32204

Certified Mail Return Receipt
N/A; POSTED AT PROPERTY AND CITY HALL

Property Address : 172356 0000
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 **07MAY2026, 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 172356 0000, 24-92 17-2S-29E LEWIS SUBDIVISION LOT 4 BLK 3, Atlantic Beach, Florida.

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

International Property Maintenance Code / City Code of Ordinances

VIOLATIONS:
Sec. 24-151. - 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 primary use is "vacant." The placement of containers, trucks, trailers, and other such items is considered unpermitted land use.

Sec. 24-157. Fences, walls and similar structures. (a) Permit required. Issuance of a permit is required for any new or replacement fence or wall and all new or replacement fences and walls shall comply with the following provisions. Nonconforming fences shall not be replaced with nonconforming fences. The term fence and wall may be used interchangeably within this chapter, and shall mean as specifically defined within section 24-17. Fences must be constructed out of materials that are customarily used for fences.

INSPECTOR COMMENTS: All fences within the City of Atlantic Beach require a fence permit before erecting, and the chainlink and there are no records of a permit application on file.

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

INSPECTOR COMMENTS: Lots must be maintained free from construction materials, and there are several pallets of pavers/blocks/etc.

STATEMENT OF CODE ENFORCEMENT OFFICER: On **09FEB26, 17MAR26,** and **16APR26**, the undersigned Code Enforcement Officer conducted an inspection of the premises located on the corner of Mealy St and Stewart St, parcel ID 172356 0000. 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: a chain link fence without a permit, outside storage of construction materials, and unpermitted land use.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of ensuring a verbatim record in the event an appeal should be secured at your expense.

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

Jose Gonzalez
Code Compliance Inspector, City of Atlantic Beach

ATTEST:

_____

Michelle Weippert, Records Management Specialist

CC: EASTON, WILLIAM M
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

NuisanceEnforcement | CE26-0006

Property Information

171752 0000	86 FORRESTAL CIR	Subdivision:	ATLANTIC BEACH VILLA # 01
	ATLANTIC BEACH FL, 32233	Lot:	Block:

Name Information

Owner:	MARKAJ HEATHER	Phone:	(904) 234-9956
Occupant:	MARKAJ HEATHER	Phone:	(904) 234-9956
Filer:	DAVIS JASON	Phone:	(904) 742-8707

Enforcement Information

Date Filed: 02/24/2026 Date Closed: Status: In Progress

Complaint:

We are submitting another formal complaint regarding the neighboring property adjacent to my mother's home. My mother is 86 years old and has lived at her residence for over 50 years. The neighboring property contains excessive trash and debris throughout the yard, as well as multiple dead chickens in the backyard that are producing a strong, persistent odor. We have video and photographic evidence documenting both live and deceased chickens on the premises.

In addition, the neighbor's dogs repeatedly jump the fence into my mother's yard. This creates a serious and immediate safety concern, as we fear the dogs may attack her. Given her age, any such incident could be catastrophic

These conditions constitute a clear health hazard and public safety risk. Although someone previously came to my mom's property and viewed the neighbors back yard, no documentation was recorded when asked it was documented they could not access the back yard due to legal matters. Reference request ID 2677 may involve legal issues. The situation remains unresolved and continues to worsen.

I am available to meet an inspector at the property and escort them through my mother's backyard so the conditions, including the odor, can be directly observed. We respectfully request prompt inspection, proper documentation, and appropriate enforcement action.

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

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

Status:	Violations	Result:	Violations
Scheduled:	02/24/2026	Completed:	02/24/2026

Violations:

Uncorrected	Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items. INSPECTOR COMMENTS: Lots must be maintained free from junk/trash/debris. This includes, but is not limited to, trash bags, logs, furniture, cans/bottles, construction materials, cinder blocks, and similarly discarded discarded items.
Corrected	Sec. 12-1. - Enumeration - (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (1)For any person to cause or allow any animal carcass or any filth or substance to be collected, deposited, or to remain in any place to the detriment of public health. INSPECTOR COMMENTS: Multiple deceased/rotting chickens were observed in the backyard.
Corrected	Sec. 12-1. - Enumeration - (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises of the property for the open storage of any abandoned or inoperable motor vehicles, refrigerators or other appliances, household furniture, glass, building material, building rubbish, or similar items. INSPECTOR COMMENTS: Multiple items designed to be inside were observed outside, such as couches/sofas.
Uncorrected	Sec. 4-44. - General requirements and prohibitions - (c) Hens shall be kept within an enclosed pen subject to the requirements of section 4-45 at all times. Under no circumstance shall hens be allowed to roam free outside of an enclosed pen.

Passed Inspection Items:

Outside Storage Residential (173)	Sec. 24-173. Neighborhood preservation and property maintenance standards. (b) Appropriate maintenance and upkeep. All areas of a lot and structures that are visible from the street or a neighboring property shall be maintained in an acceptable manner, which shall be defined by the following characteristics: 1. Lots are maintained free from litter, trash, debris, discarded belongings, automotive parts, old tires, construction materials, and broken and abandoned items. INSPECTOR COMMENTS: Lots must be maintained free from junk/trash/debris. This includes, but is not limited to, trash bags, logs, furniture, cans/bottles, construction materials, cinder blocks, and similarly discarded discarded items.
Dead animals	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: (1)For any person to cause or allow any animal carcass or any filth or substance to be collected, deposited, or to remain in any place to the detriment of public health. INSPECTOR COMMENTS: Multiple deceased/rotting chickens were observed in the backyard.
O/S of furniture and appliances	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: (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises of the property for the open storage of any abandoned or inoperable motor vehicles, refrigerators or other appliances, household furniture, glass, building material, building rubbish, or similar items. INSPECTOR COMMENTS: Multiple items designed to be inside were observed outside, such as couches/sofas.
Free Hens	

Comments:

General inspection Backyard observed from neighbor's backyard (82 forrestal). Owner's son (Jason Davis) granted access and escorted me. Multiple dead chickens observed, trash/junk/debris all over the backyard. The front had a lot of trash bags, tree debris, bottles, and household items all throughout. One live hen observed running around. Spoke with owner, Heather, and explained the nature of the violations and compliance timeline.

1st Reinspection Inspection | JOSE M GONZALEZ

Status: Partially Complied Result: Partially Complied

Scheduled: 03/06/2026 Completed: 03/06/2026

Violations:

Uncorrected	Sec. 16-3. - Garbage and trash containers - (a) Containers. No garbage shall be collected unless it is placed in a closed garbage container. Such container shall be a "toter" issued by the contractor or the city to facilitate automated or semi-automated collection by the contractor. Garbage shall be placed in bags and deposited in toter, which is to be wheeled to the appropriate area for collection service. Nothing shall be picked up, collected or removed by the franchisee unless it is within a garbage container as defined herein. Household items normally set out with garbage, such as curtain rods and plumbing fixtures, weighing less than forty (40) pounds, may be placed next to garbage containers. Any items exceeding five (5) feet in length shall be folded or cut to meet the length requirement, when possible. Although toters remain the property of the contractor or the city, residents are allowed to neatly stencil house numbers onto the container for ease of identification.
Uncorrected	Sec. 16-3. - Garbage and trash containers - (b) Set out and storage. No person shall place a container or yard waste in front of a residential unit in which he does not reside. Nor shall containers or yard waste be placed in a city park or right-of-way adjoining a park or in a road median. Garbage containers set out for garbage collection shall be placed at the curb of the street from which garbage service is rendered except as otherwise provided herein. Garbage containers shall be set out no earlier than 6:00 p.m. the day prior to collection and shall be returned to their regular place of storage no later than 12:00 midnight on the day of collection. Yard waste such as leaves or grass clippings shall be set out in a yard waste receptacle, no sooner than two (2) days prior to collection. Bulk (uncontainerized) yard waste such as tree limbs or palm fronds may be set out when generated. Garbage container blinds, which are in architectural harmony with the building, or underground containers, may be placed anywhere between the building and the street from which garbage service is rendered, but in no case shall they be located on public right-of-way or public property. If garbage is stored underground or behind a garbage container blind that is not located at the curb, the garbage container must be moved to the curb for pickup. Any residence or commercial unit to which this section creates a hardship to either the resident of the property or the franchisee for placement of containers for garbage service shall apply to the public works director or his designee, who shall thereupon determine the location at which garbage containers shall be placed. Garbage containers located other than as described in this section shall not be emptied. In cases where lots run from street to street, the provisions of this section applicable to front yards shall also apply to rear yards.

Passed Inspection Items:

Solid waste container

Solid waste set out and storage

Comments:

2nd Reinspection Inspection | Jose Gonzalez

Status:	Partially Complied	Result:	Partially Complied
Scheduled:	03/20/2026	Completed:	03/20/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspection Violations not corrected at the time of inspection. Backyard observed from neighbor's backyard, with permission granted by the owner. Junk/trash/debris observed. Free roaming chickens observed. Referring to the special magistrate hearing.

Special Magistrate Hearing Inspection

Status:	Scheduled	Result:	Scheduled
Scheduled:	05/07/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

Notice of Hearing Served NOH in person at City Hall.

MARKAJ HEATHER
86 S FORRESTAL CIR
ATLANTIC BEACH, FL 32233

Primary Site Address
86 S FORRESTAL CIR
Atlantic Beach FL 32233-

Official Record Book/Page
18764-00908

Tile #
9417

86 S FORRESTAL CIR

Property Detail

RE #	171752-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03124 ATLANTIC BEACH VILLA # 01
Total Area	7498

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$81,412.00	$80,809.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$200,250.00	$200,250.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$281,662.00	$281,059.00
Assessed Value	$118,336.00	$118,336.00
Cap Diff/Portability Amt	$163,326.00 / $0.00	$162,723.00 / $0.00
Exemptions	$50,722.00	See below
Taxable Value	$67,614.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value	
Assessed Value	$118,336.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$67,614.00**

SJRWMD/FIND Taxable Value	
Assessed Value	$118,336.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$67,614.00**

`School Taxable Value	
Assessed Value	$118,336.00
Homestead (HX)	- $25,000.00
Taxable Value	**$93,336.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18764-00908	4/18/2019	$100.00	MS - Miscellaneous	Unqualified	Improved
18126-01899	9/18/2017	$100.00	QC - Quit Claim	Unqualified	Improved
18104-02210	8/28/2017	$100.00	MS - Miscellaneous	Unqualified	Improved
16614-01264	11/22/2013	$102,500.00	SW - Special Warranty	Qualified	Improved
16395-00922	6/4/2013	$58,100.00	CT - Certificate of Title	Unqualified	Improved
12583-00373	6/10/2005	$100.00	WD - Warranty Deed	Unqualified	Improved
12583-00370	6/10/2005	$100.00	WD - Warranty Deed	Unqualified	Improved
12583-00367	6/10/2005	$100.00	WD - Warranty Deed	Unqualified	Improved
11795-00788	4/23/2004	$125,500.00	WD - Warranty Deed	Qualified	Improved
10790-01199	6/1/2002	$100.00	QC - Quit Claim	Unqualified	Improved
03896-01085	4/1/1974	$100.00	QC - Quit Claim	Unqualified	Improved
03359-00953	5/25/1972	$12,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1700	OFFICE	ACPO	75.00	100.00	Common	75.00	Front Footage	$200,250.00

Legal

LN	Legal Description
1	30-56 38-2S-29E
2	ATLANTIC BEACH VILLA UNIT 1
3	LOT 2 BLK 2

Buildings

Building 1

Building 1 Site Address
86 S FORRESTAL CIR Unit
Atlantic Beach FL 32233-

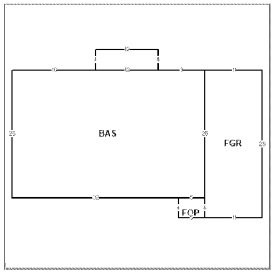
Building Type	0101 - SFR 1 STORY
Year Built	1961
Building Value	$80,809.00

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	48	0	14
Base Area	925	925	925
Finished Garage	319	0	160
Finished Open Porch	20	0	6
Total	1312	925	1105

Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$118,336.00	$50,722.00	$67,614.00	$521.71	$542.68	$512.28
Public Schools: By State Law	$118,336.00	$25,000.00	$93,336.00	$278.28	$288.87	$279.51
By Local Board	$118,336.00	$25,000.00	$93,336.00	$202.32	$209.82	$200.28
School Board Voted	$118,336.00	$25,000.00	$93,336.00	$90.00	$93.34	$93.34
FL Inland Navigation Dist.	$118,336.00	$50,722.00	$67,614.00	$1.87	$1.95	$1.83
Atlantic Beach	$118,336.00	$50,722.00	$67,614.00	$184.67	$192.09	$177.91
Water Mgmt Dist. SJRWMD	$118,336.00	$50,722.00	$67,614.00	$11.65	$12.12	$11.51
Urban Service Dist3	$118,336.00	$50,722.00	$67,614.00	$0.00	$0.00	$0.00
			Totals	$1,290.50	$1,340.87	$1,276.66

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$281,822.00	$115,001.00	$50,000.00	$65,001.00
Current Year	$281,662.00	$118,336.00	$50,722.00	$67,614.00

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

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

02/24/2026

MARKAJ HEATHER
86 FORRESTAL CIR S
ATLANTIC BEACH, FL 32233

Real Estate Number: 171752 0000 **Case Number:** CE26-0006
Location of Violation: 86 FORRESTAL CIR, 30-56 38-2S-29E ATLANTIC BEACH VILLA UNIT 1 LOT 2 BLK 2

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 86 FORRESTAL CIR was conducted on February 24, 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. 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: (1)For any person to cause or allow any animal carcass or any filth or substance to be collected, deposited, or to remain in any place to the detriment of public health.

INSPECTOR COMMENTS: Multiple deceased/rotting chickens were observed in the backyard.

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: (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises of the property for the open storage of any abandoned or inoperable motor vehicles, refrigerators or other appliances, household furniture, glass, building material, building rubbish, or similar items.

INSPECTOR COMMENTS: Multiple items designed to be inside were observed outside, such as couches/sofas.

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

INSPECTOR COMMENTS: Lots must be maintained free from junk/trash/debris. This includes, but is not limited to, trash bags, logs, furniture, cans/bottles, construction materials, cinder blocks, and similarly discarded items.

Sec. 4-44. - General requirements and prohibitions - (c) Hens shall be kept within an enclosed pen subject to the requirements of section 4-45 at all times. Under no circumstance shall hens be allowed to roam free outside of an enclosed pen.

INSPECTOR COMMENTS: At least one chicken was observed to be free-running on the front yard.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by removing the animal carcass form the property, removing the junk/trash/debris from the property or storing them outside of public view, removing household furniture from outside, and returning the free-roaming hen(s) to their permitted enclosure within five (5) 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 M GONZALEZ, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

JOSE M GONZALEZ
CODE COMPLIANCE

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

Second Notice of Violation

03/06/2026

MARKAJ HEATHER
86 FORRESTAL CIR S
ATLANTIC BEACH, FL 32233

Real Estate Number: 171752 0000 **Case Number:** CE26-0006
Location of Violation: 86 FORRESTAL CIR, 30-56 38-2S-29E ATLANTIC BEACH VILLA UNIT 1 LOT 2 BLK 2

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 86 FORRESTAL CIR was conducted on March 06, 2026. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

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

INSPECTOR COMMENTS: Lots must be maintained free from junk/trash/debris. This includes, but is not limited to, trash bags, logs, boxes, pallets, cans/bottles, construction materials, cinder blocks, and similarly discarded items.

Sec. 4-44. - General requirements and prohibitions - (c) Hens shall be kept within an enclosed pen subject to the requirements of section 4-45 at all times. Under no circumstance shall hens be allowed to roam free outside of an enclosed pen.

INSPECTOR COMMENTS: Chickens have been observed outside of the permitted enclosed pen.

Sec. 16-3. - Garbage and trash containers - (a) Containers. No garbage shall be collected unless it is placed in a closed garbage container. Such container shall be a "toter" issued by the contractor or the city to facilitate automated or semi-automated collection by the contractor. Garbage shall be placed in bags and deposited in toter, which is to be wheeled to the appropriate area for collection service. Nothing shall be picked up, collected or removed by the franchisee unless it is within a garbage container as defined herein. Household items normally set out with garbage, such as curtain rods and plumbing fixtures, weighing less than forty (40) pounds, may be placed next to garbage containers. Any items exceeding five (5) feet in length shall be folded or cut to meet the length requirement, when possible. Although toters remain the property of the contractor or the city, residents are allowed to neatly stencil house numbers onto the container for ease of identification.

INSPECTOR COMMENTS: Multiple items were placed out on the curb to be collected by the contractor. There was too much trash in the toters. All garbage must be placed inside the garbage container and it must be closed.

Sec. 16-3. - Garbage and trash containers - (b) Set out and storage. No person shall place a container or yard waste in front of a residential unit in which he does not reside. Nor shall containers or yard waste be placed in a city park or right-of-way adjoining a park or in a road median. Garbage containers set out for garbage collection shall be placed at the curb of the street from which garbage service is rendered except as otherwise provided herein. Garbage containers shall be set out no earlier than 6:00 p.m. the day prior to collection and shall be returned to their regular place of storage no later than 12:00 midnight on the day of collection. Yard waste such as leaves or grass clippings shall be set out in a yard waste receptacle, no sooner than two (2) days prior to collection. Bulk (uncontainerized) yard waste such as tree limbs or palm fronds may be set out when generated. Garbage container blinds, which are in architectural harmony with the building, or underground containers, may be placed anywhere between the building and the street from which garbage service is rendered, but in no case shall they be located on public right-of-way or public property. If garbage is stored underground or behind a garbage container blind that is not located at the curb, the garbage container must be moved to the curb for pickup. Any residence or commercial unit to which this section creates a hardship to either the resident of the property or the franchisee for placement of containers for garbage service shall apply to the public works director or his designee, who shall thereupon determine the location at which garbage containers shall be placed. Garbage containers located other than as described in this section shall not be emptied. In cases where lots run from street to street, the provisions of this section applicable to front yards shall also apply to rear yards.

INSPECTOR COMMENTS: Garbage toters and trash were not returned to their regular place of storage and were left out on the curb a day past the collection day.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by relocating the garbage bins and other trash to their storage place until next trash pick-up day, ensuring that the chickens remain inside their coop, and removing junk/trash/debris from property 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 M GONZALEZ, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

JOSE M GONZALEZ
CODE COMPLIANCE

CODE ENFORCEMENT
CITY OF ATLANTIC BEACH, FLORIDA
NOTICE OF HEARING

03/20/2026

Case Number: CE26-0006

MARKAJ HEATHER
86 FORRESTAL CIR S
ATLANTIC BEACH, FL 32233

Certified Mail Return Receipt
9589 0710 5270 1906 7671 79

Property Address : 86 FORRESTAL CIR
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 **May 7th, 2026 at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 86 FORRESTAL CIR, 30-56 38-2S-29E ATLANTIC BEACH VILLA UNIT 1 LOT 2 BLK 2, Atlantic Beach, Florida.

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

International Property Maintenance Code / City Code of Ordinances

VIOLATIONS:

Corrected
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: (1)For any person to cause or allow any animal carcass or any filth or substance to be collected, deposited, or to remain in any place to the detriment of public health.

Corrected
Sec. 12-1. - Enumeration - (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature and type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (7) For any person, either as the owner or occupant of a building, structure, or property to utilize the premises of the property for the open storage of any abandoned or inoperable motor vehicles, refrigerators or other appliances, household furniture, glass, building material, building rubbish, or similar items.

Sec. 16-3. - Garbage and trash containers - (a) Containers. No garbage shall be collected unless it is placed in a closed garbage container. Such container shall be a "toter" issued by the contractor or the city to facilitate automated or semi-automated collection by the contractor. Garbage shall be placed in bags and deposited in toter, which is to be wheeled to the appropriate area for collection service. Nothing shall be picked up, collected or removed by the franchisee unless it is within a garbage container as defined herein. Household items normally set out with garbage, such as curtain rods and plumbing fixtures, weighing less than forty (40) pounds,

may be placed next to garbage containers. Any items exceeding five (5) feet in length shall be folded or cut to meet the length requirement, when possible. Although toters remain the property of the contractor or the city, residents are allowed to neatly stencil house numbers onto the container for ease of identification.

Sec. 16-3. - Garbage and trash containers - (b) Set out and storage. No person shall place a container or yard waste in front of a residential unit in which he does not reside. Nor shall containers or yard waste be placed in a city park or right-of-way adjoining a park or in a road median. Garbage containers set out for garbage collection shall be placed at the curb of the street from which garbage service is rendered except as otherwise provided herein. Garbage containers shall be set out no earlier than 6:00 p.m. the day prior to collection and shall be returned to their regular place of storage no later than 12:00 midnight on the day of collection. Yard waste such as leaves or grass clippings shall be set out in a yard waste receptacle, no sooner than two (2) days prior to collection. Bulk (uncontainerized) yard waste such as tree limbs or palm fronds may be set out when generated. Garbage container blinds, which are in architectural harmony with the building, or underground containers, may be placed anywhere between the building and the street from which garbage service is rendered, but in no case shall they be located on public right-of-way or public property. If garbage is stored underground or behind a garbage container blind that is not located at the curb, the garbage container must be moved to the curb for pickup. Any residence or commercial unit to which this section creates a hardship to either the resident of the property or the franchisee for placement of containers for garbage service shall apply to the public works director or his designee, who shall thereupon determine the location at which garbage containers shall be placed. Garbage containers located other than as described in this section shall not be emptied. In cases where lots run from street to street, the provisions of this section applicable to front yards shall also apply to rear yards.

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

Sec. 4-44. - General requirements and prohibitions - (c) Hens shall be kept within an enclosed pen subject to the requirements of section 4-45 at all times. Under no circumstance shall hens be allowed to roam free outside of an enclosed pen.

STATEMENT OF CODE COMPLIANCE INSPECTOR: On **24FEB26**, **06MAR26**, and **20MAR26**, the undersigned Code Compliance Inspector conducted an inspection of the premises located at 86 FORRESTAL CIR S. 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: free-roaming chickens in the backyard, outside storage of junk/trash/debris, trash containers do not have the lid closed and are filled past capacity, and not following the pick-up schedule.

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

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage and Fees

$

Postmark Here

Sent To Heather Merkaj

Street and Apt. No., or PO Box No. 86 Forrestal Cir S

City, State, ZIP+4® Case # 26-0006

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

9589 0710 5270 1142 8059 92 Page 5 of 11 Total Pages: 11 1906 7671 79

Agenda Item #5.C.
07 May 2026

Certified Mail service provides the following benefits:

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

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

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

Agenda Item #5.C.
07 May 2026
Page 93 of 112

CODE ENFORCEMENTEnforcement | 26-015

Property Information

170084 0000	364 11TH ST	Subdivision:	ATLANTIC BEACH
	ATLANTIC BEACH FL, 32233-5532	Lot:	W 16FT LOT Block:

Name Information

Owner:	WEBER GAY A	Phone:	(904) 242-2649
Occupant:	WEBER GAY A	Phone:	(904) 242-2649
Filer:		Phone:	

Enforcement Information

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

Complaint:
Temporary storage unit

Last Action Date: 02/06/2026 Last Inspection: 02/25/2026

Last Action:

Initial Inspection Inspection | JOSE M GONZALEZ

Status:	VIOLATION FOUND	Result:	VIOLATION FOUND
Scheduled:	01/12/2026	Completed:	01/12/2026

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment
CASE_NO: 26-015
CAPOVERRIDE:
COMPLETED_DATE: 1/12/2026 12:00:00 AM
COMPLETED_TIME:
CREATED_BY: JMG
CREATED_DATE: 1/12/2026 12:00:00 AM
CREATED_TIME: 13:33
DURATION:
DURATION_EST:
EXID:
INSPECTIONTYPE: INITIAL INSPECTION
INSPECTOR: JMG
LOCKID:
NOTES:
PATHURL:
PATHURLDATEADDED:
RECORDID: JMG:2601120133460321
REMARKS:
RESULT: VIOLATION FOUND
SCHEDULED_DATE: 1/12/2026 12:00:00 AM
SCHEDULED_TIME:
SEQID:
UNIQUE_KEY:
SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS

Jose M Gonzalez No Violation observed at the time of inspection. Temporary storage unit (POD) on driveway. No permission from Zoning Director on file.

REINSPECTION Inspection | JOSE M GONZALEZ

Status:	Not Complied	Result:	Not Complied
Scheduled:	02/06/2026	Completed:	02/06/2026

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment	CASE_NO: 26-015 CAPOVERRIDE: COMPLETED_DATE: COMPLETED_TIME: CREATED_BY: JMG CREATED_DATE: 1/12/2026 12:00:00 AM CREATED_TIME: 13:33 DURATION: DURATION_EST: EXID: INSPECTIONTYPE: REINSPECTION INSPECTOR: JMG LOCKID: NOTES: PATHURL: PATHURLDATEADDED: RECORDID: JMG:2601120133460322 REMARKS: RESULT: SCHEDULED_DATE: 2/6/2026 12:00:00 AM SCHEDULED_TIME: SEQID: UNIQUE_KEY: SourceQuery: SELECT * FROM dbo.CASE_INSPECTIONS
Jose M Gonzalez No	Property owner filed a Temporary Storage Unit permit and it was approved by the Zoning Director. Rescheduling inspection to meet the permit's expiration date.

VIOLATIONS Inspection | JOSE M GONZALEZ

Status:	Violations	Result:	Violations
Scheduled:	01/12/2026	Completed:	01/12/2026

Violations:

Corrected	Notes: Sec. 12-1 Nuisances (b) It is hereby declared to be a nuisance, the enumerations of which are merely indications of the nature of the type of acts, occurrences and conditions, and shall not be deemed to be exclusive: (11) For any person or business to allow vegetation other than cultivated plants, shrubs or trees to exceed a height of more than twelve(12) inches on any developed lot, or within twenty (20) feet of any occupied residential property, business property or city right of way.
Uncorrected	Notes: Chapter 24. Land Development Regulations.

Corrected

Passed Inspection Items:

Uncorrected

Comments:

Conversion Comment	CASE_NO: 26-015 DATE_OBSERVED: 1/12/2026 12:00:00 AM SourceQuery: SELECT CASE_NO, MIN(DATE_OBSERVED) AS DATE_OBSERVED FROM dbo.CASE_VIOLATIONS2 GROUP BY CASE_NO;

3rd Reinspection Inspection | JOSE M GONZALEZ

Status:	Not Complied	Result:	Not Complied
Scheduled:	02/24/2026	Completed:	02/25/2026

Passed Inspection Items:

Uncorrected

Comments:

General inspection	Violations partially corrected at the time of inspection. Overgrowth appears to have died during the winter freezes. Container remains on the property. Case referred to Special Magistrate Hearing.

Special Magistrate Hearing Inspection | JOSE M GONZALEZ

Status:	Scheduled	Result:	Scheduled
Scheduled:	05/07/2026	Completed:	

Passed Inspection Items:

Uncorrected

Comments:

NOH Posted	Posted the Notice of Hearing on the property and at City Hall.
NOH Returned	Received NOH with green card still attached with a yellow sticker that read "return to sender. Unclaimed. Unable to forward."
	NOH to be posted at City Hall and on the property for proper notice.

WEBER GAY A
364 11TH ST
ATLANTIC BEACH, FL 32233-5532

Primary Site Address
364 11TH ST
Atlantic Beach FL 32233-

Official Record Book/Page
04626-01061

Tile #
9416

364 11TH ST

Property Detail

RE #	170084-0000
Tax District	USD3
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03101 ATLANTIC BEACH
Total Area	12447

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$1,330,931.00	$1,323,369.00
Extra Feature Value	$7,041.00	$6,775.00
Land Value (Market)	$1,312,500.00	$1,968,750.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$2,650,472.00	$3,298,894.00
Assessed Value	$808,730.00	$808,730.00
Cap Diff/Portability Amt	$1,841,742.00 / $0.00	$2,490,164.00 / $0.00
Exemptions	$50,722.00	See below
Taxable Value	$758,008.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value	
Assessed Value	$808,730.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$758,008.00**

SJRWMD/FIND Taxable Value	
Assessed Value	$808,730.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$758,008.00**

`School Taxable Value	
Assessed Value	$808,730.00
Homestead (HX)	- $25,000.00
Taxable Value	**$783,730.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
04626-01061	4/20/1978	$41,000.00	WD - Warranty Deed	Unqualified	Improved
04969-00157	9/24/1979	$100.00	MS - Miscellaneous	Unqualified	Improved
04974-00307	9/28/1979	$100.00	QC - Quit Claim	Unqualified	Improved
06573-01175	8/4/1988	$100.00	QC - Quit Claim	Unqualified	Improved
10524-00963	5/29/2002	$295,000.00	WD - Warranty Deed	Qualified	Vacant
11578-01521	5/29/2002	$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$5,392.00
2	SCNR3	Screen Enclosure	1	0	0	36.00	$1,383.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	ARS-1	83.00	150.00	Common	1.50	Lot	$1,968,750.00

Legal

LN	Legal Description
1	5-59 16-2S-29E
2	ATLANTIC BEACH
3	W 16FT LOT 29,LOT 31,E 17FT LOT 33
4	BLK 13

Buildings

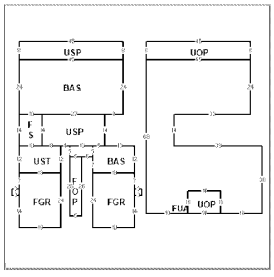
Building 1

Building 1 Site Address
364 11TH ST Unit
Atlantic Beach FL 32233-

Building Type	0108 - SFR CLASS 2
Year Built	2006
Building Value	$1,323,369.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1080	1080	1080

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Unfin Screened Porch	378	0	94
Unfinished Storage	216	0	86
Finished Open Porch	130	0	39
Finished Garage	432	0	216
Finished upper story 1	2608	2608	2478
Unfin Open Porch	360	0	72
Base Area	216	216	216
Unfin Open Porch	140	0	28
Finished Garage	432	0	216
Unfin Open Porch	9	0	2
Unfin Screened Porch	360	0	90
Fin Screened Porch	140	0	49
Finished Open Porch	50	0	15
Adds Additional Area	0	0	0
Unfin Open Porch	9	0	2
Total	6560	3904	4683

Element	Code	Detail
Baths	2.500	
Bedrooms	3.000	
Stories	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	$808,730.00	$50,722.00	$758,008.00	$5,906.79	$6,083.92	$5,743.05
Public Schools: By State Law	$808,730.00	$25,000.00	$783,730.00	$2,352.82	$2,425.64	$2,347.04
By Local Board	$808,730.00	$25,000.00	$783,730.00	$1,710.59	$1,761.83	$1,681.73
School Board Voted	$808,730.00	$25,000.00	$783,730.00	$760.94	$783.73	$783.73
FL Inland Navigation Dist.	$808,730.00	$50,722.00	$758,008.00	$21.20	$21.83	$20.47
Atlantic Beach	$808,730.00	$50,722.00	$758,008.00	$2,090.80	$2,153.50	$1,994.47
Water Mgmt Dist. SJRWMD	$808,730.00	$50,722.00	$758,008.00	$131.95	$135.91	$129.09
Urban Service Dist3	$808,730.00	$50,722.00	$758,008.00	$0.00	$0.00	$0.00
			Totals	$12,975.09	$13,366.36	$12,699.58

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$2,385,273.00	$785,938.00	$50,000.00	$735,938.00
Current Year	$2,650,472.00	$808,730.00	$50,722.00	$758,008.00

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

CITY OF ATLANTIC BEACH

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

1/12/2026

WEBER GAY A
364 11TH ST
ATLANTIC BEACH, FL 32233-5532

Real Estate Number: 170084 0000 **Case Number:** 26-015
Location of Violation: 364 11TH ST, 5-59 16-2S-29E ATLANTIC BEACH W 16FT LOT 29,LOT 31,E 17FT LOT 33 BLK 13 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 364 11TH ST was conducted on 12JAN26. The City of Atlantic Beach Code Enforcement has found your property to be in violation of the City of Atlantic Beach Code of Ordinances:

NATURE OF VIOLATION: Per Code, vegetation must not be allowed to grow past 12" in height. Overgrowth was observed on the East side of the property. Temporary storage units (POD) are allowed on residential properties for no more than 10 days, with permission from the planning director. There is no permission on file for the POD located on the driveway. There is also an expired fence permit that must be renewed, inspected, and finaled. (RFNC25-0029).

APPLICABLE CODE:
Sec. 6-26. - Schedule of building permit fees.
(a) (9) Building permit renewal fee. The following permit renewal fees shall be paid when an applicant renews a permit after the original permit has expired in accordance with the Florida Building Code.
No inspection conducted: 100% of original fee.

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

Sec. 24-67. - Temporary structures and storage within zoning districts.
(b) Temporary storage structures and uses. Enclosed portable structures intended only for temporary storage may be used subject to the following provisions: (1) Within all residential zoning districts, enclosed portable structures intended only for the temporary storage of personal household belongings of occupants of the property may be placed on the property for a period not to exceed ten (10) days. Registration with the planning and community development director shall be required for each such use of any temporary storage structures.

This letter requests that the noted violation(s) be corrected by cutting/mowing the overgrown vegetation, renewing the permit and scheduling inspections, and removing or obtaining permission for the POD within ten (10) days of receipt of this notice.

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

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

Sincerely,

Jose M Gonzalez
CODE ENFORCEMENT

TEMPORARY STORAGE REGISTRATION

City of Atlantic Beach
Community Development Division
800 Seminole Road Atlantic Beach, FL 32233
(P) 904-247-5800

**Please submit form in person or to building-dept@coab.us

DATE 23 Jan 2026

SITE INFORMATION

ADDRESS 364 11th St CITY Atlantic Bch STATE FL ZIP CODE 32233
This should be the address where the temporary storage structure will be placed.

LEGAL DESCRIPTION 5-59 16-25-29E AB BLK 13 RE# 170884-0000

SUBDIVISION _____ BLOCK 13 LOT 29 LOT/PARCEL SIZE _____

APPLICANT INFORMATION

NAME Gae Weber EMAIL gaeashly@att.net

ADDRESS 364 11th St CITY AB STATE FL ZIP CODE 32233
You can enter "same as above" if it applies

STORAGE DATES 23 Jan TO 6 Feb PHONE # 242-2649 CELL # 904-508-5858
Dates that the temporary storage structure will be located on the property

☑ RESIDENTIAL ☐ COMMERCIAL (Provide survey or site plan showing location where structure will be placed)

☐ OTHER (Explain) _____

Within all residential zoning districts, enclosed portable structures intended only for the temporary storage of personal household belongings of occupants of the property may be placed on the property for a period not to exceed ten (10) days. Registration with the planning and community development director shall be required for each such use of any temporary storage structures.

Within all nonresidential zoning districts, enclosed portable structures intended only for storage, may be used for temporary storage of items related to the business located on the property, for a period not to exceed thirty (30) days. Such structures shall not be located within required front yards and shall not be used to store any chemical, hazardous, flammable or combustible materials.

"In lieu of signed, sworn and notarized signatures of the property owner, agent and/or contractor, and under penalties of perjury, I declare that I have read and examined the foregoing application and that the facts stated in it are true and correct."

Gae Weber — Gae Weber — 23 Jan 2026
SIGNATURE OF APPLICANT | PRINT OR TYPE NAME OF APPLICANT | DATE

Approved Zoning 1.26.26

TEMPORARY STORAGE STRUCTURES 01.06.2026

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

Second Notice of Violation

02/10/2026

WEBER GAY A
364 11TH ST
ATLANTIC BEACH, FL 32233-5532

Real Estate Number: 170084 0000 **Case Number:** 26-015
Location of Violation: 364 11TH ST, 5-59 16-2S-29E ATLANTIC BEACH W 16FT LOT 29,LOT 31,E 17FT LOT 33 BLK 13 Atlantic Beach, Florida

Dear Property Owner:

Please be advised, the City of Atlantic Beach Code of Ordinances includes rules and regulations governing construction activities and maintenance standards for property within the City. These standards are set forth in the International Property Maintenance Code and the Florida Building Code and were adopted as part of the City of Atlantic Beach Code of Ordinances in Chapter 6, Article II, Section 6-16.

A code enforcement inspection at 364 11TH ST was conducted on January 12, 2026 and February 06, 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: Per Code, vegetation must not be allowed to grow past 12" in height. Overgrowth was observed on the East side of the property. Temporary storage units (POD) are allowed on residential properties for no more than 10 days, with permission from the planning director. A temporary permit was issued but it has since expired. There is also an expired fence permit that must be renewed, inspected, and finaled. (RFNC25-0029).

APPLICABLE CODE(S):
Sec. 6-26. - Schedule of building permit fees.
(a) (9) Building permit renewal fee. The following permit renewal fees shall be paid when an applicant renews a permit after the original permit has expired in accordance with the Florida Building Code.
No inspection conducted: 100% of original fee.

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

Sec. 24-67. - Temporary structures and storage within zoning districts.
(b) Temporary storage structures and uses. Enclosed portable structures intended only for temporary storage may be used subject to the following provisions: (1) Within all residential zoning districts, enclosed portable structures intended only for the temporary storage of personal household belongings of occupants of the property may be placed on the property for a period not to exceed ten (10) days. Registration with the planning and community development director shall be required for each such use of any temporary storage structures.

ACTION TO CORRECT: This letter requests that the noted violation(s) be corrected by cutting/mowing the overgrown vegetation, renewing the permit and scheduling inspections, and removing the POD within ten (10) days of receipt of this notice.

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

I, JOSE M GONZALEZ, hereby swear and affirm that the above statement is true and accurate.

Sincerely,

JOSE M GONZALEZ
CODE ENFORCEMENT

CODE ENFORCEMENT

CITY OF ATLANTIC BEACH, FLORIDA

NOTICE OF HEARING

03/02/2026

Case Number: 26-015

WEBER GAY A
364 11TH ST
ATLANTIC BEACH, FL 32233-5532

Certified Mail Return Receipt
9589 0710 5270 1906 7671 62

Property Address :
364 11TH 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 **May 7th 2026, at 2:00 pm** at Atlantic Beach City Hall, Commission Chamber, 800 Seminole Road, to answer and be heard on the following alleged violations on the property known as 364 11TH ST, 5-59 16-2S-29E, Atlantic Beach, Florida.

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

International Property Maintenance Code / City Code of Ordinances

VIOLATIONS:

Corrected
FINAL INSPECTION MISSING

Not Corrected
Temporary structures and storage within zoning districts. (b) Temporary storage *structures and uses*. Enclosed portable structures intended only for temporary storage may be used subject to the following provisions: (1) Within all residential zoning districts, enclosed portable structures intended only for the temporary storage of personal household belongings of occupants of the property may be placed on the property for a period not to exceed ten (10) days. Registration with the planning and community development director shall be required for each such use of any temporary storage structures.

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

STATEMENT OF CODE ENFORCEMENT OFFICER: On 01/12/2026, 02/10/2026, and 02/25/2026, the undersigned Code Enforcement Officer conducted an inspection of the premises located at 364 11th 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: an expired fence permit that never got a final inspection, overgrown vegetation, and a temporary storage unit that exceeded its time limit.

If the violation is corrected and then recurs or if the violation was not corrected by the time specified for correction by the Code Enforcement Officer in the Notice of Violation that you received, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the hearing.

You have the right to obtain an attorney at your own expense and to present witnesses on your behalf. If you desire to have witnesses subpoenaed or if you have questions regarding the procedure, please contact the City Clerk's office within five days of the receipt of this notice at (904) 247-5821. Please note the presence of a court reporter for the purpose of ensuring a verbatim record in the event an appeal should be secured at your expense.

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

JOSE M GONZALEZ
Code Compliance Inspector, City of Atlantic Beach

ATTEST:

_____
Michelle Weippert, Records Management Specialist

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage and Fees

$

Postmark Here

Sent To Weber

Street and Apt. No., or PO Box No. 364 11th ST

City, State, ZIP+4® case #26-015

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

9589 0710 5270 7147 2904 76

Page 109 of 112

Agenda Item #5.D.
07 May 2026

Certified Mail service provides the following benefits:

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

Important Reminders:

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

IMPORTANT: Save this receipt for your records.

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

CERTIFIED MAIL®

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

JACKSONVILLE RPDC 320
4 MAR 2026 PM 2 L

9589 0710 5270 1906 7671 62

quadient
FIRST-CLASS MAIL
IMI
$010.44⁰
03/03/2026 ZIP 32233
043M31249185

US POSTAGE

3/6/26 AH
C98 / LN

Gay Weber
364 11th ST
Atlantic Beach, FL

ANKK1: 933312028B8

UNC

NIXIE 326 DE 1 0004/09/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32233546199 *1539-02030-04-45

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Weber
364 11th ST
Case # 26-015

9590 9402 9145 4225 8070 10

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

9589 0710 5270 1906 7671 62

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

Mail
Mail Restricted Delivery
00)

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