

# A G E N D A

**GREEN COVE SPRINGS CODE ENFORCEMENT  
SPECIAL MAGISTRATE  
321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
Wednesday, January 17<sup>th</sup>, 2024 - 10:00 AM**



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## Call to order

## New Cases

1. Case-23-0013

Address: 1106 N Orange Ave

Owner: Springs Chapel Corp.

Violation: The property is not in compliance with the Special Exception which was approved for the school October 27, 2016:

Violation: Special exception review criteria.

2. Case-23-0022

Address: 615 Washington Ln

Owner: Burnette Doug

Violation: Building permit required.

3. Case-23-0113

Address: 1034 Martin Luther King JR

Owner: Beckmann Brendon

Violation: Violation: Parking recreational vehicle, boat, or boat trailers.

4. Case-23-0063

Address: 1630 Spruce St

Owner: John Philip Damato IV

Violation: Building permit required. (Interior Renovation)

5. Case-23-0040

Address: 20 Orange Ave

Owner: Moses Michael N Trustee

Violation: Building permit required. (Interior Renovation)

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6. Case-23-0024  
Address: 409 Harrison St  
Owner: Velez Ricardo  
Violation: Building permit required. (Wood structure rear of property)

7. Case-23-0020  
Address: 1201 Bonaventure AVE  
Owner: Dunlap Bradley V M & Christina  
Violation: Building permit required. (Shed on property)  
Violation: Junk Vehicles Prohibitions. (Complied)

**Continued Cases**

8. Case-23-0029 (Continuing Case)  
Address: 1051 Center St  
Owner: Francis Dwight  
Violation: Building permit required. (Renovation)

9. Case-23-0070 (Continuing Case)  
Address: 1312 Martin Luther King JR Blvd  
Owner: Unknown  
Violation: Unsafe conditions. Roof  
Violation: Exterior Structure (Rafter tails, fascia boards and rear awning overhang)

**Complied Cases**

10. Case-23-0032 (Complied)  
Address: 965 Leonard C Taylor Pky  
Owner: Louis L Huntley Enterprises Inc  
Violation: Building permit required. (Interior Renovation)

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11. Case-23-0117 (Complied)

Address: 1118 Buccaneer Blvd Green

Owner: Progress Residential Borrower 5 LLC

Violation: Parking recreational vehicle, boat, or boat trailers.

12. Case-23-0083 (Complied)

Address: 200 S Orange Ave

Owner: 200 N Orange Ave Holdings LLC

Violation: Weeds/Grass

Violation: Sidewalks and driveways.

13. Case-23-0041 (Complied)

Address: 1323 N Orange Ave

Owner: STAR REALCO LLC

Violation: Building permit required. (Installed HVAC system on roof of building)

14. Case-23-0109 (Complied)

Address: 439 Melrose Ave

Owner: Genc Alper

Violation: Sanitation

15. Case-23-0034 (Complied)

Address: 402 S Roberts St

Owner: FLA TRUST SERVICES LLC TRUSTEE

Violation: Building permit required.

Violation: Fences, walls, and hedges. (Design and maintenance)

Violation: Overgrown property declared nuisance.

16. Case-23-0105 (Complied)

Address: 1027 Martin Luther King JR Blvd

Owner: 22 & Oak Homes LLC

Violation: Overgrown property declared nuisance.

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17. Case-23-0008 (Complied)

Address: 1920 Elks Path Ln

Owner: Boysen Jeffrey Dustin

Violation: Building permit required. (Fence)

18. Case-23-0035 (Complied)

Address: 1511 Forbes St

Owner: Augustine Khrystal

Violation: Building permit required. (Shed on property)

Violation: Fences, walls, and hedges. (Design and maintenance)

19. Case- CEPM-23-0103 (Complied)

Address: 1707 Idlewild Ave

Owner: Foley Development Inc

Violation: Overgrown property declared nuisance. (Retention pond area)

20. Case-23-0102 (Complied)

Address: Roberts St

Owner: Wiggins Investments of North Florida Inc

Violation: Overgrown property declared nuisance.

21. Case-23-0038 (Complied)

Address: 3468 Canyon Falls Dr

Owner: Lypse Timothy

Violation: Building permit required. (Wood structure rear of property)

22. Case-23-0085 (Complied)

Address: 205 S Highland Ave

Owner: Thomas Karen M

Violation: Accumulation of rubbish or garbage.

Violation: Weeds/Grass

23. Case-23-0095 (Complied)

Address: 1234 Forbes St

Owner: Burnette Douglas

Violation: Accumulation of rubbish or garbage.

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24. Case-23-23-0096 (Complied)  
Address: 1226 Forbes St  
Owner: Hayes Tonny  
Violation: Accumulation of rubbish or garbage.
25. Case-23-0093 (Complied)  
Address: 100 N Orange Ave  
Owner: H H DISCOUNT BEVERAGES INC  
Violation: Property Maintenance (Broken pylon sign)
26. Case-23-0080 (Complied)  
Address: 1211 Spruce St  
Owner: Westbrook Louise ETAL  
Violation: Overgrown property declared nuisance.  
Violation: Accumulation of rubbish or garbage.
27. Case-23-0026 (Complied)  
Address: 829 N Palmetto Ave  
Owner: Bearden Family Legacy LLC  
Violation: Building permit required. Interior Remodel  
Violation: Accumulation of rubbish or garbage.
28. Case--23-0012 (Complied)  
Address: 914 N Orange Ave  
Owner: LKS INC  
Violation: Permitted uses. Gateway corridor commercial zoning. (Boat Storage)
29. Case-23-0110 (Complied)  
Address: 103 Jack St  
Owner: Glisson William T  
Violation: Accumulation of rubbish or garbage. (Stove appliance)
30. Case-23-0042 (Complied)  
Address: 1316 Martin Luther King Jr  
Owner: Pengsea Home LLC  
Violation: Building permit required. (Interior Renovation)

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31. Case-23-0111 (Complied)  
Address: 301 N Palmetto Ave  
Owner: LMNAD Management Group LLC  
Violation: Accessory structures. Damage Fence  
Violation: Accumulation of rubbish or garbage.
32. Case-23-0115 (Complied)  
Address: Oakridge Ave  
Owner: Gerren John M JR  
Violation: Overgrown property declared nuisance.
33. Case-23-0116 (Complied)  
Address: 1126 Buccaneer Blvd  
Owner: Hudson James R III  
Violation: Exterior Structure.  
Violation: Motor vehicles inoperative. (Flat tire on vehicle)
34. Case-23-0114 (Complied)  
Address: 1705 Julia St  
Owner: Dalen Marion C Et Al  
Violation: Parking recreational vehicle, boat, or boat trailers. (Blue trailer)
35. Case-23-0027 (Complied)  
Address: 481 Olive Cir  
Owner: Ndina Ardian  
Violation: Building permit required. (Wood structure with roof attach)  
Violation: Accumulation of rubbish or garbage.
36. Case-23-0107 (Complied)  
Address: 1301 Bonaventure Ave  
Owner: Lam Tuan  
Violation: Overgrown property declared nuisance.
37. Case-23-0022 (Complied)  
Address: 1023 Wall St  
Owner: Seays Olivia M  
Violation: Building permit required. (Installed Fence)

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38. Case-23-0104

Address: 1026 Martin Luther King JR Blvd

Owner: Qualls Christopher Jess

Violation: Accumulation of rubbish or garbage. (Tree debris)

**Adjournment**

Minutes of the Code Enforcement Special Magistrate hearings can be obtained from the City Clerk's office. The Minutes are recorded but are not transcribed verbatim.

Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

Exparte Communications: Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Special Magistrate and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Special Magistrate. The exchanges must be disclosed by the Special Magistrate.