



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Neighborhoods Department  
Municipal Code Compliance Division  
214 N. Hogan Street, 7<sup>th</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-7000  
Jacksonville.gov

## **MUNICIPAL CODE ENFORCEMENT BOARD AGENDA**

**April 16th, 2024, at 10:00 AM  
Conference Room #1002  
Edward Ball Building, 1<sup>st</sup> Floor  
214 N. Hogan Street, Jacksonville, FL 32202**

**NOTICE** is hereby given that the Municipal Code Enforcement Board (MCEB), in accordance with Chapter 162, Florida Statutes, and Chapter 91, Jacksonville Ordinance Code, will hold an in-person meeting on the date and time indicated below for the following purposes:

All Special Magistrate Hearings are open to the public.

If you have any questions regarding this notice or would like to receive a copy of the Board agenda, please contact Municipal Code Compliance Division (MCCD) by telephone at (904) 255-7000 or by email at [mceb@coj.net](mailto:mceb@coj.net).

Xc: Jacksonville City Council Members  
Karen Bowling, Chief Administrative Officer, Office of the Mayor  
Kelli O'Leary, Deputy Chief Administrative Officer, Office of the Mayor  
Michael Fackler, General Counsel  
Craig Feiser, Attorney III, Office of General Counsel  
Wendy Mumma, Attorney II, Office of General Counsel  
Thomas Waters, Director, Neighborhoods Department  
Thomas Register, Chief, Municipal Code Compliance Division  
Ernest Murphy, Code Enforcement Administrator, Municipal Code Compliance  
Sarah Ladino, Administration Manager, Municipal Code Compliance  
Joshua Gideon, Chief, Building Inspection Division  
Arimus Wells, City Planner Supervisor, Planning and Development Department  
Martin Kennelly, Historic Preservation Code Inspector, Planning and Development Department  
Monica Cichowlas, Manager, 630-City, Call Center  
Springfield Preservation and Revitalization (SPAR)  
Warren Jones, Executive Director, Riverside Avondale Preservation (RAP)  
Laura Lavernia, Preservation and Education Coordinator, Riverside Avondale Preservation  
630-CITY

- I. Opening Statement
- II. Call to Order
- III. Public Hearings

## **AGENDA**

MUNICIPAL CODE COMPLIANCE DIVISION (MCCD)  
SPECIAL MAGISTRATE---PUBLIC HEARINGS  
April 16, 2024---BEGINNING AT 10 AM  
LOCATION: EDWARD BALL BUILDING, 214 N. HOGAN STREET  
1<sup>st</sup> FLOOR, CONFERENCE ROOM #1002

### **1. Municipal Code Compliance Division**

- a. MCE Case No:220019  
PICS Case No:2021-8370797  
Violation Address:1504 Perry St.  
Property Owner: Perry Street Apartments LLC  
Inspector: A. Funez
  
- b. MCE Case No: 230115  
PICS Case No: 2023-9067558  
Violation Address: 5301 Norwood Av.  
Property Owner: Black Horse Commercial LLC  
Inspector: Z. Glenn
  
- c. MCE Case No: 230116  
PICS Case No: 2023-9067583  
Violation Address: 5451 Norwood Av.  
Property Owner: Black Horse Commercial LLC  
Inspector: Z. Glenn
  
- d. MCE Case No: 240066  
PICS Case No: 2024-9149231  
Violation Address: 1440 Clark St.  
Property Owner: Aerial Gallagher  
Inspector: A. Funez
  
- e. MCE Case No: 240073  
PICS Case No: 2021-8162251  
Violation Address: 1632 E 21St St.  
Property Owner: James T. Boykins ET AL  
Inspector: Z. Glenn
  
- f. MCE Case No: 240076  
PICS Case No: 2020-7917013  
Violation Address: 455 N Springfield Ct.  
Property Owner: Aqueel Momin  
Inspector: Z. Glenn

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- g. MCE Case No: 240102  
PICS Case No: 2024-9176260  
Violation Address: 1444 N Main St.  
Property Owner: Springfield Acquisitions INC  
Inspector: A. Funez
- h. MCE Case No: 220027  
PICS Case No: 2022-8667092  
Violation Address: 401 Century 21 Dr. Unit H34  
Property Owner: Shorehouse Tic I LLC ET AL C/O Ke Andrews  
Inspector: J. Velasco
- i. MCE Case No: 230084  
PICS Case No: 2023-9018289  
Violation Address: 9747 N Jupiter Ct.  
Property Owner: Brett Derek Smith  
Inspector: T. Brown
- j. MCE Case No: 240068  
PICS Case No: 2024-9210733  
Violation Address: 1412 Grove Park Bv.  
Property Owner: Jason Todd Hemingway  
Inspector: J. Velasco
- k. MCE Case No: 240081  
PICS Case No: 2023-8922568  
Violation Address: 287 Otterwood Ct.  
Property Owner: Pillar LLC  
Inspector: J. Chemay
- l. MCE Case No: 240079  
PICS Case No: 2022-8735153  
Violation Address: 10551 Akers Dr.  
Property Owner: William D. Cowart III  
Inspector: S. Duckro
- m. MCE Case No: 230126  
PICS Case No: 2023-9051570  
Violation Address: 10075 N Gate Py. Unit 1814  
Property Owner: Future Property Investment INC  
Inspector: P. Higdon

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- n. MCE Case No: 240080  
PICS Case No: 2023-8992251  
Violation Address: 10407 S Forest Bv.  
Property Owner: Darren V. Parker ET AL  
Inspector: P. Higdon
- o. MCE Case No: 240088  
PICS Case No: 2023-9117590  
Violation Address: 1436 Wolfe St.  
Property Owner: Margaret E. Babineau  
Inspector: C.Schmidt
- p. MCE Case No: 220024  
PICS Case No: 2021-8249535  
Violation Address: 2165 Gilmore St.  
Property Owner: Daniel Christenson  
Inspector: C. Zuckero
- q. MCE Case No: 240064  
PICS Case No: 2024-9203195  
Violation Address: 4123 Trout River Blvd  
Property Owner: Michael McCoy  
Inspector: A. Barnes
- r. MCE Case No: 240065  
PICS Case No: 2018-159522  
Violation Address: 1366 Kings Rd.  
Property Owner: ZAD 1366 Kings Road Land Trust  
Inspector: T. Chatfield
- s. MCE Case No: 240067  
PICS Case No: 2022-8616010  
Violation Address: 2563 W 25Th St.  
Property Owner: Deborah M. Davis  
Inspector: S. Shore
- t. MCE Case No: 240069  
PICS Case No: 2020-8032926  
Violation Address: 6041 Ribault Rd.  
Property Owner: O & K World Enterprises LLC  
Inspector: A. Barnes

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- u. MCE Case No: 240071  
PICS Case No: 2020-7637166  
Violation Address: 5744 Old Kings Rd.  
Property Owner: Lola Jean Jeffries ETAL  
Inspector: R. Weese
- v. MCE Case No: 240075  
PICS Case No: 2019-175535  
Violation Address: 2543 Olustee St.  
Property Owner: Alex Solange  
Inspector: S. Shore
- w. MCE Case No: 240077  
PICS Case No: 2023-9094857  
Violation Address: 5020 Cleveland Rd. Unit 110  
Property Owner: Vista Landing Preservation LLC  
Inspector: S. Shore

### **2. Historic Preservation**

- a. MCE Case No: 240098  
PICS Case No: RE#072522-0010  
Violation Address: 410 E. 4th St.  
Property Owner: AGM Properties LLC  
Inspector: M. Kennelly

### **3. Building Inspection Division**

- a. MCE Case No: 230079  
PICS Case No: RE#024536-0000  
Violation Address: 1441 Forest Hills Rd.  
Property Owner: Buysmart Holdings, LLC  
Inspector: R. Hawkins
- b. MCE Case No: 240056  
PICS Case No: RE#143920-0000  
Violation Address: 284 Lamson St.  
Property Owner: Juver A. Argueta  
Inspector: J. Kohn

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- c. MCE Case No: 240091  
PICS Case No: RE#129777-0000  
Violation Address: 1515 Somerville Rd.  
Property Owner: Daryl Gleaton  
Inspector: J. Kohn
  
- d. MCE Case No: 240094  
PICS Case No: RE#008875-0090  
Violation Address: 10353 Shady Crest Ln  
Property Owner: David A. Taylor  
Inspector: C. Schoephoerster
  
- e. MCE Case No: 240125  
PICS Case No: RE#136930-0000  
Violation Address: 2376 Parental Home Rd.  
Property Owner: Noemias Maradiaga Rodas & Mirna Cruz Marinez  
Inspector: J. Kohn

IV. Administrative Business  
Call for the reading of cases that were not heard, etc.

V. Adjournment

If any person desires to appeal any decision with respect to any matter considered at this meeting, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.