



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

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

MUNICIPAL CODE ENFORCEMENT BOARD AGENDA

**August 19th, 2025, at 10:00 AM
Hearing Room #1002
Edward Ball Building, 1st 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.

Xc:

Karen Bowling, Chief Administrative Officer, Office of the Mayor
Kelli O'Leary, Deputy Chief Administrative Officer, Office of the Mayor
Jacksonville City Council Members
Michael Fackler, General Counsel
Dylan Reingold, Office of General Counsel
Mary Staffopoulos, Office of General Counsel
Laura Boeckman, Attorney III, Office of General Counsel
Kyle Gavin, Attorney IV, Office of General Counsel
Thomas Waters, Director, Neighborhoods Department
Thomas Register, Chief, Municipal Code Compliance Division
Chris Billings, Contract Compliance Manager, Municipal Code Compliance
Helena Parola, Interim Director, Planning and Development Department
Chuck Gibson, Manager, Building Inspections Division
Arimus Wells, City Planner Supervisor, 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
August 19th, 2025---BEGINNING AT 10 AM
LOCATION: EDWARD BALL BUILDING, 214 N. HOGAN STREET
1st FLOOR, CONFERENCE ROOM #1002

A. Municipal Code Compliance Division

1. MCE Case No:240072
PICS Case No:2019-125638
Violation Address:4707 East Marlboro Cir.
Property Owner: Willie Maxwell Sams
Inspector: J. Osteen
2. MCE Case No: 240195
PICS Case No: 2023-8862291
Violation Address:3725 N. Davis St.
Property Owner: Jax Ventures Company Inc.
Inspector: J. Osteen
3. MCE Case No: 230121
PICS Case No: 2023-9031847
Violation Address: 111 W. 11th ST
Property Owner: Kiet Nguyen
Inspector: W. Hanks
4. MCE Case No: 240227
PICS Case No: 2024-9287181
Violation Address: 133 W 4TH ST
Property Owner: Esther Elder
Inspector: W. Hanks
5. MCE Case No: 240268
PICS Case No: 2024-9251195
Violation Address: 236 W 5TH ST
Property Owner: 5th Street Dreams
Inspector: W. Hanks
6. MCE Case No: 240228
PICS Case No: 2024-9149115
Violation Address: 3333 Beach Boulevard (Unit- 1)
Property Owner: St. Nicholas Liquors LLC
Inspector: S. Duckro

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7. MCE Case No: 250042
PICS Case No: 2025-9481086
Violation Address: 8747 Galveston Av
Property Owner: Li Yong
Inspector: S. Duckro
8. MCE Case No: 230125
PICS Case No: 2023-9051657
Violation Address: 10075 N Gate PKWY (Unit- 1806)
Property Owner: Sherry M. West
Inspector: K. Smith
9. MCE Case No: 230126
PICS Case No: 2023-9051570
Violation Address: 10075 N Gate PKWY (Unit- 1814)
Property Owner: Future Property Investment Inc.
Inspector: K. Smith
10. MCE Case No: 240338
PICS Case No: 2025-9479867
Violation Address: 3610 Beauclerc Rd
Property Owner: Kenneth Williams
Inspector: S. Shore
11. MCE Case No: 240351
PICS Case No: 2025-9466908
Violation Address: 3337 Royal Palm Dr
Property Owner: Braxton R. Moro ET AL
Inspector: K. Smith
12. MCE Case No: 250171
PICS Case No: 2025-9596934
Violation Address: 10847 E Horse Track Dr
Property Owner: Pal Shtjefni and Agetina Shtjefni
Inspector: V. Allen
13. MCE Case No: 250174
PICS Case No: 2025-9578366
Violation Address: 10300 Southside Bv
Property Owner: Jacksonville Avenues Limited Partnership
Inspector: V. Allen

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14. MCE Case No: 240121
PICS Case No: 2024-9170109
Violation Address: 5435 West Norde Dr (Unit- 42)
Property Owner: JJTA23 Real Properties LLC
Inspector: A. Moon
15. MCE Case No: 240122
PICS Case No: 2024-9170114
Violation Address: 5435 West Norde Dr (Unit- 41)
Property Owner: JJTA23 Real Properties LLC
Inspector: A. Moon
16. MCE Case No: 250068
PICS Case No: 2025-9516515
Violation Address: 2520 Stratton Rd.
Property Owner: Lauris Tony Creppel and Sean Michael Creppel
Inspector: R. Weese
17. MCE Case No: 250128
PICS Case No: 2025-9586644
Violation Address: 1087 Dancy St
Property Owner: Gail Amerson Perkins
Inspector: C. Owens
18. MCE Case No: 240194
PICS Case No: 2023-9029733
Violation Address: 10621 Monaco Dr. (Unit 65-72)
Property Owner: Park at River City LLC
Inspector: P. Higdon
19. MCE Case No: 250072
PICS Case No: 2025-9528679
Violation Address: 14988 E. Thomas Mill Rd.
Property Owner: Brian Gash and Polly Gash
Inspector: P. Higdon
20. MCE Case No: 250170
PICS Case No: 2018-145830
Violation Address: 11660 E Chestnut Oak Dr
Property Owner: Venturia Abraham
Inspector: P. Higdon

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21. MCE Case No: 250118
PICS Case No: 2025-9481051
Violation Address: 117 E Eubanks St
Property Owner: Fredrick F. Hilchey and Ruby B. Hilchey
Inspector: J. Johnson
22. MCE Case No: 250130
PICS Case No: 2025-9608839
Violation Address: 14160 Gossett St
Property Owner: Donald P. Wood ET AL
Inspector: J. Johnson

B. Building Inspection Division

1. MCE Case No: 240125
PICS Case No: RE#136930-0000
Violation Address: 2376 Parental Home Rd.
Property Owner: Noemias Maradiaga Rodas and Mirna Cruz Martinez
Inspector: J. Kohn
2. MCE Case No: 240340
PICS Case No: RE# 164149-0000
Violation Address: 10391 Bradley Rd
Property Owner: Juan Carlos Uriostequi Cervantez
Inspector: J. Kohn
3. MCE Case No: 240344
PICS Case No: RE#136165-0020
Violation Address: 7225 Crane Ave (#39)
Property Owner: JJTA3 Real Properties LLC
Inspector: J. Kohn
4. MCE Case No: 250046
PICS Case No: RE#137595-0000
Violation Address: 2128 Dean Rd
Property Owner: Michael Raymond Steven Geschwind and Becky Sue Geschwind
Inspector: J. Kohn

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5. MCE Case No:250213
PICS Case No:RE#078054-0000
Violation Address:1510 Willow Branch Av
Property Owner: Thomas M. Broering and Victoria ST Clair
Inspector: C. Schoephoerster

- 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.