



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

**September 23, 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
September 23,2025---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:240286
PICS Case No:2023-8813137
Violation Address:425 E Church St
Property Owner: Villages of Cathedral LLC
Inspector: M. Wilson
2. MCE Case No: 240287
PICS Case No: 2023-8813389
Violation Address:433 E Church St
Property Owner: Villages of Cathedral LLC
Inspector: M. Wilson
3. MCE Case No: 240288
PICS Case No: 2023-8813292
Violation Address: 416 E Church St
Property Owner: Villages of Cathedral LLC
Inspector: M. Wilson
4. MCE Case No: 240336
PICS Case No: 2024-9457437
Violation Address: 1709 N Pearl St
Property Owner: RocketResults LLC
Inspector: M. Wilson
5. MCE Case No: 240124
PICS Case No: 2023-8896358
Violation Address: 2934 W Stonehurst Rd
Property Owner: Edgewater Property Maintenance LLC
Inspector: M. Doyle
6. MCE Case No: 250110
PICS Case No: 2025-9567101
Violation Address: 5643 Holly Bell Dr Unit Pools
Property Owner: Miramar Residences TIC I LLC Et AL
Inspector: M. Doyle

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7. MCE Case No: 250152
PICS Case No: 2025-9591862
Violation Address: 5643 Holly Bell Dr
Property Owner: Miramar Residences TIC I LLC Et AL
Inspector: M. Doyle
8. MCE Case No: 250125
PICS Case No: 2025-9575863
Violation Address: 5950 Atlantic Bv
Property Owner: Wanderleen B Hedquist Trust
Inspector: S. Duckro
9. MCE Case No: 250165
PICS Case No: 2025-9602563
Violation Address: 5754 Merrill Rd 31Bldg5753
Property Owner: Stardust Residencies TIC I LLC Et Al
Inspector: J. Ogletree
10. MCE Case No: 250123
PICS Case No: 2025-9522867
Violation Address: 8880 S Old Kings Rd
Property Owner: Preserve at San Jose Homeowners Association
Inspector: S. Shore
11. MCE Case No: 250131
PICS Case No: 2022-8610046
Violation Address: 5528 Boeing Dr
Property Owner: Edgewater Property Maintenance LLC
Inspector: A. Funez
12. MCE Case No: 250103
PICS Case No: 2025-9551104
Violation Address: 5710 Lenox Av Bldg 11
Property Owner: Sreit Madelyn Oaks LLC
Inspector: T. Brown
13. MCE Case No: 250161
PICS Case No: 2025-9587506
Violation Address: 4158 Arcot Cr
Property Owner: Christina Reed
Inspector: J. Strickland

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14. MCE Case No: 250163
PICS Case No: 2025-9560282
Violation Address: 6870 103rd St Unit 10-1002
Property Owner: PT Jax Apts LLC
Inspector: A. Moon
15. MCE Case No: 240319
PICS Case No: 2024-9348737
Violation Address: 1266 Cassat Av
Property Owner: ABDC Property III LLC
Inspector: T. Brown
16. MCE Case No: 240136
PICS Case No: 2022-8736293
Violation Address: 2834 Calloway Cr
Property Owner: Valerie Amica Et Al
Inspector: M. Collins
17. MCE Case No: 250113
PICS Case No: 2024-9450558
Violation Address: 5568 Tyler Av
Property Owner: Max Cobb
Inspector: R. Hargett
18. MCE Case No: 250126
PICS Case No: 2024-9392628
Violation Address: 8078 Devoe St
Property Owner: Herrera Manuel Avendano
Inspector: R. Crosby
19. MCE Case No: 250132
PICS Case No: 2025-9570383
Violation Address: 8321 Old Plank Rd
Property Owner: Williams Kenneth H Estate
Inspector: R. Crosby
20. MCE Case No: 250137
PICS Case No: 2023-9130639
Violation Address: 6669 Restlawn Dr
Property Owner: Jaxfish Properties LLC
Inspector: T. Chatfield

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21. MCE Case No: 250138
PICS Case No: 2024-9270807
Violation Address: 4905 40th St Cr
Property Owner: Mena William
Inspector: C. Bethune

22. MCE Case No: 250140
PICS Case No: 2025-9559684
Violation Address: 7420 Linda Dr
Property Owner: JJTA1 Real Properties LLC
Inspector: T. Chatfield

23. MCE Case No: 250158
PICS Case No: 2025-9617828
Violation Address: 6720 Norwood Av
Property Owner: Grace And Truth Community Development Corporation
Inspector: T. Chatfield

24. MCE Case No: 240316
PICS Case No: 2020-7907960
Violation Address: 248 S Mcduff Av
Property Owner: Denise Property Management LLC
Inspector: R. Hargett

B. Building Inspection Division

1. MCE Case No: 250136
PICS Case No: RE#106389-0042
Violation Address: 13301 Yellow Bluff Rd
Property Owner: Joy L Evans
Inspector: C. Benson

2. MCE Case No: 250154
PICS Case No: RE#112895-1045
Violation Address: 3655 Windsong Pl
Property Owner: Barry B Eskanos Et Al
Inspector: J. Kohn

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3. MCE Case No: 250173
PICS Case No: RE#084413-0000
Violation Address: 1039 W 21st St
Property Owner: God's House of Solomon Church Inc
Inspector: J. Flight

- 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.