



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

**October 28, 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, 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)
Shannon Blankenship, 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
 - A. Municipal Code Compliance Division

AGENDA

MUNICIPAL CODE COMPLIANCE DIVISION (MCCD)

SPECIAL MAGISTRATE---PUBLIC HEARINGS

October 28, 2025---BEGINNING AT 10 AM

LOCATION: EDWARD BALL BUILDING, 214 N. HOGAN STREET
1st FLOOR, CONFERENCE ROOM #1002

1. MCE Case No: 240105
PICS Case No: 2021-8158770
Violation Address: 1045 W 8th St
Property Owner: Able Blue Investments LLC
Inspector: Z. Glenn
2. MCE Case No: 240192
PICS Case No: 2023-8962541
Violation Address: 26 W 27th St
Property Owner: Casey Fenwick
Inspector: J. Osteen
3. MCE Case No: 240201
PICS Case No: 2023-8946778
Violation Address: 1027 Phelps St
Property Owner: Francisca Solval
Inspector: R. Marshall
4. MCE Case No: 240203
PICS Case No: 2024-9200368
Violation Address: 1417 N Laura St
Property Owner: Kymata Investments LLC
Inspector: M. Wilson
5. MCE Case No: 250007
PICS Case No: 2023-9054697
Violation Address: 51 W 32nd St
Property Owner: Birdie J Edwards Et Al
Inspector: J. Osteen
6. MCE Case No: 250056
PICS Case No: 2025-9551485
Violation Address: 610 Blodgetts La
Property Owner: Henry Lee Adams Jr Et Al
Inspector: R. Marshall

AGENDA

MUNICIPAL CODE COMPLIANCE DIVISION (MCCD)

SPECIAL MAGISTRATE---PUBLIC HEARINGS

October 28, 2025---BEGINNING AT 10 AM

LOCATION: EDWARD BALL BUILDING, 214 N. HOGAN STREET
1st FLOOR, CONFERENCE ROOM #1002

7. MCE Case No: 250098
PICS Case No: 2024-9392927
Violation Address: 1630 E 27th St
Property Owner: Noam Yaakov Goldstein
Inspector: R. Marshall
8. MCE Case No: 240322
PICS Case No: 2024-9385325
Violation Address: 3016 Justina Rd Unit 3 Bldg 303
Property Owner: Miramar Residences TIC I LLC Et Al
Inspector: M. Doyle
9. MCE Case No: 250092
PICS Case No: 2024-9187089
Violation Address: 1686 Bermuda Rd
Property Owner: Elizabeth Padgett
Inspector: G. Hand
10. MCE Case No: 250175
PICS Case No: 2024-9462391
Violation Address: 6030 S Wateredge Dr
Property Owner: Joseph Lloyd Hodgins Jr Et Al
Inspector: S. Duckro
11. MCE Case No: 250177
PICS Case No: 2025-9607537
Violation Address: 930 Cesery Bv
Property Owner: Charles B Taylor
Inspector: J. Ogletree
12. MCE Case No: 250180
PICS Case No: 2025-9573742
Violation Address: 6356 Arlington XY
Property Owner: Franz H Lerch Sr Trust
Inspector: S. Duckro
13. MCE Case No: 250172
PICS Case No: 2025-9614699
Violation Address: 4546 Hunterston La
Property Owner: CCPI Holdings Jax LLC
Inspector: K. Smith

AGENDA

MUNICIPAL CODE COMPLIANCE DIVISION (MCCD)
SPECIAL MAGISTRATE---PUBLIC HEARINGS
October 28, 2025---BEGINNING AT 10 AM
LOCATION: EDWARD BALL BUILDING, 214 N. HOGAN STREET
1st FLOOR, CONFERENCE ROOM #1002

14. MCE Case No: 240267
PICS Case No: 2024-9329420
Violation Address: 1349 Edgewood Av
Property Owner: Marilyn M Moon
Inspector: T. Brown
15. MCE Case No: 250176
PICS Case No: 2024-9366454
Violation Address: 5325 Wesconnett Bv
Property Owner: Henry A Brunelle
Inspector: J. Wright
16. MCE Case No: 240328
PICS Case No: 2024-9456358
Violation Address: 11345 Kittrell Pines Ter
Property Owner: Henry J Gros
Inspector: R. Hargett
17. MCE Case No: 250049
PICS Case No: 2025-9514493
Violation Address: 6343 Rosa Av
Property Owner: Zach Shay Et Al
Inspector: T. Chatfield
18. MCE Case No: 250062
PICS Case No: 2024-9229282
Violation Address: 635 Luna Ct
Property Owner: Annette Y Johnson
Inspector: R. Weese
19. MCE Case No: 250063
PICS Case No: 2023-9095156
Violation Address: 7853 E Caxton Cr
Property Owner: Minnie B Alston
Inspector: T. Chatfield
20. MCE Case No: 250094
PICS Case No: 2024-9235019
Violation Address: 3163 Penton St
Property Owner: Hortense G Lundy Estate
Inspector: M. Collins

AGENDA

MUNICIPAL CODE COMPLIANCE DIVISION (MCCD)
SPECIAL MAGISTRATE---PUBLIC HEARINGS
October 28, 2025---BEGINNING AT 10 AM
LOCATION: EDWARD BALL BUILDING, 214 N. HOGAN STREET
1st FLOOR, CONFERENCE ROOM #1002

21. MCE Case No: 250095
PICS Case No: 2024-9277461
Violation Address: 1961 W 26th St
Property Owner: JD Real Estate Investments LLC
Inspector: M. Collins

B. Building Inspection Division

1. MCE Case No: 250147
PICS Case No: RE#139236-0000
Violation Address: 6514 Newcastle Rd
Property Owner: Ruben Tinoco
Inspector: J. Kohn
2. MCE Case No: 250166
PICS Case No: RE#123095-0000
Violation Address: 1718 Hilltop Bv
Property Owner: Domingo Vargas De La Rosa
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.