



AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
MAY 7, 2026
1:30 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CASES TO BE HEARD

3.1 **HARVEST OUTREACH MINISTRIES INC., 00-00-31-1800-0071-0070, CASE 2025-0615.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property, Land Development Code Chapter 7.01.05D Specific Parking Restriction for Boats and Trailers, and Section 42-173 Wrecked or Inoperable Motor Vehicles on Private Property Declared a Nuisance and Prohibited. *Requesting Special Magistrate determination of the case.*

3.2 **LAKE LIVING TRUST, PHYLLIS P. LAKE, TRUSTEE, HAROLD E. LAKE, TRUSTEE, 339 OCEAN AVENUE, CASE 2025-0582.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117(a) Exterior Structure (Maintenance). *Requesting Special Magistrate determination of the case.*

3.3 **TIPTON, JAMES D. & JUDY A. L/E, 809 S. 8TH STREET, CASE 2025-0612.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Land Development Code Chapter 5.01.07 Dumpsters. *Requesting Special Magistrate determination of the case.*

3.4 **CECIL E. AND LAURIE M. FREEMAN, 602 S. 6TH STREET, CASE 2022-0779.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117(a) Exterior Structure (Maintenance). *Requesting Special Magistrate determination of the case.*

4. ADJOURNMENT

“Quasi-Judicial” signifies that the proceeding must adhere to Quasi-Judicial hearing protocols as outlined by the City Commission’s procedures and Florida Statutes.

All members of the public are encouraged to attend and express their views. Individuals who do not speak English fluently may request language or sign interpreters at least ten (10) working days before the meeting. Persons with disabilities needing accommodation to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 for the hearing or speech impaired.

For inquiries regarding this matter, please reach out to the Code Enforcement Department at (904) 310-3440. Should any individual wish to challenge a decision made by the Code Enforcement & Appeals Board concerning any matter discussed during the meeting, they must ensure that a precise record of the proceedings is generated. This record should encompass the testimonies and evidence crucial for the appeal process.



CITY OF
FERNANDINA
BEACH

SPECIAL MAGISTRATE HEARING: CODE ENFORCEMENT



City of Fernandina Beach

Code Enforcement Special Magistrate

Officer Crystal Rimes

Case Number: CODE-2025-0582

339 Ocean Ave



May 7, 2026

Property Details

- ❖ Address: 339 Ocean Ave, Fernandina Beach, FL 32034
- ❖ Owner: Lake Living Trust, Phyllis P Lake Trustee, Harold E Lake Trustee
- ❖ Mailing Address: 2229 Qual Drive, Bessemer, AL 35022

Parcel 00-00-31-134A-0116-0000

- TRIM
- PRC
- Print Summary
- View Tax Bill
- Map this Parcel
- GIS Report
- File for Homestead
- Tax Estimator
- New Search
- Previous Parcel
- Next Parcel

Owners

LAKE LIVING TRUST
 LAKE PHYLLIS P TRUSTEE
 LAKE HAROLD E TRUSTEE
 2229 QUAIL DRIVE
 BESSEMER, AL 35022

Parcel Summary

Situs Address	339 OCEAN AVE A&B
Use Code	0800: MULTI-FAMILY
Tax District	2: Fernandina
Acreage	0.000
Section	12
Township	3N
Range	29
Subdivision	GA FDNA BCH PBK2-35
Exemptions	None

Short Legal

LOT 116
 IN OR 1454/431
 GA FDNA BEACH SUB PB 2/35

Values

	2024 Certified Values	2025 Certified Values
Land Value *	\$800,000	\$950,000
(+) Improved Value	\$248,992	\$261,218
(-) Market Value	\$1,048,992	\$1,211,218
(-) Agricultural Classification	\$0	\$0
(-) SOH or Non-Hx* Capped Savings **	\$186,203	\$262,150
(-) School Assessed Value	\$1,048,992	\$1,211,218
County Assessed Value	\$862,789	\$949,068
(-) School Exemptions	\$0	\$0
(-) Non-school Exemptions	\$0	\$0
(-) School Taxable Value ***	\$1,048,992	\$1,211,218
(-) County Taxable Value	\$862,789	\$949,068



Violation Details

Violation of the Municipal Code of Ordinances Exist in Section:

42-117(a) Exterior Structure (Maintenance)

The exterior of a structure must be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare.

Corrective Action: Repair and replace all rotted wood/ lap siding on the exterior of the house. Scrape, seal and paint all peeling paint areas.



Photo Evidence



Photo Evidence



Photo Evidence



Notice of Violation/ Notice of Hearing Letter

Due Process Provided



CITY OF FERNANDINA BEACH
Code Enforcement Department

Crystal Rimes
Code Enforcement Officer

**CODE ENFORCEMENT SPECIAL MAGISTRATE
2ND NOTICE OF VIOLATION / NOTICE OF HEARING**

March 25, 2026

Case Number: CODE-2025-0582

Cert. #: 9589 0710 5270 3382 6533 73

IN THE MATTER OF:

Lake Living Trust
Phyllis P. Lake, Trustee
Harold E. Lake, Trustee
2229 Quail Dr.
Bessemer, AL 35022

PREMISES: 339 OCEAN AVE., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 116 IN OR 1454/431 GA FDNA BEACH SUB PB 2/35

Pursuant to Chapter 162, Florida Statutes, and the Code of Ordinances of the City of Fernandina Beach, the Code Enforcement Special Magistrate has jurisdiction to hear and decide cases involving alleged violations of City Codes and to impose fines and other lawful remedies.

An inspection of the above-referenced property revealed conditions that are in violation of the City of Fernandina Beach Code of Ordinances and/or Land Development Code as described below:

42-117(a) Exterior Structure (Maintenance)

By: 4/23/2026

The exterior of a structure must be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare.

Corrective Action: Repair and replace all rotted wood/ lap siding on the exterior of the house. Scrape, seal and paint all peeling paint areas.

Mailing Address: 204 Ash Street, Fernandina Beach, FL 32034 • Physical Address 516 S 10TH St, Suite 211, Fernandina Beach, FL 32034
Email: crimes@fbfl.org • www.fbfl.us/code • (904) 310-3443 • TDD/TTY 711
Equal Opportunity Employer

The City of Fernandina Beach Code of Ordinances and Land Development Code may be viewed online at: www.fbfl.us/code

You are hereby required to correct the violations listed above on or before the compliance deadline indicated. If the violations are corrected prior to the hearing date, you must contact the Code Enforcement Department to request a reinspection.

If the violations are not corrected by the compliance deadline stated above, this matter will be presented before the Code Enforcement Special Magistrate at a public hearing as follows:

DATE: May 7, 2026
TIME: 1:30 PM
LOCATION: City Commission Chambers, 204 Ash St., Fernandina Beach, FL, 32034

YOU HAVE THE RIGHT to appear before the Code Enforcement Special Magistrate to respond to the charges and to present relevant facts. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question the Code Enforcement Officer or other witnesses against you at the hearing. Failure to appear at the hearing may result in the Special Magistrate proceeding in your absence and issuing an Order based upon the evidence presented.

If the Special Magistrate finds that a violation exists, an Order may be entered requiring compliance by a specified date. The Special Magistrate may impose: A fine of up to \$250.00 per day per violation for a first violation; Administrative costs; Any other remedy authorized under Chapter 162, Florida Statutes. Unpaid fines and costs may constitute a lien against the property pursuant to Section 162.09, Florida Statutes.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

For questions regarding this Notice, please feel free to call me at (904) 310-3440 or send an email to code@fbfl.org.

Respectfully,

Crystal Rimes
Code Enforcement Officer
crimes@fbfl.org

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten business days prior to this hearing. Please contact the City Clerk's Office at (904) 310-3115 or TTY/TDD 711.

Any Order issued by the Code Enforcement Special Magistrate may be appealed to the Circuit Court pursuant to Section 162.11, Florida Statutes. Such appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. Any appeal must be filed within thirty (30) days of execution of the Order.

U.S. Postal Service™ *Code Book*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Postmark: MAR 25 2026

Postage: 10.44 USPS 2025

Phyllis P. Lake, Trustee, Harold E. Lake, Trustee
2229 Quail DR
Bessemer, AL 35022

2025-0582 339 Ocean Ave

<p>SENDER: COMPLETE THIS SECTION</p> <p>Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: Lake Living Trust Phyllis P. Lake, Trustee Harold E. Lake, Trustee 2229 Quail DR Bessemer, AL 35022</p> <p>9590 9402 9653 5199 1562 83</p> <p>2. Article Number (Transfer from service label) 9589 0710 5270 3382 6533 73</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <i>Phyllis P. Lake</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Phyllis P. Lake</p> <p>C. Date of Delivery 3/25/26</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, print full delivery address below:</p> <p>RECEIVED MAR 31 2026 CODE ENFORCEMENT City of Fernandina Beach</p> <p>3. Service Type <input checked="" type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input checked="" type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
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711, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



Timeline

- ❖ Initial Inspection: 9/24/2025
- ❖ Original Comply by: 10/25/2025
- ❖ Total number of days in violation – 225 days and the property remains in violation at this time.
- ❖ 9 inspections have been conducted
- ❖ Extensions have been granted in good faith
- ❖ Time allowed to find a contractor, apply for the appropriate permits, and navigate the scaffolding issues have been provided.
- ❖ Communication with the owner has taken place.



Administrative Fees

Staff	# of Units/Hours	Rate/Price/Hour	Total
Crystal Rimes, Code Enforcement Officer	3	29.61	88.83
Marco Aguilera, Manager	1	44.71	44.71
Cheryl Carfagno, Board Secretary	2	27.03	54.06
Recording Fees	1	20.00	20.00
Certified Mailings	2	11.00	22.00
First-Class Mailings	0	1.00	0
Total Due:			229.60



City's Recommendation

At this time the City is recommending the following

- ❖ Find the Respondent in violation of 42-117(a)
- ❖ Order compliance within **30 days**
- ❖ Authorize administrative costs
- ❖ Impose fine of **\$100 per day**, per violation beginning after compliance deadline





CITY OF
FERNANDINA
BEACH

SPECIAL MAGISTRATE HEARING: CODE ENFORCEMENT



City of Fernandina Beach

Code Enforcement Special Magistrate

Officer Crystal Rimes

Case Number: CODE-2022-0779

602 S 6TH ST



May 7, 2026

Property Details

- ❖ Address: 602 S 6TH St, Fernandina Beach, FL 32034
- ❖ Owner: Cecil E. & Laurie M. Freeman
- ❖ Mailing Address: PO Box 288, Fernandina Beach, FL 32035

Parcel 00-00-31-1800-0149-0011

[TRIM](#)
[PRC](#)
[Print Summary](#)
[View Tax Bill](#)
[Map this Parcel](#)
[GIS Report](#)
[File for Homestead](#)
[Tax Estimator](#)
[New Search](#)
[Previous Parcel](#)
[Next Parcel](#)

Owners
 FREEMAN CECIL E & LAURIE M
 PO BOX 288
 FERNANDINA BEACH, FL 32035

Parcel Summary

Situs Address	602 S 6TH ST
Use Code	0100: SINGLE FAMILY
Tax District	2: Fernandina
Acreage	0.000
Section	23
Township	3N
Range	28
Subdivision	CTY OF FDNA BCH UIR
Exemptions	HX: Homestead (196.031(1)(a)) (100%) HB: Homestead Banded (196.031(1)(ab)) (100%)

Short Legal

BLOCK 149 N 55FT OF LOT 1 & N 32FT OF 7 & ALL OF LOT 8 IN OR 2523/725...

Values

	2024 Certified Values	2025 Certified Values
Land Value *	\$642,400	\$682,550
(+) Improved Value	\$64,355	\$66,935
(=) Market Value	\$706,755	\$749,485
(-) Agricultural Classification	\$0	\$0
(-) SOH or Non-Ho* Capped Savings **	\$495,121	\$531,714
(=) School Assessed Value	\$211,634	\$217,771
County Assessed Value	\$211,634	\$217,771
(-) School Exemptions	\$25,000	\$25,000
(-) Non-school Exemptions	\$50,000	\$50,722
(=) School Taxable Value ***	\$186,634	\$162,771
(=) County Taxable Value	\$161,634	\$167,049



Property Deed

Ownership Verification

Inst. Number: 202145046877 Book: 2523 Page: 725 Page 1 of 2 Date: 12/21/2021 Time: 2:58 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.70

Inst. Number: 202145046877 Book: 2523 Page: 726 Page 2 of 2 Date: 12/21/2021 Time: 2:58 PM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.70

Prepared by:
Law Offices of Jacobs & Associates, P.A.
961687 Gateway Boulevard, Suite 201-I
Fernandina Beach, Florida 32034

File Number: MISC
Consideration: \$100.00

Warranty Deed

THIS WARRANTY DEED made this 30th day of November, 2021 A.D. By **CECIL E. FREEMAN joined by his wife, LAURIE M. FREEMAN**, hereinafter called the grantor, to **CECIL E. FREEMAN and LAURIE M. FREEMAN, husband and wife**, whose post office address is: Post Office Box 288, Fernandina Beach, FL 32034, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

All that certain lot or parcel of land situate, lying and being in the County of Nassau and State of Florida and known and described on the official plat of the City of Fernandina Beach (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

The North 55 feet of Lot 1, the North 32 feet of Lot 7 and all of Lot 8, Block 149.

Parcel ID Number: 00-00-31-1800-0149-0011

No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above-named scrivener as to the marketability or condition of the title to or boundaries of the property described herein.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

DEED Individual Warranty Deed - Legal on Face
Closets Choice Page: 1 of 2

Prepared by:
Law Offices of Jacobs & Associates, P.A.
961687 Gateway Boulevard, Suite 201-I
Fernandina Beach, Florida 32034

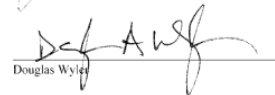
File Number: MISC
Consideration: \$100.00

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

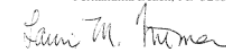
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Tabari Jackson


Douglas Wyles


CECIL E. FREEMAN (Seal)
Address: Post Office Box 288
Fernandina Beach, FL 32035


LAURIE M. FREEMAN (Seal)
Address: Post Office Box 288
Fernandina Beach, FL 32035

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence this 30th day of November, 2021, by **CECIL E. FREEMAN and LAURIE M. FREEMAN, husband and wife**, who are personally known to me or who has produced _____ Drivers License as identification.



Notary Public: 
My Commission Expires: _____

DEED Individual Warranty Deed - Legal on Face
Closets Choice Page: 2 of 2



Violation Details

Violation of Municipal Code of Ordinances

Section 42-117(a) Exterior Structure (Maintenance)

The exterior of the structure is not being maintained in good repair and shows visible deterioration, constituting a violation of minimum property maintenance standards.

Observed Conditions:

- Peeling and deteriorated paint
- Exposed/unprotected exterior surfaces
- Deteriorated siding/trim
- Deteriorated window framing
- Plywood coverings not properly finished/sealed
- Rusting metal siding on rear accessory structure

Corrective Action:

Repair, replace, scrape, seal, and paint all deteriorated exterior surfaces and maintain the structure in a weather-resistant condition. Apply for and obtain all required building permits and pass final inspections where applicable.



Photo Evidence



CODE-2022-0779 – 602 S 6th St

Photo Evidence



Photo Evidence



Photo Evidence



Photo Evidence



Notice of Violation/ Notice of Hearing Letter

Due Process Provided



CITY OF FERNANDINA BEACH
Code Enforcement Department

Crystal Rimes
Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE FINAL NOTICE OF VIOLATION / NOTICE OF HEARING

March 25, 2026 Case Number: CODE-2022-0779

Cert. #: 9589 0710 5270 3382 6533 97

IN THE MATTER OF:

Cecil E. & Laurie M. Freeman
P. O. Box 288
Fernandina Beach, FL 32035

PREMISES: 602 S. 6TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 149 N 55FT OF LOT 1 & N 32FT OF 7 & ALL OF LOT 8 IN OR 2523/725

Pursuant to Chapter 162, Florida Statutes, and the Code of Ordinances of the City of Fernandina Beach, the Code Enforcement Special Magistrate has jurisdiction to hear and decide cases involving alleged violations of City Codes and to impose fines and other lawful remedies.

An inspection of the above-referenced property revealed conditions that are in violation of the City of Fernandina Beach Code of Ordinances and/or Land Development Code as described below:

42-117(a) Exterior Structure (Maintenance) By 4/24/2026

The exterior of the structure is not being maintained in good repair and shows visible deterioration, constituting a violation of minimum property maintenance standards.

1. Exterior Surfaces / Paint / Protection - Exterior surfaces, including siding and trim, are deteriorated and not properly protected from the elements. Peeling and flaking paint is present and surfaces are not maintained in a weather-resistant condition. Scrape, seal, and paint all peeling paint on all exterior surfaces.

2. Walls / Holes / Deterioration - Exterior walls contain deteriorated and/or damaged materials, including loose or missing sections, and are not maintained weatherproof as required. All plywood covering on windows must be painted and sealed to protect finish and match other trim on the house. Repair or replace all rotten or missing lap siding sections on the rear garage. Some of the sidings appear to be metal

Mailing Address: 204 Ash Street, Fernandina Beach, FL 32034 • Physical Address 516 S 10TH St, Suite 211, Fernandina Beach, FL 32034
Email: crimes@fbfl.org • www.fbfl.us/code • (904) 310-3443 • TDD/TTY 711
Equal Opportunity Employer

siding. The areas that are rusted need to be coated or painted to prevent further rust damage
3. Windows, Doors, Frames - Windows and associated components are deteriorated, improperly secured, or covered with non-permanent materials and are not maintained in a weather-tight.

The City of Fernandina Beach Code of Ordinances and Land Development Code may be viewed online at: www.fbfl.us/code

You are hereby required to correct the violations listed above on or before the compliance deadline indicated. If the violations are corrected prior to the hearing date, you must contact the Code Enforcement Department to request a reinspection.

If the violations are not corrected by the compliance deadline stated above, this matter will be presented before the Code Enforcement Special Magistrate at a public hearing as follows:

DATE: May 7, 2026

TIME: 1:30 PM

LOCATION: City Commission Chambers, 204 Ash St., Fernandina Beach, FL, 32034

YOU HAVE THE RIGHT to appear before the Code Enforcement Special Magistrate to respond to the charges and to present relevant facts. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question the Code Enforcement Officer or other witnesses against you at the hearing. Failure to appear at the hearing may result in the Special Magistrate proceeding in your absence and issuing an Order based upon the evidence presented.

If the Special Magistrate finds that a violation exists, an Order may be entered requiring compliance by a specified date. The Special Magistrate may impose: A fine of up to \$250.00 per day per violation for a first violation; Administrative costs; Any other remedy authorized under Chapter 162, Florida Statutes. Unpaid fines and costs may constitute a lien against the property pursuant to Section 162.09, Florida Statutes.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

For questions regarding this Notice, please feel free to call me at (904) 310-3440 or send an email to code@fbfl.org.

Respectfully,

Crystal Rimes
Code Enforcement Officer
crimes@fbfl.city

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

538 FERNANDINA BEACH FL 32035
602 S 6th St

Postmark Here: MAR 25 2026

74

10-44385-32034

Sent To: Cecil E. & Laurie M. Freeman
P. O. Box 288
Fernandina Beach, FL 32035

PS Form 3860, January 2023 PSN 7530-02-000-1017 See Reverse for Instructions

2022-0779 602 S. 6th St.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Cecil E. & Laurie M. Freeman
P. O. Box 288
Fernandina Beach, FL 32035

9590 9402 9653 5199 1563 37

Article Number (Transfer from previous label)
9589 0710 5270 3382 6533 97 Restricted Delivery

S Form 3811, July 2020 PSN 7530-02-000-8053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x *Laurie Freeman* Agent Address
Laurie Freeman Date of Delivery
04-09-26

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? Yes No
YES, enter delivery address below:

APR - 9 2026

3. Service Type
 Adult Signature®
 Certified Mail®
 Collect on Delivery
 Collect on Delivery Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



CODE-2022-0779 – 602 S 6th St

Timeline

- ❖ Initial Inspection: 5/4/2022
- ❖ Original Comply by for new owners: 6/4/2022
- ❖ Total number of days in violation – 1,464 days and the **property remains in violation as of the most recent inspection conducted April 30, 2026.**
- ❖ 11 inspections have been conducted



Administrative Fees

Staff	# of Units/Hours	Rate/Price/Hour	Total
Crystal Rimes, Code Enforcement Officer	5	29.61	148.05
Marco Aguilera, Manager	1	44.71	44.71
Cheryl Carfagno, Board Secretary	2	27.03	54.06
Recording Fees	1	20.00	20.00
Certified Mailings	3	11.00	33.00
First-Class Mailings	1	1.00	1.00
Total Due:			300.82



City's Recommendation

At this time the City is recommending the following

- ❖ **Find the Respondent in violation** of 42-117(a) Exterior Structure (Maintenance)
- ❖ Order compliance within **30 days**
- ❖ Authorize administrative costs
- ❖ Impose fine of **\$50 per day**, if compliance is not achieved by the compliance deadline.

