



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
FEBRUARY 1, 2018
5:30 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF A QUORUM**
- 2. APPROVAL OF MINUTES**
 - 2.1 REVIEW AND APPROVAL OF THE MINUTES FROM JANUARY 4, 2018.**
- 3. OLD BUSINESS**
 - 3.1 WILLIE B. EVANS JR. & PAULA EVANS, 810 11TH STREET, CASE 17-00083.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116 (a) Cleaning of lots, maintenance of structures. *Respondent requests Board reconsideration.*
- 4. NEW BUSINESS**
 - 4.1 JAMES P. RANKOSKY, 613 FIR STREET, CASE 16-00001.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 (a&b). *Requesting Board determination of the case.*
 - 4.2 BHUSHAN A. & RASHMI B. GODBOLE, 725 TARPON AVE. UPPER, CASE 17-00140.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*
 - 4.3 CURTIS J. & REBECCA L. MATILICH, 833 ELLEN STREET, CASE 18-00003.** Violation(s) of the City of Fernandina Beach Land Development Code exist: Section 7.01.05 LDC Specific parking restrictions for commercial vehicles, recreational vehicles, boats, and trailers. *Requesting Board determination of the case.*
 - 4.4 SCOTT MARTIN, 836 LAURA STREET (UNIT U&D), CASE 17-00141.** Violation(s) of the City of Fernandina Beach Land Development Code exist: Section 7.01.05 LDC Specific parking restrictions for commercial vehicles, recreational vehicles, boats, and trailers. *Requesting Board determination of the case.*
 - 4.5 BRADLEY F. & CHRISTINE P. EVANS, 2904 WEST 5TH STREET UPPER, CASE 17-00144.** Violation(s) of the City of Fernandina Beach Land Development Code exist: Section 7.01.05 LDC Specific parking restrictions for commercial vehicles, recreational vehicles, boats, and trailers. *Requesting Board determination of the case.*
- 5. BOARD BUSINESS**
- 6. ADJOURNMENT**

Quasi-Judicial – Denotes that the item must be conducted as a Quasi -Judicial hearing in accordance with City Commission established procedure and Florida Statutes.

All members of the public are invited to be present and be heard. Non -English speaking individuals may request a language or sign interpreter at least ten (10) working days prior to this meeting. Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310 - 3115 or TTY/TDD 711 (for the hearing or speech impaired).

For information regarding this matter, please contact the Community Development Department (904) 310-3135. If any person decides to appeal any decision made by the Code Enforcement & Appeals Board with respect to any matter considered at such meeting he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
JANUARY 4, 2018
5:30 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF A QUORUM

Call to order: Chair Boyd called the meeting to order at 5:33

Members Present:

Cynthia Crow	Scott Steffen
Adam Kaufman	Marlene Chapman
Henry Byrd	Carlton "Buddy" Boyd
Gail Schults	

Others Present:

Tammi Bach, Board Attorney
George Wells, Compliance Officer
Michelle Forstrom, Code Enforcement Manager
Katie Newton, Recording Secretary

2. APPROVAL OF MINUTES

2.1 Review and approval of the minutes from December 7, 2017.

The minutes for December 7, 2017, were presented for approval. Member Kaufman made a motion to approve the minutes; Member Byrd seconded and the motion passed, all in favor.

Attorney Bach explained the proceedings of quasi-judicial procedures. Chair Boyd asked if any members had had ex parte communications related to the cases tonight and all members replied no.

Ms. Newton swore in witnesses.

3. NEW BUSINESS

Ms. Forstrom presented changes to the agenda: Items 3.1 and 3.4 came into compliance. She requested that Item 3.8 be heard first, as there was a member of the audience who wished to speak on that item.

3.1 **JEROME M. & JEANETTE M. RICH, 211 S. 10th STREET, CASE 17-00125** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the*

case.

In compliance

- 3.2 **MARK S. O'BRIEN, 421 S. 9th STREET, CASE 17-00114.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 (a) Cleaning of lots; Maintenance of Structure. *Requesting Board determination of the case.*



Chair Boyd read case. Mr. Wells presented the case for the city. On October 4, he received a citizen complaint regarding overgrowth and he posted a door hanger. In December, he re-inspected the property and found no change. The owner has not made contact after several notifications. The property is boarded up and secured but the vines and grasses are growing up around the building.

Chair Boyd opened for discussion, and having none, asked for a motion. Member Kaufman made a motion to find the property in violation of 42-116, and assess a fine of \$100 per day beginning January 15 if not in compliance, along with and administrative fees. Member Crow seconded. The motion passed, all in favor.

- 3.3 **DEGRA DONALDSON, 624 S. 5TH STREET, CASE 17-00117** Violation(s) of the City of Fernandina Beach Code of Ordinances Exist: 7.01.05 Land Development Code Recreational Vehicle, Boats, Trailers, Or Similar Vehicles. *Requesting Board determination of the case.*

Chair Boyd described the case. Mr. Wells presented the City's case. In October, he saw a trailer and RV in the front yard and left a door hanger. There has been no change in the property as of the morning.

Chair Boyd opened for discussion. Member Crow asked for clarification on the rules regarding trailers and recreational vehicles. Mr. Wells stated that the trailer had to be behind the house or to the side. Vice Chair Steffen asked if the property was rented out or if the owner was living there, and whether contact had been made. Mr. Wells stated Degra Donaldson was the owner of record and he never saw the owner.

Member Crow made a motion to find the property in violation of 7.01.05 and assess a fine of \$50 per day per vehicle beginning January 15 if not in compliance, along with and administrative fees. Member Kaufman seconded the motion. The motion passed, all in favor.

- 3.4 **LORI ANN SCOTT, 783 S. 7th STREET, CASE 17-00110** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 (a) Cleaning of lots, maintenance of structures; 7.01.05 Land Development Code Recreational vehicle, boats, trailers, or similar vehicles. *Requesting Board determination of the case.*

In compliance

- 3.5 **DALE HAIR & STEVEN HAIR & LARISSA H. KWIATKOWSKI ET AL, 818 SAN FERNANDO STREET, CASE 17-00069** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 (a&b) Cleaning of lots, maintenance of structures; 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited; and Land

Development Code 7.01.05 (c&d) Specific parking restrictions of commercial vehicles, recreation vehicles, boats, and trailers. *Requesting Board determination of the case.*



Chair Boyd described the case. Ms. Forstrom presented the case for the City. In September, Ms. Forstrom saw house had overgrowth, many inoperable vehicles, the roof was in disrepair and there were windows broken, so she left a notice of visit. On October 17, she received a voicemail from one of the property owners, called back, and left a voicemail, and the owner never returned the call. As of yesterday, the vehicles have moved but are still out of compliance, and windows are still broken. Member Steffen asked if all the owners have knowledge of the issues, and Ms. Forstrom replied that Dale Hair knew, because he left the voicemail, and she wasn't sure if the messages had been communicated to the others.

Chair Boyd opened for discussion. Member Byrd was concerned over knowing how many vehicles there were, and Ms. Forstrom said that it may different daily, as they moved around. Member Kaufman suggested a flat amount for vehicles.

Member Kaufman made a motion to find the property in violation of 42-173, and assess a fine of \$125 per day, and in violation of LDC 7.01.05 (c&d), and assess fines of \$125 per day and in violation of 42-116 (a&b), and assess fines of \$100 per day, beginning January 15th if not in compliance, along with all administrative fees. Member Steffen seconded the motion. The motion passed all in favor.

- 3.6 **TANYA J. WEBSTER, 1016 BROOME STREET, CASE 17-00133** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited; 42-116 (a) Cleaning of lots, maintenance of structures, *Requesting Board determination of the case.*



Chair Boyd read the case. Mr. Wells presented the case for the City. In October, he confirmed an SUV with an expired tag, and the grass length was in excess if twelve inches and there was a large pile of trash and debris. No change has been made to the property after several notices and there has been no contact from the owners.

Chair Boyd opened for discussion. Member Crow asked whether the Notice of Violation listed two or three violations. Mr. Wells stated there were two.

Member Kaufman made a motion to find the property in violation of 42-173 and 42-116(a), assess administrative fees and fines of \$50 per violation per day if not in compliance by January 15. Member Chapman seconded the motion, and it passed all in favor.

Member Crow made a motion to amend the previous motions for cases found in violation tonight to reflect that administrative fees assessed immediately and paid first. Member Kaufman seconded the motion and it passed all in favor.

- 3.7 **PETE MCNEIL SR. ESTATE AND MINNIE MILLER ESTATE C/O WANDA BLUE, 1212 FIR STREET, CASE 17-00131** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*



Chair Boyd read the case. Mr. Wells presented the City's case. On October 17, he observed four

inoperable vehicles. He spoke with tenant and confirmed that none have current tags and not all run. As of this date, only three vehicles are there.

Chair Boyd opened for discussion. Member Byrd asked if the issue was related to the location of the vehicles and it was clarified that it was an expired tags/inoperable vehicle violation. The property may not fall in junkyard category but if the vehicles had no registration they were in violation. Member Kaufman asked if it was an issue if the vehicle was in good shape and Ms. Forstrom replied that the vehicle had to be able to run legally down the street. Attorney Bach read the definition of “wrecked or inoperable vehicles”.

Member Chapman made a motion to find the property in violation of 42-173 and assess administrative fees and \$50 per day per vehicle beginning January 15 if not in compliance. Member Crow seconded the motion. The motion passed with all present voting yes. Vice Chair Steffen was excused during the discussion and was not present.

- 3.8 **FEDERAL NATIONAL MORTGAGE ASSOCIATION, 505 S. 17TH STREET, CASE 12-00205** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 (a&b) Cleaning of lots; maintenance of structures; 42-173 Wrecked or inoperable motor vehicles declared a public nuisance and prohibited; and Land Development Code 7.01.05 (C&D), Specific Parking Restrictions of Commercial Vehicles, Recreation Vehicles, Boats, and Trailers. *Requesting Board determination of the case.*

Chair Boyd described case. Michelle Forstrom for the City presented the case: beginning November 1, 2012, the City received a complaint of junk on property, roof in disrepair. She inspected and left notice of visit. In June 2013, she re-inspected the home to find more accumulation, and spoke to the “tenant” and former owner, Mr. Charles Kennedy, about the violations. Through the years, she has stopped by, nothing has been done to come into compliance. Mr. Kennedy lost house to Clerk of Courts, then it went to Fannie Mae. She waited for the bank to take over the property and evict Mr. Kennedy, but that never happened. George Wells inspected again in 2017, and Federal National Mortgage Association is the owner of record. No one claims property including Fannie Mae and Freddie Mac. Mr. Kennedy has paid property taxes for the years 2013, 2014, and 2015, but was notified that he was not the property owner of record. Charles Kennedy came in yesterday. Recommendation to assess \$50 per vehicle, \$100 per day for the cleaning.

Mr. Charles Kennedy, resides part time at 505 S 17th Street, provided the following information: Prior to Mother’s death in 2001, she wanted place for his brother to stay when he got out of prison. Within a few months of getting there, the brother had obtained a loan of \$120,000 from Bank of America to renovate house. After 6 months, the neighbor said he hadn’t been by in weeks. The brother was arrested a couple times in Nassau County and fled once released. He passed away 2 years ago. Mr. Kennedy retained Mr. Poole to represent him to find out how his brother had gotten loan, and the judge ruled that the bank was justified in giving the loan. Mr. Kennedy moved back in and went to pay taxes and was told he was no longer a holder of record. He thought that the title was broken up among him and his brother. He got an auction notification as an owner of interest. When Bank of America foreclosed on the house, it was sold to someone in Atlanta. He paid taxes again, trying resolve issues related to the house. No mortgage was on house when brother moved in.

Member Kaufman stated that Mr. Kennedy is not the owner of the property, and wondered if he has any rights with the property. He wanted to know if Mr. Kennedy had contacted a lawyer regarding the matter

and Mr. Kennedy stated he had not, and that he did not received any notice that the title had changed.

Chair Boyd opened board discussion. Vice Chair Steffen asked whether Mr. Kennedy's son could help sort this out. Member Chapman asked why he was putting money in home but he didn't own it. Mr. Kennedy said that he knows that he had no legal right to be there, but that the house had been in his name jointly with his brother's, and his brother had taken out the loan and used the money to escape. His son wants the house if he can figure out how to get clear title. Member Byrd asked if has been before Board previously and Ms. Forstrom replied no. Member Crow wanted to know how he got notice of the hearing, and Ms. Forstrom stated that she had posted the house and sent an agenda to the house. Member Kaufman asked if Mr. Kennedy realized that he was trespassing.

Chair Boyd suggested the Board focus on the violations. Member Kaufman said that Mr. Kennedy could not be in violation because he is not the owner. Member Crow suggested that the Board look at Mr. Kennedy as though he were a neighbor; and that they focus on the property and whether it was in violation. If it was found in violation, they would notice the owner of record. Ms. Forstrom said that Fannie Mae claimed that did not have the property since 2005. Vice Chair Steffen asked if there was a chance that the property was not actually foreclosed on. Ms. Forstrom explained the research she had done to try to track the owner down, and Mr. Kennedy is the only link to property she could find. She believes that the property fell through the cracks during the mortgage crisis and somehow was involved in a foreclosure scam.

Attorney Bach asked board to determine violation, but stated that Board cannot ask Mr. Kennedy to clean it up as he is not the owner of record. She advised Mr. Kennedy that he needed to be careful since he was not the owner of record. She said a deed could be recorded somewhere we don't know about. If the Board found violations to create liens, and City of Fernandina Beach can research more and take it to court if necessary. The lien would be tied to the property not a person.

Vice Chair Steffen stated that he understood that the Board cannot direct Mr. Kennedy to clean. Ms. Forstrom state stuff has been there forever and it is a safety issue. Member Chapman asked how Bank of America had given out the loan, and Attorney Bach replied that the house had probably been used as collateral.

Member Byrd asked to see photographs of the property and violations. Ms. Forstrom posted the photos on the projector screen and described them. Member Byrd stated that the scene was similar to another recent case and that it looked like a junkyard.

Member Kaufman made a motion to find the property in violation of 42-116 (a&b), 42-173, and LDC 7.01.05 (C&D), and to assess a fine of \$250 per day effective January 5, 2018, along with all administrative fees incurred against the owner of record. Member Byrd seconded the motion, and the motion carried, all in favor.

Member Kaufman asked for the City to assess if there were any critical safety issues and if so, try to remedy them.

4. BOARD BUSINESS

Chair Boyd asked whether the these types of violations had to go before the Board, and Attorney Bach said that the City did not usually issue citations because a \$75 citation is usually not incentive to come into compliance,

and the citation does not create a lien to allow the City to take further action for cases that have been issues for several years. Ms. Forstrom stated that over 25 cases were originally schedule for this evening but because of the notices it had been brought down to 8.

5. ADJOURNMENT

The meeting was adjourned at 7:19 p.m.

Recording Secretary

Clayton "Buddy" Boyd, Chair

STAFF REPORT
Case 17-00083
City of Fernandina Beach Code Enforcement & Appeals Board
December 7, 2017

Violation Information

Owner: Willie B. Evans & Paula Evans
810 S. 11th Street
Fernandina Beach, FL 32034

Violation: City of Fernandina Beach Code of Ordinances, Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited, Section 42-92 Rubbish, trash, debris, junk, or similar items, Section 7.01.05 LDC

Location: 810 S. 11th Street, Fernandina Beach FL 32034

Summary and Background Information

September 29, 2017, Proactive sweep observed and confirmed an inoperable vehicle (pick up truck) in the right of way with no tag. A utility trailer on the front driveway. Air conditioning equipment scattered all over driveway.

September 29, 2017, I left a door hanger on the front door giving the occupant a written warning of ten (10) days to correct the violations. Took pictures.

October 09, 2017, 2nd inspection of property-No change and no contact with the owner.

October 11, 2017, Field visit showed that the truck in the right of way had been removed, but no other corrections had been made.

October 25, 2017, 3rd inspection of property-No change.

October 31, 2017, I mailed out NOV/NOH letter via certified mail to owner. NOV letter came back undelivered.

November 17, 2017, I hand delivered and posted a copy of the NOV/NOH letter on front door of 810 S. 11th St. I took a picture of the posting on the front door. Affidavit of service was completed.

November 27, 2017, NOV1 inspection-Utility trailer with all of the air conditioning equipment has been moved to back of house which fronts the street behind which is as visible as before. Took pictures.

Conclusion

I inspected this property on five (5) different occasions. The owner is trying to make an attempt to comply, but is still in violation. Took pictures.

Recommendation

Staff recommends a \$50.00 per day fine for the violation, along with administrative fees incurred.

Submitted by:



George Wells
Code Compliance Officer

Action Report
City of Fernandina Beach
OPEN CASES JANUARY 1, 2008 THROUGH PRESENT

11/29/2017, 12:48PM

Printed by gwells

CASE NUMBER	DATE OPENED	CODE COMPLIANCE OFFICER CHIP WELLS
17-00083	09/29/2017	

WILLIE B. & PAULA EVANS JR.
810 S 11TH STREET

42-173 WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
9/29/17 PRO. SWEEP OBSERVED UTILITY TRAILER ON FRONT DRIVEWAY. JUNK AND DEBRIS IN YARD. PICK UP TRUCK IN ROW W/NO TAG. GW

ACTION
09/29/17 LEFT DOOR HANGER 10 DAYS TO CORRECT VIOLATIONS. TK PICS. GW

CASE NUMBER	DATE OPENED	CODE COMPLIANCE OFFICER CHIP WELLS
17-00083	09/29/2017	

WILLIE B. & PAULA EVANS JR.
810 S 11TH STREET

42-173 WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
9/29/17 PRO. SWEEP OBSERVED UTILITY TRAILER ON FRONT DRIVEWAY. JUNK AND DEBRIS IN YARD. PICK UP TRUCK IN ROW W/NO TAG. GW

ACTION
10/09/17 2ND INSPECTION- NO CHANGE. N/C WITH OWNER. GW.

CASE NUMBER	DATE OPENED	CODE COMPLIANCE OFFICER CHIP WELLS
17-00083	09/29/2017	

WILLIE B. & PAULA EVANS JR.
810 S 11TH STREET

42-173 WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
9/29/17 PRO. SWEEP OBSERVED UTILITY TRAILER ON FRONT DRIVEWAY. JUNK AND DEBRIS IN YARD. PICK UP TRUCK IN ROW W/NO TAG. GW

ACTION
10/11/17 TRUCK IN ROW HAS BEEN REMOVED. GW

CASE NUMBER	DATE OPENED	CODE COMPLIANCE OFFICER CHIP WELLS
17-00083	09/29/2017	

WILLIE B. & PAULA EVANS JR.
810 S 11TH STREET

42-173 WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
9/29/17 PRO. SWEEP OBSERVED UTILITY TRAILER ON FRONT DRIVEWAY. JUNK AND DEBRIS IN YARD. PICK UP TRUCK IN ROW W/NO TAG. GW

ACTION
10/25/17 RECONFIRMED VIO'S. TK PICS. GW

CASE NUMBER	DATE OPENED	CODE COMPLIANCE OFFICER CHIP WELLS
17-00083	09/29/2017	

WILLIE B. & PAULA EVANS JR.
810 S 11TH STREET

42-173 WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
9/29/17 PRO. SWEEP OBSERVED UTILITY TRAILER ON FRONT DRIVEWAY. JUNK AND DEBRIS IN YARD. PICK UP TRUCK IN ROW W/NO TAG. GW

ACTION
10/31/17 SENT OUT NOV/NOH LETTER VIA CERT. MAIL. GW

Action Report
City of Fernandina Beach
OPEN CASES JANUARY 1, 2008 THROUGH PRESENT

11/29/2017, 12:48PM

Printed by gwells

CASE NUMBER	DATE OPENED	CODE COMPLIANCE OFFICER CHIP WELLS
17-00083	09/29/2017	
WILLIE B. & PAULA EVANS JR. 810 S 11TH STREET		
42-173	WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY	
9/29/17 PRO. SWEEP OBSERVED UTILITY TRAILER ON FRONT DRIVEWAY. JUNK AND DEBRIS IN YARD. PICK UP TRUCK IN ROW W/NO TAG. GW		

ACTION
11/17/17 POSTED 2ND NOV/NOH LETTER ON FRONT DOOR SINCE 1ST LETTER WAS UNCLAIMED. TK PIC. GW

CASE NUMBER	DATE OPENED	CODE COMPLIANCE OFFICER CHIP WELLS
17-00083	09/29/2017	
WILLIE B. & PAULA EVANS JR. 810 S 11TH STREET		
42-173	WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY	
9/29/17 PRO. SWEEP OBSERVED UTILITY TRAILER ON FRONT DRIVEWAY. JUNK AND DEBRIS IN YARD. PICK UP TRUCK IN ROW W/NO TAG. GW		

ACTION
11/27/17 NOV1 INSPECTION-OWNER HAS MOVED ALL TRAILERS AND DEBRIS TO REAR OF PROPERTY, WHICH IS EASILY SEEN FROM THE BACK STREET. HIS LOT GOES FROM STREET TO STREET. TK PICS. GW



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOATION/NOTICE OF HEARING

November 17, 2017

Case Number: 17-00083

Cert. #:7012 1640 0001 5937 9470

IN THE MATTER OF:

Willie B Evans Jr & Paula Evans
810 S. 11th Street
Fernandina Beach, FL 32034

PREMISES: 810 S. 11th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 213 PT OF LOT1 (S-6) IN OR 941/1374 CITY OF FDNA BEACH, Fernandina Beach, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **42-116 (b) Cleaning of lots; maintenance of Structures; and 7.01.05 of the City of Fernandina Beach Land Development Code** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses the utility trailer in the driveway; the A/C debris and equipment in the driveway; and the junk and debris in the yard.

Therefore, you are hereby directed to remedy and discontinue the problems by: removing, or moving the trailer to the side or backyard; removing all of the A/C debris and equipment in the driveway, and if you are running a business, you need to apply for a Local Business Tax Receipt with the City of Fernandina Beach; removing all of the junk and debris from the yard by November 27, 2017 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: December 7, 2017
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).



George Wells
Code Compliance Officer

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

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: 17-00083

I, George Wells, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Code Enforcement;
2. That part of my duties include posting Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 17th day of November, 2017, at 10:03 A.M., I posted the Notice of Violation/Notice of Hearing letter for **Case 17-00083, Evans Jr., Willie B. & Evans, Paula, 810 S. 11th St., Fernandina Beach, FL 32034** to Willie B. Evans & Paula Evans, 810 S. 11th St., Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____



George Wells

(Printed name of Code Compliance Officer)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 17th day of November 17th, 2017.

(SEAL)



Signature: _____



Harriet Davis

(Printed name of Notary)



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOATION/NOTICE OF HEARING

October 31, 2017

Case Number: 17-00083

Cert. #:7012 1640 0001 5937 9470

IN THE MATTER OF:

Willie B Evans Jr & Paula Evans
810 S. 11th Street
Fernandina Beach, FL 32034

PREMISES: 810 S. 11th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 213 PT OF LOT1 (S-6) IN OR 941/1374 CITY OF FDNA BEACH, Fernandina Beach, FL 32034.**

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DATE: December 7, 2017
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

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If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).



George Wells
Code Compliance Officer

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

Hasler

10/31/2017

US POSTAGE \$006.47

ZIP 32034

011D11650330



CERTIFIED MAIL™



1640 0001 5937 9470

WILLIE B EVANS JR & PAULA EVANS

810 S. 11TH STREET

FERNANDINA BEACH, FL 32034

Not-
11-2-17

11-7
11-17

32034-350510

11-7
11-17

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.

1. Article Addressed to:

WILLIE B EVANS JR & PAULA EVANS
810 S. 11TH STREET
FERNANDINA BEACH, FL 32034



9590 9402 3035 7124 0457 76

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage \$.47

Certified Fee 3.30

Return Receipt Fee (Endorsement Required) 2.70

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$6.47

Postmark
Here

Sent

Street
or PO
City, State

WILLIE B EVANS JR & PAULA EVANS
810 S. 11TH STREET
FERNANDINA BEACH, FL 32034

PS Form

Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

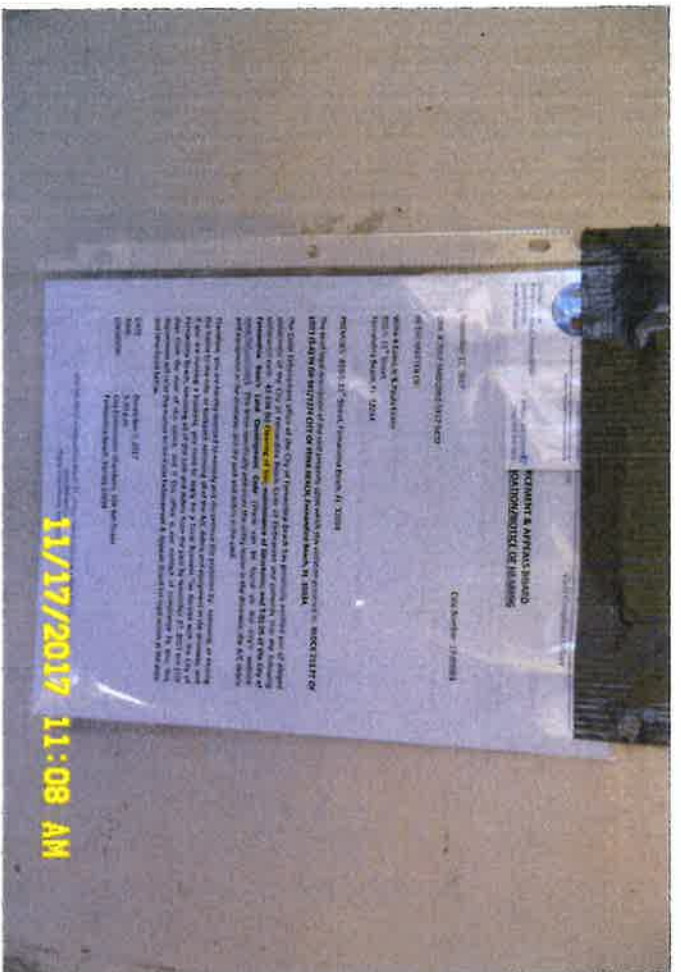
CERTIFIED MAIL™



7012 1640 0001 5937 9470
 7012 1640 0001 5937 9470

810 511 51









CODE ENFORCEMENT CASE ASSIGNMENT

Date of Complaint: 9/29/17 Person Reporting Complaint: Pro Reporter's Phone #: _____
IF GIVEN (Else N/A) IF GIVEN (Else N/A)

Address of Alleged Violation: 810 S. 11th St

Violation Concern: Utility trailer in Front Driveway
Truck + Debris in yard
Pick up in Row - no tag 10/11 Truck gone

Assigned to: CW Date Assigned: 9/29/17

Case Number Assigned: 17-00083 Note(s): _____

RESEARCH

Property Owner's Name: _____

Contact Phone #(s): _____

**** ATTACH PROPERTY APPRAISER DATA SHEET FOR THIS PROPERTY ****

Investigation Date: 9/29/17

Investigation Findings: confirmed violation

Action Taken: L D/H 10 days

Follow-Up: 10/9 no change
10/11 Pick up truck in Row is gone TR pcs
10/25 util Trailer and AC debris + equipment all in
driveway. Looks like AC ~~has~~ SO. working out of house

Date Case Closed: _____ Code Compliant Officer's Initials: CW

NASSAU**A. Michael Hickox, CFA, Cert. Res. RD1941**
Nassau County Property Appraiser[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	EVANS WILLIE B JR & PAULA	PARCEL NUMBER	00-00-31-1800-0213-0016
MAILING ADDRESS	810 S 11TH ST	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	20.2467
	FERNANDINA BEACH, FL 32034	PROPERTY USAGE	SINGLE FAMILY
LOCATION ADDRESS	810 11TH ST S	DEED ACRES	0
	FERNANDINA BEACH 32034	HOMESTEAD	Y
SHORT LEGAL	BLOCK 213 PT OF LOT 1 (S-6) IN OR 941/1374 CITY OF FDNA BEACH	PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Preliminary Values

JUST VALUE OF LAND	\$24,750
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$62,030
TOTAL MISC VALUE	\$5,260
JUST OR CLASSIFIED TOTAL VALUE	\$92,040
ASSESSED VALUE	\$61,247
EXEMPT VALUE	\$36,247
TAXABLE VALUE	\$25,000

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SECTION/RNG
SFR 000100	50	FF	24-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SINGLE FAM	1,155	1,020	3	2	AVERAGE	COMMON BRK	AIR DUCTED	FORCED AIR	1940	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE A	41 X 14	574	2003
CONCRETE A	0 X 0	450	2003
STRG-G-FG	16 X 12	192	2003
CR/CP-L-WD	10 X 10	100	2011

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
07/20/2000	941/1374	941/1374	15500	WD	U	Y	EVANS WILLIE BERNARD JR	EVANS WILLIE BERNARD JR & PAULA
06/03/1999	885/1449	885/1449	100	QC	U	Y	EVANS EUGENIA	EVANS WILLIE B
06/03/1999	885/1451	885/1451	100	QC	U	Y	EVANS WILL B JR	EVANS WILLIE B
06/03/1999	885/1455	885/1455	100	WD	U	Y	EVANS WILLIE B	EVANS WILLIE BERNARD JR
06/03/1999	885/1446	885/1446	100	PR	U	Y	EVANS WILLIE B & EUGENIA P/R W EVANS SR EST	EVANS WILLIE B
06/03/1999	885/1453	885/1453	100	QC	U	Y	FREEMAN WANDA	EVANS WILLIE B



CITY OF FERNANDINA BEACH

Code Enforcement Department

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: December 7, 2017

Case Number: 17-00083

IN THE MATTER OF: Respondent Name: Willie B. Evans Jr. & Paula Evans

Respondent Address: 810 S. 11th Street, Fernandina Beach, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on December 7, 2017, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on November 17, 2017 and the Respondent was not present at the hearing.
2. The real property on which the violations occurred at 810 S. 11th Street, Fernandina Beach, FL and a brief legal description being **BLOCK 213 PT OF LOT 1 IN OR 941/1374 CITY OF FDNA BEACH, Fernandina Beach, FL 32034.**
3. The Respondent is the owner of record of the aforementioned real property.
4. Violation of Section 42-116 (a), **Cleaning of lots**; maintenance of structures, and that the respondent pay the administrative fees incurred.

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of Section 42-116 (a) Cleaning of lots and that the respondent pay fines of \$50.00 per day, per violation until property comes into compliance beginning December 23, 2017, for cleaning of lot and removing all junk and debris in the yard and the administrative fees incurred.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered December 7, 2017 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: _____

Chair, Buddy Boyd

*Florida Statute 162.11 Appeals.—An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

George Wells

From: Willie Evans <bigwilly925@gmail.com>
Sent: Thursday, January 11, 2018 9:22 AM
To: George Wells
Subject: Hello mr.well this Willie Evans property other ôf 810 south 11th street.Im sending this email for a fine reduction.

STAFF REPORT
Case 16-00001
City of Fernandina Beach Code Enforcement & Appeals Board
February 1, 2018

Violation Information

Owner James P. Rankosky
85377 Owens Road
Fernandina Beach, Florida 32034

Violation-Repeat City of Fernandina Beach – Code of Ordinances, Section 42-116 (A & B)
Cleaning of lots; Maintenance of Structures

Location: 613 Fir Street, Fernandina Beach, Florida 32034

Summary and Background Information

September 7, 2017, This case was brought before the CEAB board, which found the respondent in violation of 42-116 a & b and the respondent was fined a \$ 100.00 per day per violation until the property comes into compliance beginning September 12, 2017. Respondent was also ordered to pay administrative fees incurred.

September 8, 2017, The findings of fact were sent out to the respondent.

October 3, 2017, Field inspection visit showed the property had come into compliance for violation 42-116a overgrowth of grass and weeds, 42-116b Maintenance of Structure is still in violation.

December 12, 2017, I hand delivered a copy of the repeat NOV/NOH letter and a copy of the administration fees and daily fines to date that is owed to Mr. Rankosky at 85377 Owens Rd., Fernandina Beach, Florida 32034. Affidavit of Service was completed and notarized.

December 18, 2017, I received a phone message from Mr. Rankosky to call him. I returned his phone call that afternoon. I made it very clear that his property is still in violation that he needed to finish cutting the grass and weeds, along with removing all debris. I made him aware that he has two(2) outstanding permits; one (1) plumbing permit not finalized and (1) building permit for the slider and prehung windows not finalized. All permits must be finalized in addition before we can close this case.

January 25, 2018, Pre-CEAB board inspection- yard has weeds and grass over 12 inches, along with a pile limbs and debris in the back yard creating a rodent problem. I recorded photos of the violations.

Conclusion

Mr. Rankosky needs to keep his property in compliance at all times. He and his contractors need to close out all of his outstanding permits before his case can come into compliance. After the hearing I had made several attempts to contact Mr. Rankosky by phone leaving voice mail messages.

Recommendation

Staff recommends a continuation of fines per day for each violation, along with administrative fees incurred.

Submitted by:



George Wells
Code Compliance Officer

**ADMINISTRATIVE FEES INCURRED FROM
613 FIR STREET
AS OF 1/31/18
CODE CASE #16-00001**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Manager	6	\$21.17	\$127.02
George Wells, Code Compliance Officer	5.5	\$20.00	\$110.00
George Wells, Code Compliance Officer	4.5	\$20.80	\$93.60
Angela Lester, Board Secretary/Administrator Coordinator	2	\$19.28	\$38.56
Katie Newton, Board Secretary/Legal Assistant	1	\$21.63	\$21.63
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$10.00	\$10.00
Certified letters mailed	2	\$6.48	\$12.96
First Class letters mailed	3	\$0.48	\$1.44

TOTAL ADMINISTRATIVE FEES DUE \$415.21

TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE AND AVOID A LIEN ON THIS PROPERTY

**FINES AND FEES INCURRED FROM
ADDRESS
AS OF 1/31/18
CODE CASE #16-00001**

<u>DATES</u>	<u># OF DAYS</u>	<u>FINE PER DAY</u>	<u>TOTAL</u>
42-116 a - SEPTEMBER 12 THRU OCTOBER 3, 2017	22	\$100.00	\$2,200.00
42-116 b - SEPTEMBER 12 THRU SEPTEMBER 30, 2017	19	\$100.00	\$1,900.00
42-116 b - OCTOBER, 2017	31	\$100.00	\$3,100.00
42-116 b - NOVEMBER, 2017	30	\$100.00	\$3,000.00
42-116 b - DECEMBER 2017	31	\$100.00	\$3,100.00
42-116 b - JANUARY 2018	31	\$100.00	\$3,100.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
TOTAL FINES			\$16,400.00
TOTAL FEES			\$415.21
GRAND TOTAL DUE AS OF			\$16,815.21

TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE AND AVOID A LIEN ON THIS PROPERTY



**ADMINISTRATIVE FEES INCURRED FROM
613 FIR STREET
AS OF 12/12/17
CODE CASE #16-00001**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Manager	5.5	\$21.17	\$116.44
George Wells, Code Compliance Officer	5.5	\$20.00	\$110.00
George Wells, Code Compliance Officer	2	\$20.80	\$41.60
Angela Lester, Board Secretary/Administrator Coordinator	2	\$19.28	\$38.56
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$10.00	\$10.00
Certified letters mailed	2	\$6.48	\$12.96
First Class letters mailed		\$0.48	\$0.00

TOTAL ADMINISTRATIVE FEES DUE \$329.56

TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE AND AVOID A LIEN ON THIS PROPERTY



**FINES AND FEES INCURRED FROM
ADDRESS
AS OF 12/12/17
CODE CASE #16-00001**

<u>DATES</u>	<u># OF DAYS</u>	<u>FINE PER DAY</u>	<u>TOTAL</u>
42-116 a - SEPTEMBER 12 THRU OCTOBER 3, 2017	22	\$100.00	\$2,200.00
42-116 b - SEPTEMBER 12 THRU SEPTEMBER 30, 2017	19	\$100.00	\$1,900.00
42-116 b - OCTOBER, 2017	31	\$100.00	\$3,100.00
42-116 b - NOVEMBER, 2017	30	\$100.00	\$3,000.00
42-116 b - DECEMBER 1 THRU 12, 2017	12	\$100.00	\$1,200.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
TOTAL FINES			\$11,400.00
TOTAL FEES			\$329.56
GRAND TOTAL DUE AS OF			\$11,729.56

TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE AND AVOID A LIEN ON THIS PROPERTY



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: September 8, 2017

Case Number: 16-00001

IN THE MATTER OF: Respondent Name: James P. Rankosky
Respondent Address: 613 Fir Street, Fernandina Beach, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on September 7, 2017, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on July 13, 2017 and the Respondent was not present at the hearing.
2. The real property on which the violations occurred at 613 Fir Street, Fernandina Beach, FL and a brief legal description being **BLOCK 140 E48 FT OF LOTS IN OR 1755/1254, City of Fernandina Beach, FL 32034.**
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: Section 42-116 (a & b), cleaning of lots; maintenance of structures, of the City of Fernandina Beach Land Development Code as of July 17, 2017, impose fines of \$100.00 per day until property comes into compliance beginning September 12, 2017; and recover administrative fees.

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of Section 42-116 (a & b) impose fines of \$100.00 per day until property comes into compliance beginning September 12, 2017; and that the respondent pay the administrative fees incurred.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered September 7, 2017 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: _____

Chair, Buddy Boyd



A CERTIFIED TRUE COPY
[Signature]
Office of the City Clerk
City of Fernandina Beach, Florida

*Florida Statute 162.11 Appeals—An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

George Wells, Code Compliance Officer read the Staff Report and gave the history of the case..

No one spoke on this case.

A motion was made by Member Crow that the property was found in violation of the City of Fernandina Beach, Code of Ordinances, Section 42-173, Wrecked or inoperable motor vehicles, the respondent pay fines of \$100.00 per day until property comes into compliance beginning September 12, 2017; the administrative fees incurred. **Action:** Approve, **Motion by** Member Crow, **Seconded by** Member Kauffman.

4.5 James P. Ranosky, 85377 Owens Road, Case Number 16-00001

Violation of the City of Fernandina Beach Code of Ordinances, Section 42-116 (a & b) Cleaning of lots; Maintenance of structures. *Requesting board determination of the case.*

George Wells, Code Compliance Officer read the Staff Report and gave the history of the case. . Michelle Forstrom, Code Enforcement Manager shared the past history of Code Enforcement visits.

No one spoke on this case

A motion was made by Member Kauffman that the property was found in violation of the City of Fernandina Beach, Code of Ordinances, Section 42-116 (a & b) Cleaning of lots; Maintenance of structures and that fines of \$100.00 per day until property comes into compliance beginning September 12, 2017; and that the respondent pay the administrative fees incurred. **Action:** Approved, **Motion by** Member Kauffman, **Seconded by** Member Crow.

5. Board Business

Next Meeting – The next regular meeting would be November 2, 2017

6. **Adjournment** - There being no further business to come before the Code Enforcement and Appeals Board, the meeting was adjourned 6:45 pm.

Secretary

Clayton "Buddy" Boyd, Chair



CODE ENFORCEMENT & APPEALS BOARD
REPEAT NOTICE OF VIOLATION/NOTICE OF HEARING

December 12, 2017

Case Number: 16-00001

IN THE MATTER OF:

James P. Rankosky
85377 Owens Rd.
Fernandina Beach, Florida 32034

PREMISES: 613 Fir Street., Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 140 E48 FT OF LOT 5 IN OR 1755/1254 CITY OF FDNA BEACH, Fernandina Beach, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **42-116 (a) CLEANING OF LOTS; MAINTENANCE OF STRUCTURES.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses the yard has an overgrowth of grass and weeds; and the continued violation of the disrepair of your house; including siding missing; roof repair, plumbing drainage lines hanging loose on left side of house; no visible address from the street.

Therefore, this department is bringing this matter back before the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: February 1, 2017
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).



George Wells
Code Compliance Officer

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

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

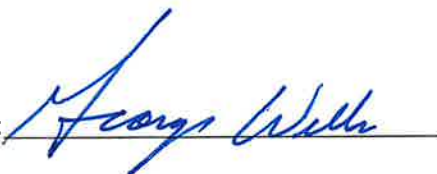
Code Enforcement Case Number: 16-00001

I, George Wells, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Code Enforcement;
2. That part of my duties include posting Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 12th Day of December, 2017, at 10:00 A.M., I hand delivered the Repeat Notice of Violation/Notice of Hearing letter for **Case 16-00001, Rankosky, James P., 613 Fir St., Fernandina Beach, FL 32034** to James P. Rankosky, 85377 Owens Ave., Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____



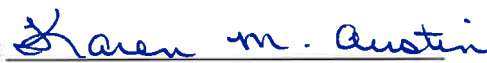
George Wells

(Printed name of Code Compliance Officer)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 12th day of December, 2017.

(SEAL)

Signature: _____



(Printed name of Notary)

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 125104

**Fernandina Beach, Florida
Building Department
904-310-3135**

COPY

STOP WORK

BY ORDER OF THE BUILDING OFFICIAL

A STOP WORK ORDER IS HEREBY PLACED ON THIS PROJECT FOR THE FOLLOWING REASONS:

- ☒ **FBC 105.1** WORK WITHOUT A PERMIT
☐ OTHER

COPY

CONTRACTOR/OWNER/TENANT: James P. Rankosky

ADDRESS: 613 Fir Street, Fernandina Beach, Florida 32034

PERMIT NUMBER: 20130735, and 2013739 Install 1 slider & 3 Single Hung Windows – New HW & New AC – permits are expired. Must obtain new permits or reinstate the expired ones.

REMOVAL OF THIS NOTICE WITHOUT THE EXPRESS PERMISSION OF THE FERNANDINA BEACH BUILDING OFFICIAL WILL CONSTITUTE A VIOLATION OF FLORIDA STATE LAW AND IS PUNISHABLE TO ITS FULLEST EXTENT. Florida Statute 553.79(1)

INSPECTOR: Tony Perez-Guerra DATE: 10/18/17

TONY PEREZ-GUERRA CBO –BUILDING OFFICIAL

NASSAU

A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

[Property Search](#)
[Sales Search](#)
[Nassau Home](#)

OWNER NAME	RANKOSKY JAMES P	PARCEL NUMBER	00-00-31-1800-0140-0051
MAILING ADDRESS	85377 OWENS RD	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	20.2467
		PROPERTY USAGE	SINGLE FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	613 FIR ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 140 E48 FT OF LOT 5 IN OR 1755/1254 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Preliminary Values

JUST VALUE OF LAND	\$52,800
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$43,599
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$96,399
ASSESSED VALUE	\$74,331
EXEMPT VALUE	\$0
TAXABLE VALUE	\$74,331

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	48	FF	23-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SINGLE FAM	976	864	2	1	PREFIN MTL		AIR DUCTED	FORCED AIR	1940	SHOW SKETCH

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
09/14/2011	1755/1254	1755/1254	6500	TX	U	Y	TAX COLLECTOR	RANKOSKY JAMES P
03/01/2000	922/213	922/213	100	WD	U	Y	CONKLIN WM & ISABELL	JOHNSON MARGIE & WILLIE MAE
05/08/1998	833/335	833/335	35000	WD	Q	Y	CONKLIN WILLIAM & ISABELL	JOHNSON MARGIE L & WILLIE MAE JOHNSON
05/01/1984	419/538	419/538	11200	WD	Q	Y		
07/01/1981	341/127	341/127	25000	AD	Q	Y		



STAFF REPORT
Case 17-00140
City of Fernandina Beach Code Enforcement & Appeals Board
February 1, 2018

Violation Information

Owner Bhushan A. & Rashmi B. Godbole
10503 Standfield Glen Ct.
Jacksonville Beach, Florida 32256

Violation City of Fernandina Beach – Code of Ordinances, Section 42-173 Wrecked Or Inoperable Motor Vehicles On Private Property Declared A Nuisance And Prohibited

Location: 725 Tarpon Ave. Upper, Fernandina Beach, Florida 32034

Summary and Background Information

November 30, 2017, Proactive sweep I observed and confirmed two (2) untagged vehicles parked on the front driveway. (1) White Hyundai Tucson & (1) Silver Pathfinder. I recorded photos of the violation.

December 12, 2017, 2nd inspection-no change.

December 14, 2018, I mailed out a NOV/NOH letter via certified mail to the owner. Signature card returned.

December 29, 2017, NOV/NOH inspection- No change.

January 25, 2018, Pre-CEAB board inspection-no change. I recorded a photo of the violation.

Conclusion

Each visit to property found no one at home.

Recommendation

Staff recommends a \$100.00 per day per vehicle for the violation, along with administrative fees incurred.

Submitted by:



George Wells
Code Compliance Officer



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

December 14, 2017

Cert. #: 7006 3450 0003 6936 9782

Case Number: 17-00140

IN THE MATTER OF:

Bhushan A. & Rashmi B. Godbole
10503 Standfield Glen Ct.
Jacksonville, Florida 32256

PREMISES: 725 Tarpon Ave. (Unit U & D), Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **LOT 2 IN OR 1330/644 INGRAM DUNES PB 5/217, FERNANDINA BEACH, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously tried to notify you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **42-173 WRECKED OR INOPERABLE MOTOR VEHICLES ON PRIVATE PROPERTY DECLARED A NUISANCE AND PROHIBITED.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses a White Hyundai Tucson and a Silver Honda Pathfinder parked on the front driveway without tags.

Therefore, you are hereby directed to remedy and discontinue the problems by: remove, repair, or register vehicles and put current tags on them by December 29, 2017 fourteen (14) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: February 1, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

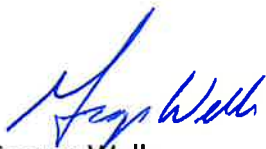
YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).



George Wells
Code Compliance Officer

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

NASSAU**A. Michael Hickox, CFA, Cert. Res. RD1941**
Nassau County Property Appraiser[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	GODBOLE BHUSHAN A & RASHMI B	PARCEL NUMBER	00-00-31-140G-0002-0000
MAILING ADDRESS	10503 STANDFIELD GLEN CT	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
	JACKSONVILLE, FL 32256	DEED ACRES	0
LOCATION ADDRESS	725 TARPON AVE (UNIT) U&D	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	LOT 2 IN OR 1330/644 INGRAM DUNES PB 5/217	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$175,512
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$195,173
TOTAL MISC VALUE	\$4,830
JUST OR CLASSIFIED TOTAL VALUE	\$375,515
ASSESSED VALUE	\$304,343
EXEMPT VALUE	\$0
TAXABLE VALUE	\$304,343

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
MULTI-FAM 000800	71	FF	12-3N-29

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
DUPLEX RES	4,230	2,656	5	4	ABOVE AVG.	REINF CONC	AIR DUCTED	FORCED AIR	1991	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L X W	UNITS	YEAR BUILT
FP-PRFB-GD	0 X 0	1	1991
FP-PRFB-GD	85 X 20	1700	1991
CONCRETE A	37 X 4	148	1991
WD DECK G	4 X 20	80	1991
TRELLIS A	10 X 20	200	1991

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVEMENT (AT TIME OF SALE)	GRANTOR	GRANTEE
07/01/2005	1330/643	1330/643	100	QC	U	Y	PLEWS DAVID F	PLEWS SUSAN M
07/01/2005	1330/644	1330/644	455000	WD	Q	Y	PLEWS SUSAN M	GODBOLE BHUSHAN A & RASHMI B
12/30/1996	780/1487	780/1487	50000	QC	U	Y	EMSWILER MARLIN C	PLEWS SUSAN M
05/20/1992	659/250	659/250	100	WD	U	Y	EMSWILER MARLIN & S	EMSWILER MARLIN & S
08/29/1988	551/354	551/354	20500	WD	Q	N	INGRAM SUZANNE ET AL	EMSWILER MARLIN C

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.

1. Article Addressed to:

Bhushan A. & Rashmi B. Godbole
10503 Standfield Glen Ct.
Jacksonville, Florida 32256



9590 9402 3035 7124 0458 20

2. Article Number (Transfer from service label)

7006 3450 0003 6936 9782

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(00)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage

\$

.46

Certified Fee

3.35

Return Receipt Fee
(Endorsement Required)

2.75

Restricted Delivery Fee
(Endorsement Required)

6.56

Total Postage & Fees

\$

Postmark
Here

Bhushan A. & Rashmi B. Godbole
10503 Standfield Glen Ct.
Jacksonville, Florida 32256

for instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7006 3450 0003 6936 9782

7006 3450 0003 6936 9782

COMPLETE THIS SECTION ON DELIVERY

- A. Signature**

x

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Bhushan Gadbale

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
- Mail
 Mail Restricted Delivery
 00)

Mail
Mail Restricted Delivery
00)

1. Article Addressed to:

9590 9402 3035'7124 0458 20

2. Article Number (Transfer from service label)

7006 3450 0003 6936 9782

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	46
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Certified Fee	3 35
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Return Receipt Fee
(Endorsement Required)

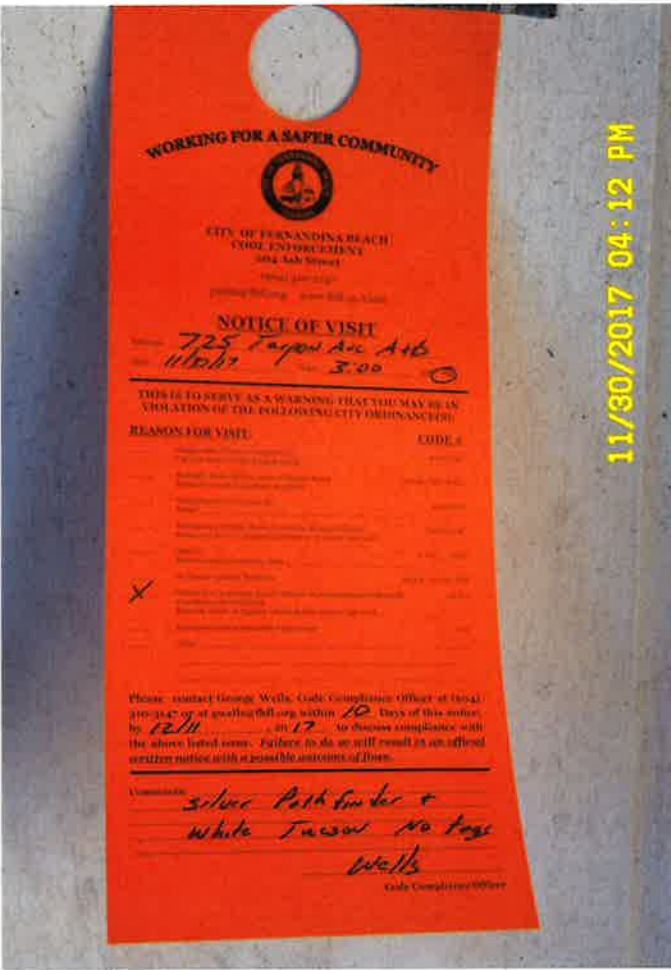
**Restricted Delivery Fee
(Endorsement Required)**

Total Postage & Fees

Postmark
Here

Bhushan A. & Rashmi B. Godbole
10503 Standfield Glen Ct.
Jacksonville, Florida 32256

For Instructions





STAFF REPORT
Case 18-00003
City of Fernandina Beach Code Enforcement & Appeals Board
February 1, 2018

Violation Information

Owner Curtis J. & Rebecca L. Matilich
833 Ellen Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach - Land Development Code, Section 7.01.05 LDC
Specific Parking Restrictions For Commercial Vehicles, Recreational Vehicles,
Boats, And Trailers.

Location: 833 Ellen Street, Fernandina Beach, Florida 32034

Summary and Background Information

November 30, 2017, Proactive sweep I observed and confirmed a recreational vehicle parked on the front driveway. I gave a verbal warning of violation to the owner. She requested thirty (30) days to correct the violation.

January 2, 2018, 2nd inspection-no change.

January 4, 2018, I mailed out a NOV/NOH letter via certified mail to the owner. No signature card was returned.

January 17, 2018, I hand delivered a copy of the NOV/NOH letter to the owner at 833 Ellen St.

January 25, 2018, Pre-CEAB board inspection-no change. I recorded a photo of the violation.

Conclusion

January 17, 2018 the owner expressed that she had a buyer for the recreational vehicle, but RV remains parked on the front driveway as of the 25th of January.

Recommendation

Staff recommends a \$100.00 per day for the violation, along with administrative fees incurred.

Submitted by:



George Wells
Code Compliance Officer



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

January 4, 2018

Cert. #: 7006 3450 0003 6936 9874

Case Number: 18-00003

IN THE MATTER OF:

Curtis J. & Rebecca L. Matulich
833 Ellen Street
Fernandina Beach, FL 32034

PREMISES: 833 Ellen Street, Fernandina Beach, FL 32034

THE BRIEF LEGAL DESCRIPTION OF THE REAL PROPERTY UPON WHICH THIS VIOLATION OCCURRED IS: LOT 34 IN OR 2139/1838 SORESENS OCEAN TERRACE UNR, FERNANDINA BEACH, FL 32034.

The Code Enforcement office of the City of Fernandina Beach has previously tried to notify you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **7.01.05 LDC SPECIFIC PARKING RESTRICTIONS FOR COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, BOATS, AND TRAILERS.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses a recreational vehicle parked on the front driveway.

Therefore, you are hereby directed to remedy and discontinue the problems by: remove or store recreational vehicle in a proper structure or in side or rear yard by January 14, 2018 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: February 1, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).



George Wells
Code Compliance Officer

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

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: 18-00003

I, George Wells, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Code Enforcement;
2. That part of my duties include posting Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 17th Day of January, 2018, at 10:15 A.M., I hand delivered the Notice of Violation/Notice of Hearing letter for Case 18-00003, Matulich, Curtis J. & Rebecca L., 833 Ellen Street, Fernandina Beach, FL 32034 to Rebecca L. Matulich, 833 Ellen Street, Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____

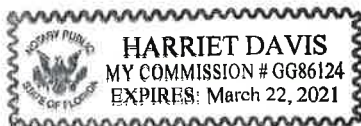


George Wells

(Printed name of Code Compliance Officer)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 17th day of January, 2018.

(SEAL)



Signature: _____



Harriet Davis
(Printed name of Notary)



CODE ENFORCEMENT & APPEALS BOARD
2ND NOTICE OF VIOLATION/NOTICE OF HEARING

January 17, 2018

Hand Delivered and Posted

Case Number: 18-00003

IN THE MATTER OF:

Curtis J. & Rebecca L. Matulich
833 Ellen Street
Fernandina Beach, FL 32034

PREMISES: 833 Ellen Street, Fernandina Beach, FL 32034

THE BRIEF LEGAL DESCRIPTION OF THE REAL PROPERTY UPON WHICH THIS VIOLATION OCCURRED IS: LOT 34 IN OR 2139/1838 SORESENS OCEAN TERRACE UNR, FERNANDINA BEACH, FL 32034.

The Code Enforcement office of the City of Fernandina Beach has previously tried to notify you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **7.01.05 LDC SPECIFIC PARKING RESTRICTIONS FOR COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, BOATS, AND TRAILERS.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses a recreational vehicle parked on the front driveway.

Therefore, you are hereby directed to remedy and discontinue the problems by: remove or store recreational vehicle in a proper structure or in side or rear yard by January 27, 2018 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: February 1, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).



George Wells
Code Compliance Officer

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

NASSAU
A. Michael Hickox, CFA, Cert. Res. RD1941
Nassau County Property Appraiser

Property Search

Sales Search

Nassau Home

OWNER NAME	MATULICH CURTIS J & REBECCA L	PARCEL NUMBER	00-00-31-1700-0034-0000
MAILING ADDRESS	833 ELLEN ST	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	SINGLE FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	833 ELLEN ST	HOMESTEAD	Y
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	LOT 34 IN OR 2139/1838 SORESENS OCEAN TERRACE UNR	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$100,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$147,895
TOTAL MISC VALUE	\$2,857
JUST OR CLASSIFIED TOTAL VALUE	\$250,752
ASSESSED VALUE	\$193,858
EXEMPT VALUE	\$50,000
TAXABLE VALUE	\$143,858

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	1	LT	12-3N-29

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	CULING SKETCH
SNGL FAM	2,007	1,980	4	2.5	ABOVE AVG.	WD FR STUC	AIR DUCTED	FORCED AIR	1983	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L X W	UNITS	YEAR BUILT
CONCRETE A	0 X 0	1517	1983
CONCRETE A	6 X 26	156	1983
STRG-L-AL	8 X 10	80	1990

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AY TIME OF SALE)	GRANTOR	GRANTEE
08/11/2017	2139/1838	2139/1838	395000	WD	Q	Y	LOMBARDO LEE T & KELLY F	MATULICH CURTIS J & REBECCA L (H&W)
08/20/2009	1635/1194	1635/1194	100	WD	U	Y	DOUGLAS NORMA F	LOMBARDO LEE T & KELLY F
06/26/2009	1630/1857	1630/1857	225000	WD	Q	Y	DOUGLAS NORMA F	LOMBARDO LEE T & KELLY F
01/28/2000	917/518	917/518	159900	WD	U	Y	TREVETT HARRY R & RALPH D CRANE	DOUGLAS NORMA F
10/29/1997	811/1490	811/1490	106500	WD	Q	Y	KEMPER VERNON L SR	TREVETT HARRY R & RALPH D CRANE
01/27/1997	783/609	783/609	50900	QC	U	Y	KEMPER HARRY L	KEMPER VERNON L SR
06/10/1996	762/859	762/859	54000	QC	U	Y	KEMPER VERNON L	KEMPER HARRY L
09/01/1984	433/506	433/506	63900	WD	Q	Y		

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.

1. Article Addressed to:

Curtis J. & Rebecca L. Matulich
833 Ellen Street
Fernandina Beach, FL 32034



9590 9402 3035 7124 0459 05

2. Article Number (Transfer from service label)

7006 3450 0003 6936 9874

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

833 Ellen St

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage \$.46

Certified Fee 3.35

Return Receipt Fee (Endorsement Required) 2.75

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$ 6.56

Postmark
Here

Curtis J. & Rebecca L. Matulich
833 Ellen Street
Fernandina Beach, FL 32034

for instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7006 3450 0003 6936 9874
7006 3450 0003 6936 9874

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$.46	Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.56	

Curtis J. & Rebecca L. Matulich
833 Ellen Street
Fernandina Beach, FL 32034

for instructions

7006 3450 0003 6936 9474



STAFF REPORT
Case 17-00141
City of Fernandina Beach Code Enforcement & Appeals Board
February 1, 2018

Violation Information

Owner: Scott Martin
335 Jack Drive
Cocoa Beach, Florida 32931-3841

Violation: City of Fernandina Beach - Land Development Code, Section 7.01.05 LDC
Specific Parking Restrictions For Commercial Vehicles, Recreational Vehicles,
Boats, And Trailers.

Location: 836 Laura Street (Unit U & D), Fernandina Beach, Florida 32034

Summary and Background Information

December 01, 2017, Proactive sweep I observed and confirmed an enclosed utility trailer parked on the front driveway. I spoke with the tenant giving him a verbal warning to correct the violation within ten (10) days. I recorded a photo of the violation.

December 12, 2017, 2nd inspection-no change.

December 14, 2017, I mailed out NOV/NOH letter via certified mail to owner. Signature card returned signed.

December 20, 2017, I spoke with the owner about the violation. He told me the trailer had been removed.

January 25, 2018, Pre-CEAB board inspection-no change. I recorded a photo of the violation.

Conclusion

I spoke with the owner/landlord December 20, 2017. He assured me the trailer was gone, but to date the trailer remains parked on the front driveway. No other correspondence has occurred.

Recommendation

Staff recommends a \$100.00 per day for the violation, along with administrative fees incurred.

Submitted by:



George Wells
Code Compliance Officer



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

December 14, 2017

Cert. #: 7006 3450 0003 6936 9799

Case Number: 17-00141

IN THE MATTER OF:

Martin Scott
335 Jack Dr.
Cocoa Beach, FL 32931-3841

PREMISES: 836 Laura St. (Unit U & D), Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **LOT 43 IN OR 769/1069 SORENSENS OCEAN TERRACE UNR, FERNANDINA BEACH, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously tried to notify you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **7.01.05 LDC SPECIFIC PARKING RESTRICTIONS FOR COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, BOATS, AND TRAILERS.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses a Utility Trailer parked on the front driveway.

Therefore, you are hereby directed to remedy and discontinue the problems by: remove or store the utility trailer in a proper structure or in side or rear yard by December 29, 2017 fourteen (14) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: February 1, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).



George Wells
Code Compliance Officer

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

NASSAU
A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser
[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	MARTIN SCOTT	PARCEL NUMBER	00-00-31-1700-0043-0000
MAILING ADDRESS	335 JACK DR	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
	COCOA BEACH, FL 329313841	DEED ACRES	0
LOCATION ADDRESS	836 LAURA ST (UNIT) U&D	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	LOT 43 IN OR 769/1069 SORESENS OCEAN TERRACE UNR	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$100,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$198,394
TOTAL MISC VALUE	\$4,464
JUST OR CLASSIFIED TOTAL VALUE	\$302,858
ASSESSED VALUE	\$258,354
EXEMPT VALUE	\$0
TAXABLE VALUE	\$258,354

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
MF-RESORT 000840	1	LT	12-3N-29

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
DUPLEX RES	3,600	3,096	4	3	AVERAGE	REINF CONC	AIR DUCTED	FORCED AIR	1984	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSION(S) L X W	UNITS	YEAR BUILT
CONCRETE A	20 X 44	880	1988
CONCRETE A	0 X 0	504	1988
CONCRETE A	21 X 5	105	1988
WD DECK G	12 X 30	360	1984
WD DECK A	12 X 20	240	1984

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED (AS TIME OF SALE)	GRANTOR	GRANTEE
08/28/1996	769/1069	769/1069	141000	WD	Q	Y	HUGHES WILLIAM C JR & CECILIA	MARTIN SCOTT
07/01/1979	295/142	295/142	6500	WD	Q	N		

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.

1. Article Addressed to:

Martin Scott
335 Jack Dr.
Cocoa Beach, FL 32931-3841



9590 9402 3035 7124 0458 37

2. Article Number (Transfer from service label)

7006 3450 0003 6936 9799

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? If YES, enter delivery address below:

- ☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery (00)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage \$.46

Certified Fee 3.35

Return Receipt Fee (Endorsement Required) 2.75

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$ 6.56

Postmark
Here

Martin Scott
335 Jack Dr.
Cocoa Beach, FL 32931-3841

for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7006 3450 0003 6936 9799
7006 3450 0003 6936 9799

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.

1. Article Addressed to:

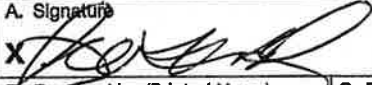
Martin Scott
335 Jack Dr.
Cocoa Beach, FL 32931-3841


9590 9402 3035 7124 0458 37

2. Article Number (Transfer from service label)

7006 3450 0003 6936 9799

COMPLETE THIS SECTION ON DELIVERY

A. Signature


☐ Agent
☐ Addressee

B. Received by (Printed Name)
Scott A Martin

C. Date of Delivery
8/36 Laura St B

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$ 46
Certified Fee	3.35
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark Here


Martin Scott
335 Jack Dr.
Cocoa Beach, FL 32931-3841

for Instructions



STAFF REPORT
Case 17-00144
City of Fernandina Beach Code Enforcement & Appeals Board
February 1, 2018

Violation Information

Owner Bradley F. & Christine P. Evans
2904 West 5th Street Upper
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach - Land Development Code, Section 7.01.05 LDC
Specific Parking Restrictions For Commercial Vehicles, Recreational Vehicles,
Boats, And Trailers.

Location: 2904 West 5th Street Upper, Fernandina Beach, Florida 32034

Summary and Background Information

December 4, 2017, Proactive sweep I observed and confirmed a boat parked on the front driveway. I gave a written notice of visit attached to the front door giving 10 days to correct the violation. Recorded photos of the violation.

December 19, 2018, 2nd inspection-no change.

December 27, 2018, I mailed out a NOV/NOH letter via certified mail to the owner. No signature card was returned.

January 17, 2018, I posted a copy of the NOV/NOH letter on the front door at 2904 W. 5th St. Upper. I recorded photos of posting. Affidavit of service was completed.

January 25, 2018, Pre-CEAB board inspection-no change. I recorded a photo of the violation.

Conclusion

I spoke with the downstairs neighbor on 1/17/18. He asked if they could put the boat on the side of the house. I stated to him that would be in compliance. As of January 25, 2018 boat remains parked on front driveway.

Recommendation

Staff recommends a \$100.00 per day for the violation, along with administrative fees incurred.

Submitted by:



George Wells
Code Compliance Officer



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING

December 27, 2017

Cert. #: 7006 3450 0003 6936 9768

Case Number: 17-00144

IN THE MATTER OF:

Bradley F. & Christine P. Evans
2904 West 5th Street Upper
Fernandina Beach, FL 32034

PREMISES: 2904 West 5th Street Upper, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **EAST ½ OF LOTS 264 & 265 IN OR 1969/731 GA FDNA BEACH 2 UNR, FERNANDINA BEACH, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously tried to notify you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **7.01.05 LDC SPECIFIC PARKING RESTRICTIONS FOR COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, BOATS, AND TRAILERS.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses a boat parked on the front yard.

Therefore, you are hereby directed to remedy and discontinue the problems by: remove or store the boat in a proper structure or in side or rear yard by January 6, 2018 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: February 1, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

A handwritten signature in blue ink, appearing to read "George Wells", is positioned above the printed name.

George Wells
Code Compliance Officer

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

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: 17-00144

I, George Wells, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Code Enforcement;
2. That part of my duties include posting Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 17th Day of January, 2018, at 10:30 A.M., I hand delivered the Notice of Violation/Notice of Hearing letter for **Case 17-00144, Evans, Bradley F. & Christine P., 2904 West 5th Street Upper, Fernandina Beach, FL 32034** to Bradley F. & Christine P. Evans at 2904 West 5th Street Upper, Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____

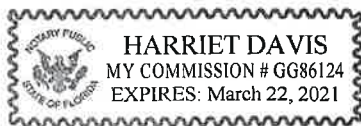


George Wells

(Printed name of Code Compliance Officer)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 17th day of January, 2018.

(SEAL)



Signature: _____



Harriet Davis

(Printed name of Notary)



CODE ENFORCEMENT & APPEALS BOARD
2nd NOTICE OF VIOLATION/NOTICE OF HEARING

January 17, 2017

Hand Delivered and Posted

Case Number: 17-00144

IN THE MATTER OF:

Bradley F. & Christine P. Evans
2904 West 5th Street Upper
Fernandina Beach, FL 32034

PREMISES: 2904 West 5th Street Upper, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **EAST ½ OF LOTS 264 & 265 IN OR 1969/731 GA FDNA BEACH 2 UNR, FERNANDINA BEACH, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously tried to notify you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **7.01.05 LDC SPECIFIC PARKING RESTRICTIONS FOR COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, BOATS, AND TRAILERS.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses a boat parked on the front yard.

Therefore, you are hereby directed to remedy and discontinue the problems by: remove or store the boat in a proper structure or in side or rear yard by January 27, 2018 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: February 1, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).



George Wells
Code Compliance Officer

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

NASSAU**A. Michael Hickox, CFA, Cert.Res.RD1941****Nassau County Property Appraiser**

Property Search

Sales Search

Nassau Home

OWNER NAME	EVANS BRADLEY F & CHRISTINE P	PARCEL NUMBER	00-00-31-134B-0264-0010
MAILING ADDRESS	2904 WEST 5TH ST UPRR	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	MULTI-FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	2904 5TH ST W (UNIT) U&D	HOMESTEAD	Y
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	E 1/2 OF LOTS 264 & 265 IN OR 1969/731	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
	GA FDNA BEACH 2 UNR	PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$179,850
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$85,618
TOTAL MISC VALUE	\$4,583
JUST OR CLASSIFIED TOTAL VALUE	\$270,051
ASSESSED VALUE	\$230,601
EXEMPT VALUE	\$50,000
TAXABLE VALUE	\$180,601

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
MF-RESORT 000840	50	FF	12-3N-29

Building Information

TYPE	TOTAL AREA	HEATED AREA	DEED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
DUPLEX	2,123	1,952	5	4	AVERAGE	ABOVE AVG.	AIR DUCTED	FORCED AIR	1974	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L X W	UNITS	YEAR BUILT
WD DECK A	0 X 0	265	1984
WD DECK A	0 X 0	220	1993
WD DECK G	20 X 4	80	1993
CONCRETE A	0 X 0	1080	2004

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
03/20/2015	1969/731	1969/731	235000	WD	Q	Y	MURPHEY CRAIG S & DAWN S ET AL	EVANS BRADLEY FLETCHER & CHRISTINE P
03/26/2009	1612/926	1612/926	43210	QC	U	Y	PROCTOR JOHN R	OLD OBION LLC
03/23/2009	1612/187	1612/187	100	QC	U	Y	MURPHEY CRAIG S & DAWN S	MURPHEY CRAIG S & DAWN S
03/06/1991	620/1063	620/1063	100	WD	U	Y	WILLIS ANN & WM C	PROCTOR & MURPHEY
02/01/1991	618/516	618/516	72000	WD	Q	Y	WILLIS ANN B & WM C	PROCTOR & MURPHEY
01/01/1986	480/64	480/64	100	QC	U	Y		
01/01/1981	329/274	329/274	39400	WD	Q	Y		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ 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.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: Bradley F. & Christine P. Evans 2904 West 5th Street Upper Fernandina Beach, FL 32034	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7006 3450 0003 6936 9768	D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 3035 7124 0458 68	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7006 3450 0003 6936 9768

7006 3450 0003 6936 9768

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$.46	Postmark Here
Certified Fee	3.35	
Return Receipt Fee (Endorsement Required)	2.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$6.56	

Bradley F. & Christine P. Evans
 2904 West 5th Street Upper
 Fernandina Beach, FL 32034

[for Instructions](#)

U.S. Postal ServiceTM

CERTIFIED MAILTM RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$.46
Certified Fee	3.35
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	32.34
Total Postage & Fees	38.90

Postmark Here

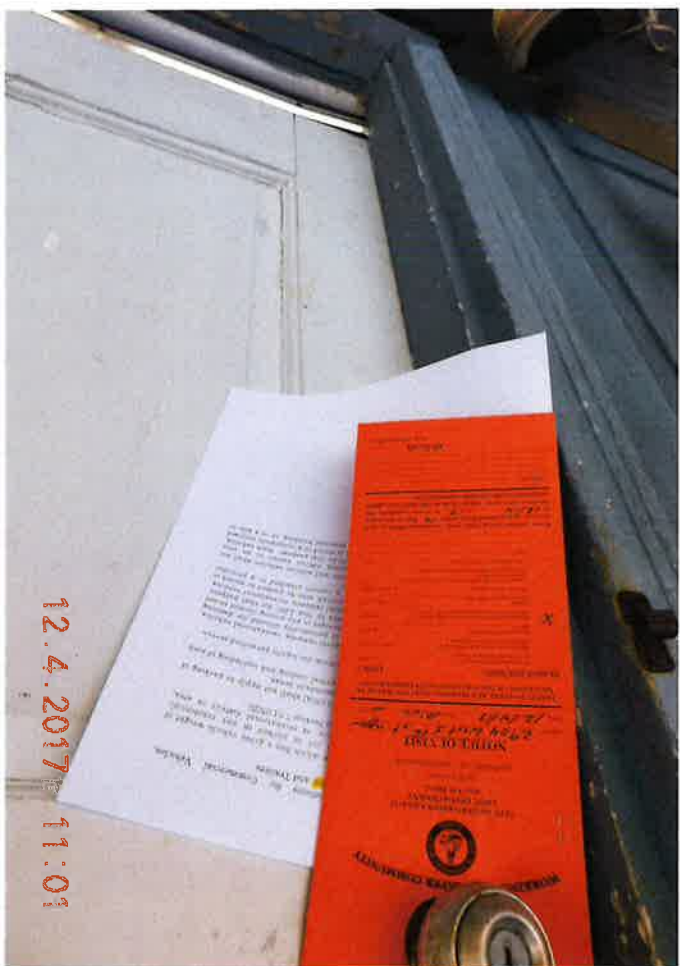
Bradley F. & Christine P. Evans

2904 West 5th Street Upper

Fernandina Beach, FL 32034

for instruction

7002 9004 054E 0000 9369 9726





CITY OF FERNANDINA BEACH

Code Enforcement Department

George Wells

Code Compliance Officer

CODE ENFORCEMENT & APPEALS BOARD 2nd NOTICE OF VIOLATION/NOTICE OF HEARING

January 17, 2017

Hand Delivered and Posted

Case Number: 17-00144

IN THE MATTER OF:

Bradley F. & Christine P. Evans
2904 West 5th Street Upper
Fernandina Beach, FL 32034

PREMISES: 2904 West 5th Street Upper, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **EAST ½ OF LOTS 264 & 265 IN OR 1969/731 GA FDNA BEACH 2 UNR, FERNANDINA BEACH, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously tried to notify you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **7.01.05 LDC SPECIFIC PARKING RESTRICTIONS FOR COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, BOATS, AND TRAILERS.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses a **boat parked on the front yard.**

Therefore, you are hereby directed to remedy and discontinue the problems by: **remove or store the boat in a proper structure or in side or rear yard** by January 27, 2018 **ten (10) days** from the date of this notice, and if this office is not notified of compliance by you, **this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.**

DATE: February 1, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3147 • gwells@fbfl.org • TDD/TTY 711
www.fbfl.us/Code
Equal Opportunity Employer

1.17.2018 09:43



1.17.2018 09:43

2904

1.17.2018 09:43