



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
APRIL 5, 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 Minutes from February 1, 2018 meeting.
- 3. OLD BUSINESS**
- 4. NEW BUSINESS**
 - 4.1 **GEORGE LEE LANNON, 1423 HIGHLAND STREET, CASE 18-00013.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116 (a&b) Cleaning of Lots; Maintenance of Structures; and of the Land Development Code Section 7.01.05 Recreational Vehicle, Boats, Trailers, or Similar Vehicles. *Requesting Board determination of the case.*
 - 4.2 **BARBARA L. H. LOVETT ESTATE, 511 NORTH 11TH STREET, CASE 18-00024.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-173 Wrecked or Inoperable Motor Vehicles on Private Property Declared a Nuisance and Prohibited. *Requesting Board determination of the case.*
 - 4.3 **WALTER L. CHAMPION ESTATE, 221 SOUTH 5TH STREET, CASE 18-00037.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 22-26 (12), Adoption of codes by reference, Internal Maintenance Code 2012 edition, Chapter 5, Section 505 Water System; and 506 Sanitary Drainage System. *Requesting Board determination of the case.*
- 5. STAFF REPORT**
 - 5.1 Case Update: 400 S. 8th Street
- 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.

1. **Call to Order/ Roll Call/Determination of Quorum** – The meeting was called to order at 5:29 pm.

Council Members Present

Chair Buddy Boyd
Vice Chair Scott Steffen
Adam Kaufman

Henry Byrd
Gail Schults
Marlene Chapman

Council Members Absent

Cynthia Crow (excused)

Others Present

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

2. **Approval of Minutes** – According to the agenda support documents, the Minutes for the January 4, 2018, Regular Hearing were presented for approval. **A motion was made by Member Kaufman, seconded by Member Chapman, to approve the Minutes. Vote upon passage of the motion was taken by voice vote being all ayes, carried.**

City Attorney Bach explained the quasi-judicial process and asked if there had been any ex-parte communications. Ms. Newton swore in witnesses.

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.*

Chair Boyd read the case. Mr. Wells for the City presented the case, which had previously been heard at the December 2017 meeting. The Board had given Mr. Evans until December 23 to come into compliance. Mr. Evans contacted Mr. Wells on January 11 asking for the Board to reconsider the fines imposed. Mr. Wells stated that the property was now in compliance and that there had been some communication issues between Mr. Evans and himself due to schedules. He recommended removing the daily fees and assessing only the administrative fees.

Mr. Evans, the respondent, explained that there had been some communication issues, and that he had done some of the work but had not fully understood how to come into compliance. He asked the Board consider that he had tried to be cooperative and Mr. Wells confirmed it. Mr. Wells said that Mr. Evans had done due diligence to address the issue.

Chair Boyd opened for Board discussion.

Member Byrd asked how much the fines would be. Ms. Forstrom stated that the total amount would be less than \$300.00, and the amount would be available the next day for Mr. Evans. *The total amount reported by Mr. Wells was \$189.76 (as of February 2).* City Attorney Bach explained that the lien held by the City would be released when the administrative fees were paid. Mr. Evans asked how long he would have to pay the fine.

A motion was made by Member Kaufman, seconded by Member Shults, to recommend removal of fines and penalties for Case 17-00083 with the exception of administrative fees. Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

A motion was made by Member Kaufman, seconded by Vice Chair Steffen, that upon actual calculation of administrative fees, Mr. Evans shall have 30 days to pay that amount without accruing interest, and that interest will accrue beginning the 31st day. Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

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.

Chair Boyd read the case. Mr. Wells presented the case for the City. This property had previously gone before the Board in September 2017, and the respondent was ordered to pay fines and fees. Upon re-inspection, the property had come into compliance for 42-116 (a) only on October 3, and is still accruing fines for 42-116(b). On December 12, Mr. Wells hand-delivered a copy of the repeat notice of violation for and a copy of the daily fees and fines. Mr. Rankosky called Mr. Wells December 18, and was informed that he was accruing fines for 42-116 (b), was in repeat violation of 42-116 (a), and that he also had 2 outstanding permits for plumbing and windows. As of today, the property is not in compliance.

Member Byrd asked which items needed to be acted on. City Attorney Bach explained that when someone violated the same code more than once within a period of five years, they get a notice of repeat violation and the fines can be up to \$500.00 per day.

Mr. Wells showed photos of the property with construction debris in the yard. Member Byrd asked whether the roofing project was complete and Mr. Wells said that yes, but that proper permitting had not been pulled for the windows and other projects.

Member Kaufman asked how much the fines were, and Mr. Wells stated they were over \$16,000 to date for 42-116(b).

A motion was made by Member Kaufman, seconded by Member Chapman, to find the property in repeat violation of the City of Fernandina Beach Code of Ordinances Section 42-116 (a). Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

Chair Boyd asked for a motion or discussion on the fines. Member Byrd stated that since there was already \$16,000 worth of fines on the property, he wasn't inclined to add much more. Attorney Bach recommended that they assess something, since he had multiple violations. If the violation for 42-116(b) came into compliance, and they did not assess something for this fine, there would be no incentive for the property owner to come into compliance. He asked how much the previous fine was and Mr. Wells stated that it was \$100 per day, and suggested they double that amount. They discussed whether Mr. Rankosky had the ability to pay the fines, and Mr. Wells stated that Mr. Rankosky told him he would not be able to. Attorney Bach stated that the fines were ceremonial, and that when he came into compliance Mr. Rankosky could come before the Board to ask for a reduction. She asked Mr. Wells if there was a discussion between the property owner and Code Enforcement to let them know that they can come before the Board and he replied yes. Ms. Forstrom stated that there were cases of respondents paying the fines, and they did not always remove them; although compliance was the top priority. She said that when people go out of their way and try to fix issues, as in the case of Mr. Evans, it made sense to reduce the fines, but in cases of repeat violators who did not make an effort, the Board should send a message. Member Kaufman stated that at some point, he expected the Board would have to address this property again.

A motion was made by Member Kaufman, seconded by Member Chapman, to assess a fine of all administrative fees, as well as daily fines of \$125.00 per day, beginning February 2, 2018, until the property came into compliance. Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

4.2 BHUSAN A. & RASHMI B. GODBOLE, 725 TARPON AVE. UPPER, CASE 17-00140.

Violation(s) of the City of Fernandina Beach Code of Ordinance exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. Requesting Board determination of the case.

This case was not heard as the property had come into compliance.

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.

This case was not heard as the property had come into compliance.

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.

This case was not heard as the property had come into compliance.

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.

This case was not heard as the property had come into compliance.

5. BOARD BUSINESS

City Attorney Bach gave an update on Taylor Rental: she hired a local attorney to draft the paperwork. She said that Mayor Miller had visited the property owner and talked to him about the seriousness of this. She said that when the draft complaint was ready, she was going to visit Mr. O'Brien and explain it all to him before filing. There was discussion as to whether he understood the ramifications, and she stated that Mr. O'Brien was actually running a business out of the property. Member Kaufman said that the property is an eyesore and has only gotten worse. Attorney Bach stated that once there is a Code Enforcement lien, the fines attach to all properties. Ms. Forstrom stated that there were currently over \$150,000 in fines for the property.

Ms. Newton reminded the Board that there are two alternate member vacancies if they knew anyone who would be interested in serving.

6. Adjournment - There being no further business to come before the Planning Advisory Board, the meeting was adjourned at 6:09 p.m.

Katie Newton, Recording Secretary

Buddy Boyd, Chair

STAFF REPORT
Case 18-00013
City of Fernandina Beach Code Enforcement & Appeals Board
March 28, 2018

Violation Information

Owner George Lee Lannon
1423 Highland Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – 42-116 (A & B) Cleaning Of Lots; Maintenance Of Structure; 7.01.05 LDC Recreational Vehicle, Boats, Trailers, Or Similar Vehicles.

Location: 1423 Highland Street, Fernandina Beach, Florida 32034

Summary and Background Information

January 30, 2018, During a proactive sweep I observed and confirmed a boat parked in the front yard. The garage door was ajar needing repair. The yard has grass and weeds over twelve (12") inches in areas of the yard. I left a notice of visit door hanger on the front door giving ten (10) days to correct the violations. I Photographed Violations.

February 12, 2018, 2nd inspection-no change.

March 9, 2018, I mailed out a NOV/NOH letter via certified mail to the owner. Signature card came back unclaimed.

March 19, 2018, I posted a copy of the 2nd NOV/NOH letter on the front door. I Photographed Posting on the front door. Affidavit of Service was completed and notarized.

March 28, 2018, Preboard inspection showed the boat was not present but, the garage door still needs repair and the weeds over 12" needs cutting.

Conclusion

As of March 28, 2018, the garage door still needs repair and the yard needs all areas over 12" to be cut. The owner about ran me over trying to avoid talking to me on the day I was posting the NOV/NOH letter.

Recommendation

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

Submitted by:



George Wells
Code Compliance Officer

**ADMINISTRATIVE FEES INCURRED FROM
1423 Highland Drive
AS OF 04/05/18
CODE CASE #18-00013**

<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	1	\$23.13	\$23.13
George Wells, Code Compliance Officers	5	\$20.80	\$104.00
Katie Newton, Board Secretary/Legal Assistant	1.5	\$21.63	\$32.45
 Record Findings of Facts with the Clerk of Circuit Court of Nassau County	 1	 \$10.00	 \$10.00
 Certified letters mailed	 1	 \$6.48	 \$6.48
First Class letters mailed	1	\$0.48	\$0.48

TOTAL ADMINISTRATIVE FEES DUE

\$176.54

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



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

March 9, 2018

Cert. #: 7014 0150 0002 0092 6090

Case Number: 18-00013

IN THE MATTER OF:

George Lee Lannon
1423 Highland Drive
Fernandina Beach, FL 32034

PREMISES: 1423 Highland Drive, Fernandina Beach, FL 32034

THE BRIEF LEGAL DESCRIPTION OF THE REAL PROPERTY UPON WHICH THIS VIOLATION OCCURRED IS: PT OF LOTS 19 & 18 IN OR 892/1322 OUTLOTS S/D 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 and 42-116 (A&B) CLEANING OF LOTS; MAINTENANCE OF STRUCTURES** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses the boat parked in the front yard, the garage door needing repair to close properly, and the cutting of the grass and weeds below twelve (12") inches.

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; cutting the yard below 12"; repair or replace garage door to operate properly by March 19, 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: April 5, 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.



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

March 19, 2018

POSTED NOTICE ON FRONT DOOR

Case Number: 18-00013

IN THE MATTER OF:

George Lee Lannon
1423 Highland Drive
Fernandina Beach, FL 32034

PREMISES: 1423 Highland Drive, Fernandina Beach, FL 32034

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Code Compliance Officer

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AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: 18-00013

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 19th Day of March , 2018, at 10:00 A.M., I posted the Notice of Violation/Notice of Hearing letter for **Case 18-00013, Lannon, George Lee, 1423 Highland Dr., Fernandina Beach, FL 32034** to George Lee Lannon, 1423 Highland Dr., Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

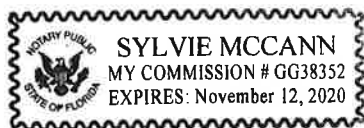
Signature: _____

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 19th day of March, 2018.

(SEAL)



Signature: _____

SYLVIE MCCANN

(Printed name of Notary)



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 Ash Street

(904) 310-3147

gwells@fbfl.org www.fbfl.us/Code

NOTICE OF VISIT

Address: 1423 Highland Drive

Date: 1/30/18

Time: 11:15

AM / PM

THIS IS TO SERVE AS A WARNING THAT YOU MAY BE IN VIOLATION OF THE FOLLOWING CITY ORDINANCE(S):

REASON FOR VISIT:

		CODE #
☒	Overgrowth of Yard or Vacant Lot Cut or remove all high grass & weeds	42-116 (a)
☐	Rubbish, Trash, Debris, Junk or Similar Items Remove or store in a proper receptacle	42-92 / 42-116 (a)
☒	Maintenance of Structure (s) Repair: <u>Garage Door to close</u>	42-116 (b)
☒	Recreational Vehicle, Boats, Trailers or Similar Vehicles Remove or store in a proper structure or in side or rear yard	7.01.05 LDC
☐	Sign (s) Remove, apply for permit, other	5.03. LDC
☐	No Visible Address Numbers	46-1 & 7.01.02c LDC
☐	Wrecked or Inoperable motor vehicles on private property declared a nuisance and prohibited	42-173
☐	Remove, repair, or register vehicle & put current tags on it	
☐	Encroachments in the public right-of-way	70-2
☐	Other	

Please contact George Wells, Code Compliance Officer at (904) 310-3147 or at gwells@fbfl.org within 10/30 Days of this notice, by 2/7 + 3/2, 20 18 to discuss compliance with the above listed issue. Failure to do so will result in an official written notice with a possible outcome of fines.

Comments:

10 days on Boat
30 days on Garage Door
10 days on yard.

Wells

Code Compliance Officer

1.30.2018 11:22

1423

1.30.2018 11:23



1.30.2018 11:23

1423

SEASIDE

3.19.2018 10:00



CITY OF FERNANDINA BEACH
Code Enforcement Department

George Wells
Code Compliance Officer

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

March 19, 2018

POSTED NOTICE ON FRONT DOOR

Case Number: 18-00013

IN THE MATTER OF:

George Lee Lannon
1423 Highland Drive
Fernandina Beach, FL 32034

PREMISES: 1423 Highland Drive, Fernandina Beach, FL 32034

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

204 Ash Street • Fernandina Beach, FL 32034 • Phone: 904-252-1372 • gwells@fbl.org • TDD/TTY 711
www.fbl.us/code
Equal Opportunity Employer

3.19.2018 10:00

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:

George Lee Lannon
1423 Highland Drive
Fernandina Beach, FL 32034



9590 9402 3035 7124 0460 63

2. Article Number (Transfer from service label)

7014 0150 0002 0092 6090

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☐ 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

\$.47

Certified Fee

3.45

Return Receipt Fee
(Endorsement Required)

2.75

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

\$ 6.67

Postmark
Here

Send

Street

or P

City

PS Form

George Lee Lannon
1423 Highland Drive
Fernandina Beach, FL 32034

Instructions

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

CERTIFIED MAIL™



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Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.67

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George Lee Lannon

1423 Highland Drive

Fernandina Beach, FL 32034

Instructions

STAFF REPORT
Case 18-00024
City of Fernandina Beach Code Enforcement & Appeals Board
March 28, 2018

Violation Information

Owner Barbara L. H. Lovett Est.
511 North 11th Street
Fernandina Beach, Florida 32034

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

Location: 511 North 11th Street, Fernandina Beach, Florida 32034

Summary and Background Information

February 5, 2018, During a proactive sweep I observed and confirmed a white Chevrolet Classic parked on the front driveway with an expired tag. I left a notice of visit door hanger on the front door giving ten (10) days to correct the violation. I photographed the violation.

February 15, 2018, 2nd inspection-no change.

February 23, 2018, I mailed out a NOV/NOH letter via certified mail to the owner. Signature card came back unclaimed.

March 19, 2018, I posted a copy of the 2nd NOV/NOH letter on the front door. I photographed the posting of the NOV/NOH letter on the front door. An affidavit of service was completed and notarized.

March 28, 2018, Preboard inspection showed no change to vehicle. Inoperable vehicle still is in violation with an expired tag.

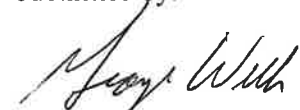
Conclusion

As of March 28, 2018, the white Chevrolet Classic parked on the front driveway is still in violation with an expired tag. The owner has made no attempt to contact Code Enforcement.

Recommendation

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

Submitted by:



George Wells
Code Compliance Officer

**ADMINISTRATIVE FEES INCURRED FROM
511 North 11th Street
AS OF 04/05/18
CODE CASE #18-00024**

<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	1	\$23.13	\$23.13
George Wells, Code Compliance Officers	5	\$20.80	\$104.00
Katie Newton, Board Secretary/Legal Assistant	1.5	\$21.63	\$32.45
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$10.00	\$10.00
Certified letters mailed	1	\$6.48	\$6.48
First Class letters mailed	1	\$0.48	\$0.48

TOTAL ADMINISTRATIVE FEES DUE

\$176.54

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



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

February 23, 2018

Case Number: 18-00024

Cert. #:7014 0150 0002 0092 6182

IN THE MATTER OF:

Barbara L. H. Lovett Est.
511 North 11th Street
Fernandina Beach, Florida 32034

PREMISES: 511 North 11th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 84 S 75FT OF LOT 8 OR 324/526 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: **42-173 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 Chevrolet Car in front of house with an expired tag.

Therefore, you are hereby directed to remedy and discontinue the problems by: Remove, repair, or register vehicles and put current tags on it by March 5, 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: April 5, 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.



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

March 19, 2018

Case Number: 18-00024

POSTED NOTICE ON FRONT DOOR

IN THE MATTER OF:

Barbara L. H. Lovett Est.
511 North 11th Street
Fernandina Beach, Florida 32034

PREMISES: 511 North 11th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 84 S 75FT OF LOT 8 OR 324/526 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: **42-173 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 Chevrolet Car in front of house with an expired tag.

Therefore, you are hereby directed to remedy and discontinue the problems by: Remove, repair, or register vehicles and put current tags on it by March 29, 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: April 5, 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.

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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 black ink, appearing to read "George Wells", written in a cursive style.

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: 18-00024

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 19th Day of March, 2018, at 9:47 A.M., I posted the Notice of Violation/Notice of Hearing letter for Case 18-00024, Lovett Est., Barbara L. H., 511 N. 11th St., Fernandina Beach, FL 32034 to Barbara L. H. Lovett Est., 511 North 11th Street, Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

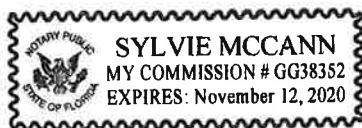
Signature: _____

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 19th day of March, 2018.

(SEAL)



Signature: _____

SYLVIE MCCANN
(Printed name of Notary)

CODE ENFORCEMENT

204 Ash Street

(904) 310-3147

gwells@fbfl.org www.fbfl.us/Code

NOTICE OF VISIT

Address: 511 N 11th St
 Date: 2/15/18 Time: 11:15 AM PM

THIS IS TO SERVE AS A WARNING THAT YOU MAY BE IN VIOLATION OF THE FOLLOWING CITY ORDINANCE(S):

REASON FOR VISIT:

CODE

Overgrowth of Yard or Vacant Lot Cut or remove all high grass & weeds	42-116 (a)
Buildings, Tents, Debris, Junk or Similar Items Remove or store in a proper receptacle	42-92 / 42-116 (a)
Maintenance of Structure (a) Repair	42-116 (b)
Recreational Vehicle, Boat, Trailer or Similar Vehicles Remove or store in a proper structure or in side or rear yard	7-01.03 LDC
Signs (a) Remove, apply for permit, other	5-03 LDC
No Visible Address Numbers	46-1 & 7-01.020 LDC
Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited Remove, repair, or register vehicle & put current tags on it	42-173
Encroachments in the public right-of-way	70-2
Other	

Please contact George Wells, Code Compliance Officer at (904) 310-3147 or at gwells@fbfl.org within 10 Days of this notice, by 2/15, 2018 to discuss compliance with the above listed issue. Failure to do so will result in an official written notice with a possible outcome of fines.

Comments:

Car in driveway has an expired tag.

Wells

Code Compliance Officer

2.5.2018 11:18

511

2.5.2018 11:17



2.5.2018 11:18

CHIEF/RECEIVED

07-14

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CITY OF FERNANDINA BEACH, FL
Code Enforcement Department

Shirley Wright
Code Compliance Officer

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

March 19, 2018

POSTED NOTICE ON FRONT DOOR

Case Number: 18-00024

IN THE MATTER OF:

Barbara L. H. Lovett Est.
511 North 11th Street
Fernandina Beach, Florida 32034

PREMISES: 511 North 11th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 84 S 75FT OF LOT 8 OR 324/526 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: **42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited.** (These can be found on the City's website: www.fdn.us/code). This letter specifically addresses a White Chevrolet Car in front of house with an expired tag.

Therefore, you are hereby directed to remedy and discontinue the problems by: Remove, repair, or register vehicles and put current tags on it by March 29, 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:
TIME:

LOCATION:

April 5, 2018
5:00 p.m.
City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

204 Ash Street • Fernandina Beach, FL 32034 • (904) 276-1000 • Fax (904) 276-1001 • TDD/TTY 711
www.fdn.us • Code Enforcement Department

3.19.2018 09:47

PSN	Sen	City
	Barbara L. H. Lovett Est.	Fernandina Beach, Florida 32034
	511 North 11 th Street	

7014 0150 0002 0092 6182

Postage	\$.47
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.67



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 Fernandina Beach, FL 32034



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ZIP 32034 011D1660330

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Barbara L. H. Lovett Est.
 511 North 11th Street
 Fernandina Beach, Florida 32034

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RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

EC: 32034423004 *1638-05706-23-43

UNC
 32034-43342

STAFF REPORT
Case 18-00037
City of Fernandina Beach Code Enforcement & Appeals Board
April 5, 2018

Violation Information

Owner: Walter L Champion Estate, 221 South 5th Street, Fernandina Beach, FL 32034

Violation: City of Fernandina Beach Code of Ordinances, Section 22-26 (12), Adoption of codes by reference, International Maintenance Code 2012 edition, Chapter 5, Section 505 Water System; and 506 Sanitary Drainage System.

Location: 221 South 5th Street, Fernandina Beach FL 32034

Summary and Background Information

January 23, 2018, I received a complaint that Dennis Champion was living at this address without running water. I talked to Susan McCarthy, the executor of the estate. She confirmed that Dennis was living there and that the water was not turned on, because Dennis had ran up the bill so much that they had to have it turned off. I told her that it had to be turned on by the end of the next day, for him to live there.

January 26, 2018, I checked Utilities Billing, water had not been turned on.

February 5, 2018, I stopped by and talked to Dennis. He told me that he had been in & out of the hospital and was not living there. He said that he was only there during the day and stayed in the county, off the island at night. I told him that he needed to get the yard cleaned up and cut. He said that he would.

February 15, 2018, I ran into Dennis at the Fernandina Beach Police Station. I asked him when he was going to clean up the yard, and asked him again if he was living at the house. He told me that he wasn't living at the house and that he would get his friends to help him with the yard.

February 26, 2017, After receiving an email from the City Manager requesting the status of the case. Officer Wells went by the property and talked to Dennis. Nothing had changed in the yard. Dennis told Officer Wells that the water had been turned on and that he hardly ever stayed there, just every once in a while. I checked the Utilities Billing again, the water had still not been turned on.

February 27, 2017, I sent the Notice of Violation/Notice of Hearing certified to the property, which came back "NOT DELIVERABLE AS ADDRESSED", and hand delivered the letter to Susan McCarthy and Margie Hatton.

February 26, 2017, Susan McCarthy and Captain Bishop of FBPD served Dennis an eviction notice to vacate the premises by March 21, 2018.

March 21, 2018, I called to Susan McCarthy and asked if Dennis had vacated the property. She told me that he had not, that he had until the end of the day. She told me that if he did not vacate by the end of the day, that she would have go back to the judge. She would have to fill out some more paperwork to get him escorted off the property if he was still there after the allotted time given by the judge. I asked her to keep me updated, but I haven't heard back from her.

March 27, 2018, I drove by the house and Dennis was sitting on the porch.

Conclusion

This property is still in violation.

Recommendation

Staff recommends assessing a \$100.00 fine per day, and administrative fees incurred until compliance is achieved by either vacating the property or turning on the water.

Submitted by:

Michelle D. Forstrom
Code Enforcement Manager

Account

Phone

Name

Serv Name

Address

Serv Address

Bill Address

Zipcode

Serv Zipcode

Bill Zipcode

Meter ID

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Update Account: 0002-0105 59: Vacant

Account

Address 1 of 1

Vacant

221 S 5TH ST

FERNANDINA BEACH FL 32034-3905

General

Personal

Notes

Meters

Containers

Transactions

Selected Details

Rates

Work Orders

Record

Cycle

Due Date

Start Date

Close Date

0002-0105 59

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0002-0105 59

0002-0105 59

Service

Billing

Flags

☒ No Charges

☐ No Readings

☐ Priority Service

☐ FINAL BILL

☐ Email Bills

☐ Email Notices

Change Address

Rate Classes

Current Balance

Charge

Previous

Payments

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Reading Status

WATER: 0 of 1

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Fees/Deposits

ADMIN

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Cancel

Active: 30175

Dormant: 2353

57939 records in this index

Revise

Cgse



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

February 27, 2018

Case Number: 18-00037

Cert. #:7012 1640 0001 5937 9616

IN THE MATTER OF:

Walter L Champion
221 S. 5th Street
Fernandina Beach, FL 32034

PREMISES: 221 S. 5th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 26 LOTS 10 N 25 FT OF 9 & 11 IN OR 1752/818, 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: **Section 22-26 (12) Adoption of codes by reference, International Property Maintenance Code 2012 edition, Chapter 5, Section 505 Water System; and 506 Sanitary Drainage System** (This can be found on the City's website: www.fbfl.us/code). This letter specifically addresses no running water or sewer, while living at this residence.

Therefore, you are hereby directed to remedy and discontinue the problems by: get the water and sewer turned on or permanently vacate the premises, by March 9, 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: April 5, 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 to 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).



Michelle D. Forstrom
Code Enforcement Manager

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.

Cc: Susan McCarthy
Margie Hatten

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: 18-00037

I, Michelle D. Forstrom, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Code Enforcement Department;
2. That part of my duties include hand delivering Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 27th day of February, 2018, at 2:35 P.M., I delivered the Notice of Violation/Notice of Hearing letter for Case 18-00037, Walter L Champion Est, 221 South 5th Street, Fernandina Beach, FL 32034 to Susan McCarthy while she was working at 202 South 8th Street, Fernandina Beach, FL 32034, and on the same date, at 1:20 P.M. I delivered the same letter for the same case to Margie Hatton while she was working at 1525 Lime Street, Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

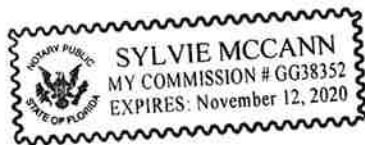
Signature: _____

Michelle D. Forstrom

(Printed name of Code Compliance Manager)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 5th day of July, 2017.

(SEAL)



Signature: _____

Sylvie McCann

(Printed name of Notary)

EXP 11/12/20

CHAPTER 5

PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The *owner* of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any structure or *premises* which does not comply with the requirements of this chapter.

SECTION 502 REQUIRED FACILITIES

[P] 502.1 Dwelling units. Every *dwelling unit* shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

[P] 502.2 Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four *rooming units*.

[P] 502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten *occupants*.

[P] 502.4 Employees' facilities. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.

[P] 502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in *toilet rooms* or *bathrooms*.

[P] 502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the *International Plumbing Code*. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during *occupancy* of the *premises*.

SECTION 503 TOILET ROOMS

[P] 503.1 Privacy. *Toilet rooms* and *bathrooms* shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking

device shall be provided for all common or shared *bathrooms* and *toilet rooms* in a multiple dwelling.

[P] 503.2 Location. *Toilet rooms* and *bathrooms* serving hotel units, *rooming units* or dormitory units or *housekeeping units*, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway.

[P] 503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located a maximum of one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

[P] 503.4 Floor surface. In other than *dwelling units*, every *toilet room* floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

SECTION 504 PLUMBING SYSTEMS AND FIXTURES

[P] 504.1 General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

[P] 504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

[P] 504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, *deterioration* or damage or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

SECTION 505 WATER SYSTEM

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied

PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

with hot or tempered and cold running water in accordance with the *International Plumbing Code*.

[P] **505.2 Contamination.** The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any *bathroom, toilet room, bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

SECTION 506 SANITARY DRAINAGE SYSTEM

[P] **506.1 General.** All plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

[P] **506.2 Maintenance.** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

[P] **506.3 Grease interceptors.** Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. All records of maintenance, cleaning and repairs shall be available for inspection by the code official.

SECTION 507 STORM DRAINAGE

[P] **507.1 General.** Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.

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Postage	\$ 47
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.67

WALTER L CHAMPION EST
221 S. 5TH STREET
FERNANDINA BEACH, FL
32034

Sent:
Street
or PO
City, State, ZIP+4[®]
PS Form 3811, July 2015 PSN 7530-02-000-9053

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

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:

WALTER L CHAMPION EST
221 S. 5TH STREET
FERNANDINA BEACH, FL
32034



9590 9402 3035 7124 0450 28

2. Article Number (Transfer from service label)

7012 1640 0001 5937 9616

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☐ Agent
X	☐ 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	☐ Priority Mail Express [®]
☐ Adult Signature	☐ Registered Mail TM
☐ Adult Signature Restricted Delivery	☐ Registered Mail Restricted Delivery
☒ Certified Mail [®]	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation TM
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	☐ Restricted Delivery

Domestic Return Receipt



City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

CERTIFIED MAIL™
JACKSONVILLE



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02/27/2018

USPS STAGE

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221 S. 5TH STREET
FERNANDINA BEACH, FL
32034

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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32034-350229

NOTICE FROM LANDLORD TO TENANT
TERMINATION OF TENANCY
(7 DAY OR 15 DAY)

To:

Dennis Champion
221 S. 5th St,
Fla Bch FL 32034

YOU ARE HERBY NOTIFIED TO QUIT AND VACATE THE PREMISES DESCRIBED
AS:

Family home Walter Champion estate
so home can be sold

On or before the 21 day of March, 2018

This notice is given under and by authority of Section 83.57 Florida Statutes. The
tenancy under which you have been occupying and using the said described
premises as of the date shown above.

DATED at 1:22 pm, Florida, on this 28 day of Feb, 2018

[Signature]
OWNER/AGENT (Signature)

502 Centre St,
Address

Fla Bch FL 32034

904 583-3838
Telephone

This NOTICE Served on the tenant on the 28 day of Feb, 2018
at 3:15 AM/PM (circle one).

By:

☒ Personal delivery

☐ Posting a copy at resident in absence of tenant

With
police
officer
Bishop