



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
APRIL 4, 2019
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 The minutes from March 7, 2019, will be presented for approval.
- 3. OLD BUSINESS**
 - 3.1 **RICHARD & CAROLYN ADAMS, 516 N. 11TH STREET, CASE 18-00166.** 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.*
 - 3.2 **EUGENIA RIVERA, 827 OCEAN AVENUE, CASE 18-00179.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116(a) Cleaning of Lots, Maintenance of Structures. *Requesting Board determination of the case.*
- 4. NEW BUSINESS**
- 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.

1. Call to Order/ Roll Call/Determination of Quorum – The meeting was called to order at 5:30 pm.

Council Members Present

Chair Buddy Boyd
Marlene Chapman
Gail Shults
Cynthia Crow

Vice Chair Adam Kaufman
Henry Byrd
Christine Harmon

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 February 7, 2019, Regular Hearing were presented for approval. **A motion was made by Member Chapman, seconded by Member Harmon, to approve the Minutes. Vote upon passage of the motion was taken by voice vote being all ayes, carried.**

Chair Boyd requested that the members use their lights to signal they had questions or comments. He asked for any requested changes to the agenda. Ms. Forstrom stated that 3.1 was removed at the request of the property owner's attorney; and 4.3 had come into compliance.

3. Old Business

3.1 MARK R. O'BRIEN, 400 S. 8TH STREET, CASES 15-0058 & 17-0007.

Board to review case and determine next steps.

This case was removed at the request of the property owner's attorney.

Vice Chair Kaufman stated that it was his understanding that the property was now in compliance and all fees had stopped. He was prepared to introduce a motion, wanted to know when they would discuss this property. City Attorney Bach stated that Ms. Hill had requested they not discuss the case since they were not present. She said it does not have to come back to the Board unless they request a reduction of fines; however the Board has already authorized the City Attorney to foreclose. There was a brief discussion about the potential sale falling through and whether the Board needed to take further action

4. New Business

City Attorney Bach explained quasi-judicial hearings. Chair Boyd asked if any Board member had had ex-parte communications and none had. Ms. Newton swore in witnesses.

4.1 RICHARD & CAROLYN ADAMS, 516 N. 11TH STREET, CASE 18-00166. *Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-173 Wrecked or inoperable motor vehicle on private property declared a nuisance and prohibited.*

This case was heard second. Chair Boyd read the case. Mr. Wells presented the case for the City and entered evidence into the record. On a proactive sweep, he saw box trucks at a rental home that had been sitting there a while. He called the owner, who confirmed they are inoperable and did not have current tags. Mr. Wells gave them a resource sheet to get rid of the vehicles. The case was scheduled February 7 and was granted an extension due to health issues and other circumstances. Staff recommends \$50.00 per day per vehicle and administrative fees.

Member Crow wanted clarification from Mr. Wells as to why he determined they were inoperable vehicles, because they would be in compliance if they had current tags. Mr. Wells explained that he had seen the vehicles there a long time and then called up the owner who confirmed they were inoperable. There was discussion on whether the hearsay was competent

substantial evidence. City Attorney Bach that they can rely on statements that Mr. Wells relays from the property owner because the owner was noticed and had the opportunity to be here.

A motion was made by Member Chapman, seconded by Vice Chair Kaufman, to find the property in violation of 42-173, Wrecked or inoperable motor vehicles declared a nuisance and prohibited. A vote was taken and passed, all being in favor.

A motion was made by Member Chapman, seconded by Member Kaufman, to assess administrative fees and fines of \$50.00 per day per vehicle beginning March 15, if not in compliance. A vote was taken and passed, all being in favor.

4.2 EUGENIA RIVERA, 827 OCEAN AVENUE, CASE 18-00179. *Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116(a) Cleaning of Lots, Maintenance of Structures.*

This case was moved up because Ms. Rivera was present. Chair Boyd read the case. Mr. Wells presented for the City and entered photos into evidence. The case began in December with a proactive sweep where junk and weed overgrowth was causing a hazard. Staff recommends a fine of \$50.00 per day.

Member Byrd requested to see the photos, which showed building materials and fencing under a stairwell.

Ms. Rivera, the property owner, stated that she did not remember receiving anything in December. She spoke with Mr. Wells and had requested more time because she had been out of town on business trips. She had thought she was granted an extension. She has trimmed the bushes but has not had time to put the fencing up although she has the application for the permit.

Member Chapman asked what had been done since December. Ms. Rivera had trimmed the bushes but it grew back while she was gone. She had cleaned areas but had misunderstood what Mr. Wells had wanted to be cleaned.

Vice Chair Kaufman asked how long she needed to get the property clean. Ms. Rivera stated two weeks.

Member Harmon wanted to ensure Ms. Rivera had full understanding of the issues.

Member Crow asked about the debris. Mr. Wells said the building materials needed to be stored properly out of sight or the fencing needed to be put up. He stated that two weeks is fine with staff for her to get it into compliance.

A motion was made by Member Crow, seconded by Member Byrd, to find the property in violation of 42-116(a), and to assess administrative fees and fines of \$50.00 per day beginning March 29, 2019, if not in compliance. A vote was taken and passed, all being in favor.

4.3 NICHOLAS CONSTANT, 147 NORTH 18TH STREET, CASE 2019-0023. *Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-122 Swimming Pool (Maintenance); 42-116 Duty to Maintain Property.*

This property came into compliance.

4.4 TRADONNA COLEMAN, 314 S. 13TH STREET, CASE 2019-0027. *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.*

Chair Boyd read the case. Mr. Wells presented the case for the City and entered evidence into the record. The case began in January, when he observed a vehicle with flat tires. Staff has attempted to contact owner several times, with not response. Now, the vehicle's tags are expired as well as having flat tires. Staff recommends fines of \$50 per day and administrative fees.

Member Crow asked why the vehicle was flagged at first when the tags were still good. Mr. Wells explained it was the flat tires; Ms. Forstrom clarified that when a tag expires, it becomes an inoperable vehicle. Member Crow just wanted to be sure due process was given.

Vice Chair Kaufman asked if there was any contact with the persons living at the property and Mr. Wells stated no one was ever there although he visited the property several times.

A motion was made by Member Chapman, seconded by Member Harmon, to find the property in violation of 42-173, Wrecked or inoperable motor vehicles declared a nuisance and prohibited; and to assess administrative fees and fines of \$50.00 per day beginning March 15, if not in compliance. A vote was taken and passed, all being in favor.

5. Board Business

5.1 Proposal of Alternate Member #1: Nicole Kresse

Vice Chair Kaufman was impressed with Ms. Kresse's resume. The Board voted to recommend approval.

5.2 Alternate Board Meeting Dates:

It was decided that instead of May 2, the Board would meet April 30; and in place of July 4, the Board would meet June 27.

6. Adjournment - There being no further business to come before the Code Enforcement and Appeals Board, the meeting was adjourned at 6:37 p.m.

Katie Newton, Recording Secretary

Carlton "Buddy" Boyd, Chair

STAFF REPORT
Case 18-00166
City of Fernandina Beach Code Enforcement & Appeals Board
April 4, 2019

Violation Information

Owner Richard & Carolyn Adams
1512 Dade Street
Fernandina Beach, Florida 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.

Location: 516 North 11th Street, Fernandina Beach, Florida 32034

Summary and Background Information

November 28, 2018, During a proactive sweep I observed (1) box truck and (1) RV that have been sitting on this property for quite some time. I called the owner and asked him the status of these vehicles whether they ran and had current tags. He stated he was going to remove both vehicles from the property because they both were in violation. Recorded photos.

December 10, 2018, A second inspection of this property was completed. The violation still exists.

December 13, 2018, I sent a NOV/NOH letter via certified mail to the owner. Signature card was returned signed.

January 30, 2019, Pre-agenda inspection – Both trucks are still present.

February 6, 2019, Respondent called the day before the scheduled 2/7/19 CEAB Hearing and requested a fourteen (14) day extension to 2/20/19 due to circumstances beyond his control. I granted the extension and told him the case would be moved to March 7, 2019 if not in compliance.

February 27, 2019, Pre-agenda inspection – both trucks are still present. Recorded photos.

February 28, 2019, I called the respondent and asked him the status of this case. He said one of the trucks possibly would be removed today, but he did not know what he was going to do with the other vehicle. I reminded him the hearing was 3/7/19 and he needed to try his best to bring this property into compliance by then. He said he would do the best he could do with his health situation.

March 18, 2019, Mrs. Adams called and left a message on the Code Enforcement line for Chairman Boyd to call her. Michelle and I called Mrs. Adams back to find out what her concerns were. She stated they had removed the RV from the property, but was having difficulty with the tow company with the box truck. Michelle asked her to give her a time she felt she would be in compliance. She would not commit to a date because it depended on the tow company. Michelle suggested that the property should be in compliance by 4/4/19 the day of next CEAB hearing. Mrs. Adams said she would try her best to comply. Mrs. Adams stated that she was unaware of the CEAB meeting scheduled on 3/7/19. She stated she did receive any correspondence that informed her of this date to appear and felt the fines or fees should not be assessed. Michelle decided to bring the case back before the CEAB board and explain that the respondent may not have received proper notice of the 3/7/19 CEAB meeting and ask for a rescission of previous fines and fees

March 28, 2019, I hand delivered and posted a copy of the NOV/NOH letter on the front door at 1512 Dade St. informing the owners of the new compliance date and new CEAB meeting time and location. Recorded photos of the posting and filled out an affidavit of service.

**ADMINISTRATIVE FEES INCURRED FROM
516 N 11TH STREET
AS OF 4/4/2019
CODE CASE #18-00166**

<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	6	\$20.80	\$124.80
Katie Newton, Board Secretary/Legal Assistant	1	\$21.63	\$21.63
Tammi Bach, City Attorney	2	\$68.64	\$137.28
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$10.00	\$10.00
Certified letters mailed	1	\$6.20	\$6.20
First Class letters mailed	1	\$0.50	\$0.50

TOTAL ADMINISTRATIVE FEES DUE **\$323.54**

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

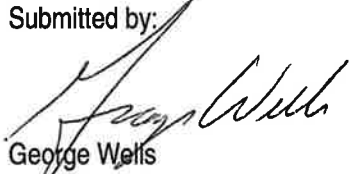
Conclusion:

The owners I believe now are prompted to bring this property into compliance.

Recommendation

The City recommends a fine of \$ 50.00 per day per vehicle, along with administration fees incurred.

Submitted by:

A handwritten signature in black ink, appearing to read "George Wells", is written over the printed name.

George Wells
Code Compliance Officer



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

March 28, 2019

HAND DELIVERED

Case Number: 18-00166

IN THE MATTER OF:

Richard & Carolyn Adams
1512 Dade Street
Fernandina Beach, Florida 32034

PREMISES: 516 N. 11th Street, Fernandina Beach, FL 32034

THE BRIEF LEGAL DESCRIPTION OF THE REAL PROPERTY UPON WHICH THIS VIOLATION OCCURRED IS: BLOCK 218 SUB LOTS C & D OF 4 IN OR 1619/424 CITY OF FDNA BEACH, 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 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 (1) box truck parked on the left side of the house.

Therefore, you are hereby directed to remedy and discontinue the problems by: Remove, repair, and/or currently tag all the vehicles on the property by April 4, 2019 (7) 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 4, 2019
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: 18-00166 516 N. 11th St.

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 28th Day of March, 2019, at 11:11 A.M., I posted a Notice of Violation/Notice of Hearing letter for **Case 18-00166, Adams, Richard & Carolyn at 1512 Dade St., Fernandina Beach, FL 32034** to Richard & Carolyn Adams, 1512 Dade St., Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____

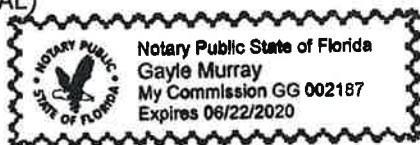


George Wells

(Printed name of Code Compliance Officer)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 28th day of March, 2019.

(SEAL)



Signature: _____



Gayle Murray
(Printed name of Notary)



new case# 2019-0119

City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: March 8, 2019
Case Number: 18-00166

IN THE MATTER OF: Respondent Name: Richard & Carolyn Adams
Respondent Address: 1512 Dade Street, Fernandina Beach, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on March 7, 2019, 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 February 28, 2019, and the Respondent was not present at the hearing.
2. The real property on which the violations occurred 516 N. 11th Street, Fernandina Beach, FL and a brief legal description being **BLOCK 218 SUB LOTS C & D OF 4 IN OR 1619/424 CITY OF FDNA BEACH, 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: **42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited.**

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 42-173, to collect administrative fees, and if not brought into compliance by March 15, 2019, assess fines of \$50.00 per day per vehicle beginning March 15, 2019, until brought into compliance.
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.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered March 7, 2019 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: _____
Chair, Carlton "Buddy" Boyd

COUNTY OF NASSAU

STATE OF FLORIDA

I HEREBY CERTIFY that on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, personally appeared Carlton "Buddy" Boyd to me well known to be the Chair of the Code Enforcement and Appeals Board of the City of Fernandina Beach, and known to me to be the persons who executed the foregoing Findings of Fact for the City of Fernandina Beach as such Chair: and they severally acknowledged the execution of the same to be their free act and deed by authority and on behalf of the City of Fernandina Beach for the uses and purposes therein expressed.

WITNESS my hand and official seal at Fernandina Beach, said County and State on this _____ day of _____, 2019.

(NOTARY SEAL)

Notary Public, State of 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.



CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING
EXTENSION GRANTED TO NEXT HEARING

February 6, 2019

Owner Asked for 14 Day Extension

Case Number: 18-00166

IN THE MATTER OF:

Richard & Carolyn Adams
1512 Dade Street
Fernandina Beach, Florida 32034

PREMISES: 516 N. 11th Street, Fernandina Beach, FL 32034

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Therefore, you are hereby directed to remedy and discontinue the problems by: Remove, repair, and/or currently tag all the vehicles on the property by February 20, 2019 (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: March 7, 2019
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).

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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

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

December 13, 2018

Cert. #: 7018 0360 0001 3591 8383

Case Number: 18-00166

IN THE MATTER OF:

Richard & Carolyn Adams
1512 Dade Street
Fernandina Beach, Florida 32034

PREMISES: 516 N. 11th Street, Fernandina Beach, FL 32034

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Therefore, you are hereby directed to remedy and discontinue the problems by: Remove, repair, and/or currently tag all the vehicles on the property by December 23, 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 7, 2019
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

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Code Compliance Officer

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CITY OF FERNANDINA BEACH

Code Enforcement Department

George Wells

Code Compliance Officer

CITY OF FERNANDINA BEACH
CITY & COUNTY APPEALS BOARD
NOTIFICATION/NOTICE OF HEARING

March 28, 2019

HAND DELIVERED

POSTED
3/29/19

Case Number: 18-00166

IN THE MATTER OF:

Richard & Carolyn Adams
1512 Dade Street
Fernandina Beach, Florida 32034

PREMISES: 516 N. 11th Street, Fernandina Beach, FL 32034

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Therefore, you are hereby directed to remedy and discontinue the problems by: Remove, repair, and/or currently tag all the vehicles on the property by April 4, 2019 (7) 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 4, 2019
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 alleged violation(s) that you have violated the above cited provision(s) of the Code of Ordinances.

204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-8442 • www.fbfi.org • TDD/TTY 711
8000000000/Code
Equal Opportunity Employer

11:11

3:28:2019



3.28.2019 11:12

cintas

THE UNIFORM PEOPLE

173-601

3.28.2019 10:59



3.28.2019 10:59

WORKING FOR A SAFER COMMUNITY



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 Ash Street

(904) 310-3147

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

NOTICE OF VISIT

Address: N. 11th St
Date: 11/28/18 Time: 2:30 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	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 & 7-01.05 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	90-2
☐ Other	

Please contact George Wells, Code Compliance Officer at (904)
310-3147 or at gwells@fbfl.org within 10 Days of this notice,
by 12/18, 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:

Wells

Code Compliance Officer

11.28.2018 14:25



11:28:2018 14:25



1:30.2019 11:08

2.27.2019 09:41



SENDER: COMPLETE THIS SECTION

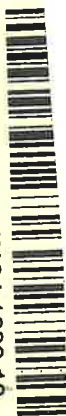
- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard & Carolyn Adams
1512 Dade St
Fernandina Beach, FL 32034

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☒ Addressee
- B. Received by (Printed Name) Carolyn Adams C. Date of Delivery 12-15-18
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:



9590 9402 3035 7124 1639 13

2. Article Number (Transit Form)
7018 0360 0001 3591 8383

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

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

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

Certified Mail Fee \$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 2.75

☐ Return Receipt (electronic) \$ -

☐ Certified Mail Restricted Delivery \$ -

☐ Adult Signature Required \$ -

☐ Adult Signature Restricted Delivery \$ -

Postage \$ 46.67

Total Postage \$ 46.67



Sent To Richard & Carolyn Adams
1512 Dade St
Fernandina Beach, FL 32034

City, State, ZIP

7018 0360 0001 3591 8383

Case 18-00179
City of Fernandina Beach Code Enforcement & Appeals Board
March 7, 2019

Owner	Eugenia Rivera 827 Ocean Avenue Fernandina Beach, Florida 32034
Violation	City of Fernandina Beach – Code Of Ordinances, Section 42-116 (A) Cleaning of Lots: Maintenance of Structure
Location:	827 Ocean Avenue, Fernandina Beach, Florida 32034

December 7, 2018, During a proactive sweep I observed yard overgrowth along with building/items that need to be removed and stored properly, they are creating a rodent harborage. I left a door hanger on the front door giving the owner ten (10) days to correct the violation. I recorded photographs of the violation.

December 18, 2018, A second inspection of this property was completed. The violation still exists.

December 31, 2018, I sent a NOV/NOH letter via certified mail to the owner. Owner was given until 1/9/19 to comply. Signature card was returned signed.

January 9, 2019, NOV/NOH inspection – failed – no progress.

February 27, 2019, Pre-agenda inspection – no change – violation still exists.

Overgrowth of weeds, junk, building materials and similar items are causing a rodent harborage...

The City recommends a fine of \$ 50.00 per day for the violation, along with administration fees incurred.

Submitted by:

Frage. Wells

George Wells
Code Compliance Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department

Code Enforcement Officer

ADMINISTRATIVE FEES INCURRED FROM
827 Ocean Ave
AS OF March 7, 2019
CODE CASE #18-00179

<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 Director	1	\$23.13	\$23.13
George Wells, Code Compliance Officer	5	\$21.63	\$108.15
Katie Newton, Board Secretary/Legal Assistant	2	\$21.63	\$43.26
Tammi Bach, City Attorney	1	\$68.64	\$68.64
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$10.00	\$10.00
Certified letters mailed	1	\$6.20	\$6.20
First Class letters mailed	1	\$0.50	<u>\$0.50</u>

TOTAL ADMINISTRATIVE FEES DUE

\$259.88

****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

December 31, 2018

Case Number: 18-00179

Cert. #:7018 0360 0001 3591 8444

IN THE MATTER OF:

Eugenia Rivera
827 Ocean Avenue
Fernandina Beach, Florida 32034

PREMISES: 827 Ocean Avenue, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **LOTS 77 (EX W 23FT) & LOTS 78 & 76 IN OR 861/871 & OR 1773/1520, FERNANDINA BEACH, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously notified you of an 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 Structure.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses the overgrowth of weeds and grass on this property along with building materials, junk, and debris items on the right side of the house.

Therefore, you are hereby directed to remedy and discontinue the problems by: Cut or remove all high grass and weeds, remove or store all building materials, junk and debris that is piled against the right side of the house by January 9, 2019 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: March 7, 2019
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.

WORKING FOR A SAFER COMMUNITY



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT

204 Ash Street

(904) 310-3147

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

NOTICE OF VISIT

Address: 827 Ocean Av

Date: 12/7/18 Time: 2:30 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	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 Remove, repair, or register vehicle & put current tags on it	42-373
☐ 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 12/17, 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:

Wells

Code Compliance Officer

12.7.2018 14:28



12.7.2018 14:27



12.7.2018 14:28



2.27.2019 10:53



2.27.2019 10:53

SENDER: COMPLETE THIS SECTION

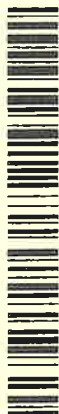
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eugenia Rivera
827 Ocean Av
Fernandina Beach, FL 32034

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) E. Rivera C. Date of Delivery 1-8-19
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:



9590 9402 3035 7124 1637 53

2. Article Number (Transfer from service label)

701B 0360 0001 3591 8444

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

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
Extra Services & Fees (check box, add fees appropriate)	
☐ Return Receipt (hardcopy)	\$ 34
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$ 2.75
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	.47
Total Postage and Fees \$ 6.67	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

Eugenia Rivera

827 Ocean Av

Fernandina Beach, FL 32034

701B 0360 0001 3591 8444

PS Form 3800, 7-15

OFFICE USE ONLY

REC'D:

BY:

APPLICATION #:

PLANNING

APPROVED BY:

DATE:

PERMIT #:

HDC SA #:



PERMITS

Zoning Review

Revised 10/01/18

USE THIS FORM TO: Apply for a non-structural fence (no masonry components), a shed or outbuilding (less than 12 feet tall, less than 150 square feet in size, and not aluminum), or a residential deck (less than or equal to 12 inches high from the ground and less than or equal to 150 square feet in size).

FEES: \$50 for zoning review for fences; \$100 zoning review for accessory structures and residential decks; additional \$20 for Historic District Council Staff Approval, if needed.

IMPORTANT NOTES: Prior to applying for a permit, contractors must be registered with the City (applicable licensing information, insurance, and worker's compensation).

KEY CONTACTS: The Department of Planning & Conservation will guide your application through the process.

☐ ACCESSORY STRUCTURE (< 12' ridge height and ≤ 150 ft²)

☒ FENCE (NON-STRUCTURAL)

☐ RESIDENTIAL DECK (≤ 12" above grade and ≤ 150 ft²)

Are you located within the Historic District? ☐ If yes, please provide your HDC Certificate of Approval.

Property Owner: Eugenia Rivera Telephone: 261 0695

Job Address: * 827 Ocean Ave - 828 N. Fletcher Ave

Parcel ID #:

Description of Job: put a fence around side & rear front 4'

Contractor: Self Telephone: 261 0695

Address: 827 Ocean Ave Email: er48@netzero.com

☐ Where is your project located? AR 48 Please indicate on a survey.

For fences, indicate whether it is on the property line or not. For sheds and decks, provide setbacks and square footage.

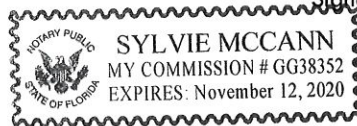
☐ How tall is your project? Please provide scaled drawings.

The undersigned states the above information is true and correct as (s)he is informed and believes.

Date 3-8-19 Signature of Applicant E. Rivera

STATE OF FLORIDA

COUNTY OF NASSAU



Subscribed and sworn to before me this 8 day of March, 2019.

Sylvie McCann
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known OR Produced Identification ✓ ID Produced: FLDC



M Notice

00-00-31-134A-0077-0000

0.32

0

SINGLE FAM

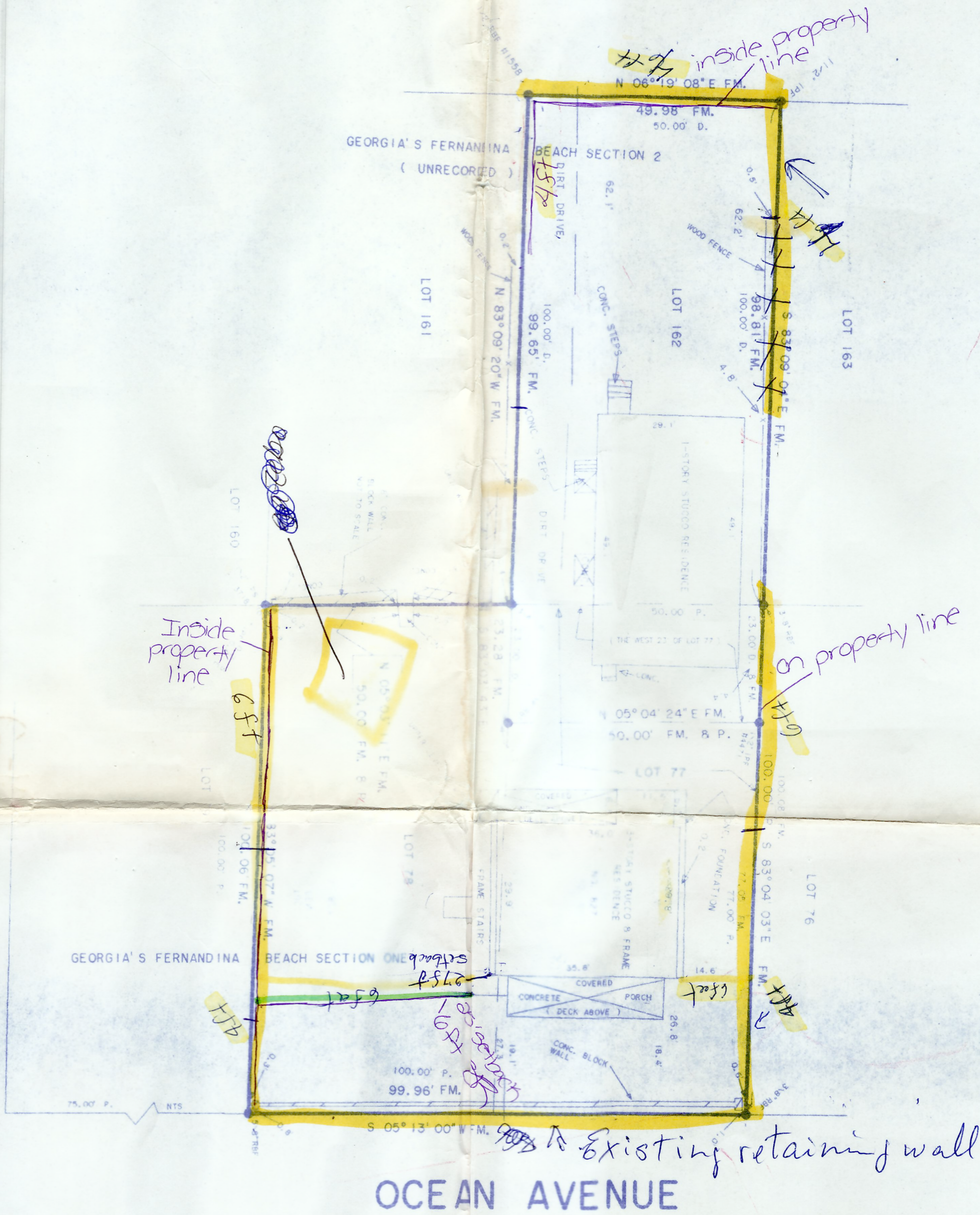
RIVERA EUGENIA
827 OCEAN AV

FERNANDINA BEACH, FL 32034

827 OCEAN AV

RECEIVED
ECS 11/1/03
BUILDING PLANNING ZONING
CITY OF FERNANDINA BEACH, FL

NORTH FLETCHER AVENUE



CERTIFIED TO:
EUGENIA RIVERA

MAP SHOWING BOUNDARY SURVEY OF
LOTS 77 AND 78, GEORGIA'S FERNANDINA BEACH, SECTION ONE,
AS RECORDED IN PLAT BOOK 2, PAGE 35,
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA,
TOGETHER WITH LOT 162, GEORGIA'S FERNANDINA BEACH, SECTION TWO (UNRECORDED)

COASTAL LAND SURVEYORS

8 MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 51-17, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 190, GEORGIA STATUTES.

DATE OF SURVEY: MARCH 11, 2011
SCALE: 1"=20'
JOB NO. 9802-08 F.B. 154, 311, 321
COMMITTEE NO. 120172 PANEL NO. 0241F
DATED 12-17-10

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.

BEARINGS BASED ON 500°-13'-00" W FOR THE W.L.Y. R/W
PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE 1A2 AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP 0241F
COMMUNITY NO. 120172 PANEL NO. 0241F
DATED 12-17-10

DATE OF SURVEY: MARCH 11, 2011
SCALE: 1"=20'
JOB NO. 9802-08 F.B. 154, 311, 321
COMMITTEE NO. 120172 PANEL NO. 0241F
DATED 12-17-10

CONVEYANCE MADE BY IDENTIFICATION U.S.G.
IRON PIPE FOUND - 197
IRON PIPE SET - 195
FIELD MEASURED - 194
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - 88
CONCRETE - 88
STAINLESS STEEL PIPE FOUND - 88
STAINLESS STEEL PIPE SET - 88
RIGHT-OF-WAY - R/W
POINT OF TANGENT OF REVERSE CURVE - POC
CENTER LINE - C