



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
JUNE 6, 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 for April 30, 2019, are presented for approval.
- 3. OLD BUSINESS**
 - 3.1 **MARK R. O'BRIEN, 400 S. 8TH STREET & 421 S. 9TH STREET, CASES 15-0058, 17-00114 & 17-0007.** *Property owner requests reduction in fines.*
 - 3.2 **NEIL T. DOUGLAS & LISA A. MOHN, 1725 LISA AVE, CASE 18-00004.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116(B) Cleaning of lots, Maintenance of structures; Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *City Staff to provide update.*
- 4. NEW BUSINESS**
 - 4.1 **HERIBERTO GONZALEZ, 412 S. 13TH TERRACE, CASE 2019-0181.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-122-Swimming Pool (Maintenance) & 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*
- 5. BOARD BUSINESS**
 - 5.1 **Reminder:** The next Code Enforcement and Appeals Board Hearing will be June 27, 2019, rescheduled from July 4, 2019.
- 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
Nicole Kresse (Alt #1)

Others Present

Tammi Bach, Board Attorney
Katie Newton, Recording Secretary

George Wells, Code Enforcement Officer

Chair Boyd announced the resignation of Member Harmon. Vice Chair Kaufman made a motion to seat Alternate Member Kresse in the vacated seat permanently, Member Chapman seconded, and all were in favor.

2. Approval of Minutes – According to the agenda support documents, the Minutes for the March 7, 2019, Regular Hearing were presented for approval. Member Crow made a correction as to who made a motion on one of the cases. **A motion was made by Member Chapman, seconded by Vice Chair Kaufman, to approve the Minutes as amended. Vote upon passage of the motion was taken by voice vote being all ayes, carried.**

City Attorney Bach explained the quasi-judicial procedures. Chair Boyd asked about ex-parte communications, and there were none. Ms. Newton swore in witnesses.

3. Old Business

3.1 TAYLOR RENTAL UPDATE. *The City Attorney will provide an update.*

City Attorney Bach explained that there would be no vote taken this evening. She provided a background of the fines, totaling over \$300,000 and explained Ms. Hill, attorney for Mr. O'Brien, had informally requested a fine reduction. Ms. Forstrom had recommended no less than \$50,000 as a reduction previously, and Ms. Hill said that her client could pay no more than \$20,000. City Attorney Bach spoke with the members of the Board separately and it appears the majority would accept \$20,000. She recommends taking a vote at the June 6th meeting and Ms. Hill will send formal letter to the Board. The administrative fees are approximately \$2400.

Vice Chair Kaufman stated that Alvin's Island paid \$50,000 when their fines were reduced, and he is not prepared to vote for \$20,000. City Attorney Bach explained that in that case, which was a sign issue, the City had filed an order with the circuit court and that is where the fine total had come from. Vice Chair Kaufman said he did not see a justification for such a reduction. Member Shults asked about the costs involved for foreclosure, and City Attorney Bach explained the filings would cost about \$1500, and possibly several years for a resolution. Member Shults thinks \$20,000 is better than that.

4. New Business

4.1 NEIL T. DOUGLAS & LISA A. MOHN, 1725 LISA AVE, CASE 18-00004. *Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116(B) Cleaning of Lots, Maintenance of Structures; Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited.*

Chair Boyd read the case. Mr. Wells presented for the City and entered evidence onto the record. The case started in December 2017, and he showed photos from that time showing the building with building wrap, rotting wood, stucco unbonded, and vehicles without tags. Pictures from today show much work has been done, but a stop work order has been issued from the building department for the stairwell and decking for work without a permit. Mr. Wells send a notice of hearing in January, but did not get good service so the case was not presented until now. All inoperable vehicles have been removed. There some issues with the handrails still. Mr. Douglas was making slow progress and he requested an extension

and so that is why the case took so long to get on the agenda. Staff recommends fines of \$50 per day plus administrative fees.

Member Chapman wanted to clarify whether work had been done after the stop work order was issued. Mr. Wells opined that as a general contractor, the property owner should have known to pull a permit.

Member Crow stated this case was under the old ordinance because it was older than the amended ordinance.

Member Kresse asked for fines and fees, and Mr. Wells stated a recommendation of \$50 per day plus administrative fees of \$258.98.

Vice Chair Kaufman asked how long it would take to get a permit, and Mr. Wells believed he would be able to apply tomorrow. Member Crow said it was dependent on what the permit was for.

Mr. Neil Douglas, property owner, explained that he was surprised to receive a stop work order because he thought it was a repair to the stairs and did not need a permit. The building department requires an engineer's report to get the permit. He has been trying to get an engineer out for weeks, and without the report, he can't get the permit.

Member Byrd asked if he thought he could get someone out. Mr. Douglas explained it had taken 6 weeks to get a quote of \$600 finally today. Member Crow wanted to know when they could come out, and Mr. Douglas was hoping they would come within a week, and wasn't sure how long after that it would be to get a letter. Member Crow asked whether this was a repair or rebuild and Mr. Douglas was unsure.

Mr. Douglas said that he should have called Mr. Wells to provide an update.

Member Chapman wasn't sure what to do because he can't finish the work until a permit is pulled. Vice Chair Kaufman believes this owner is in good faith trying to come into compliance, and wanted to revisit the case June 6th. Members Crow and Byrd concurred.

Ms. Lisa Mohn, property owner, explained that she had had a major medical issue, with bills over \$100,000 and forced her to go back to work, and the financial hardship has caused the progress of the repairs to be slow. They love their house and want to keep it up, but have spent the past two years trying to recover from the medical expenses. She would like more time.

The Board discussed timelines and what work could be done without a permit a little further.

A motion was made by Member Kaufman, seconded by Member Crow, to find the property in violation of 42-166(b), but to not determine any fines and fees prior to June 6, 2019. A vote was taken and passed, all being in favor.

4.2 ELIZABETH S. MCDOWELL & EVANGELINE D. SMITH, 402 S. 10TH STREET, CASE 2019-0083. *Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property; Section 117 Exterior Structure.*

Chair Boyd read the case. Mr. Wells presented the case for the City, and entered evidence into the record. In February, he observed a wooden structure in disrepair, as well as overgrowth. He sent a notice of violation on March 21. Since then, the yard has been cut, but the structure is still an issue. He was unable to get a good phone number for the property owners, and staff is unsure if there is a renter. Water has been cut off to the property for nonpayment. All mailings have been signed off on by the property owner.

Chair Boyd was concerned that peeling paint might set a precedent for the Board as it is now written in the amended Code. Mr. Wells explained that he has gotten a lot of compliance, and this case could become demolition by neglect if not corrected. Member Crow stated that there was rotted wood as well.

There was discussion as to how long it would take to get the property in compliance, and how best to achieve that.

A motion was made by Member Chapman, seconded by Member Crow, to find the property in violation of 42-117. A vote was taken and passed, all being in favor.

A motion was made by Member Kresse, seconded by Member Crow, to assess administrative fees, give the property owner 120 days to achieve compliance, and if not in compliance by August 30, assess fines of \$50 per day beginning June 30, 2019. A vote was taken and passed, all being in favor.

Chair Boyd read the case. Mr. Wells presented the case for the City and entered evidence into the record. He received an anonymous complaint regarding this property in July 2018, but Mr. Wells was unable to see the pool and could not verify the complaint when he went to investigate. Since then, he has periodically gone by the house to try to find someone at home. He recently reinspected another home and was given permission from the adjacent house to see the pool. The property appraiser does not have a pool listed on the property.

Because of the seriousness of the issue, they usually give 24 hours, but in this case gave 7 days. Mr. Wells spoke with the homeowner April 17, who stated that she was working with a pool person for a plan of correction including a new pool pump. He stated that the property owner has told him she would be present, but she was not in attendance.

Member Crow asked about the security of the pool and Mr. Wells stated that the pool was always secure. Vice Chair Kaufman asked if there were full-time residents and Mr. Wells stated they were.

Staff recommends fines of \$50 per day and administrative fees.

A motion was made by Member Chapman, seconded by Vice Chair Kaufman to find the property in violation of 42-122. A vote was taken and passed, all being in favor.

A motion was made by Member Crow, seconded by Member Chapman, to assess administrative fees, and assess fines of \$50 per day beginning May 16, 2019 if not in compliance. A vote was taken and passed, all being in favor.

4.3 SHANNON BROWN, 1704 BROOME STREET, CASE 2019-0157. *Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-122 Swimming Pool (Maintenance).*

5. Board Business

There was no board business.

6. Adjournment - There being no further business to come before the Code Enforcement and Appeals Board, the meeting was adjourned at 7:16 p.m.

Katie Newton, Recording Secretary

Carlton "Buddy" Boyd, Chair

MIRIAM R. HILL, ESQ., PLLC

Phone: 321.202.0636

1890 South 14th Street Suite 202
Fernandina Beach, Florida 32034

miriam@miriamrhill.com

Miriam R. Hill, Attorney licensed in Florida and New York

May 8, 2019

To: City of Fernandina Beach Code Enforcement Board,
Tammi Bach, City Attorney, and
Michelle Forstrom, Code Enforcement Director

From: Miriam R. Hill, ESQ., attorney for Mark R. O'Brien, (the "Property Owner") owner of 400 S. 8th Street and 421 S. 9th Street Fernandina Beach, Florida 32034 (together, the "Property")

Re: Request for Reduction of Code Enforcement Fines for outstanding City of Fernandina Beach Code Enforcement cases against the Property, including case numbers 15-00058, 17-0007, and 17-00114

Members of the Board of Code Enforcement:

This letter serves as formal request for reduction of fines for the above-captioned code enforcement cases. The Property Owner acknowledges that violations have accrued prior to and during the pendency of the above cases and that such violations are the Property Owner's responsibility. As of _____, 2019 the Property Owner has resolved all outstanding violations to the satisfaction of the City Code Enforcement Director and the Code Enforcement Board, and the Code Enforcement Board has found the Property to be in Compliance. The Property Owner therefore requests the total fines, inclusive of administrative costs, be reduced to an amount not to exceed \$20,000, and payable by the Property Owner within 30 days of acceptance of this letter. If the above terms are satisfactory, please so indicate by signing below.

Kind regards,



Miriam R. Hill

Attorney for Property Owner

Board of Code Enforcement, City of
Fernandina Beach

Approved on _____, 2019 as to
form and legality:

Accepted by the Board of Code
Enforcement on _____, 2019:

Title: Chairman

Tammi Bach, City Attorney
City of Fernandina Beach



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: October 1, 2015
Case Number: 15-00058
IN THE MATTER OF: Respondent Name: Mark O'Brien
Respondent Address: 400 South 8th Street, Fernandina Beach, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on October 1, 2015, 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

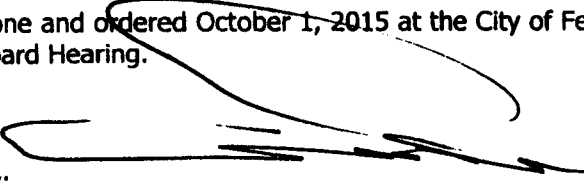
- 1. The Respondent was properly served notice of these proceedings as required by law on September 14, 2015 and the Respondent was not present at the hearing.
- 2. The real property on which the continued violations are occurring at 400 South 8th Street, Fernandina Beach, FL and a brief legal description being **Block 134 Lots 1 2 3 & 7 IN OR 411/427 City of Fernandina Beach, FL 32034.**
- 3. The Respondent is the owner of record of the aforementioned real property.
- 4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: Section 42-116 (b) Cleaning of lots; Maintenance of Structures; and Chapters 5.03.04 (c), Inspection of signs, (d) Unsafe signs and sign violating the Land Development Code (LDC), and (f) Maintenance of signs.

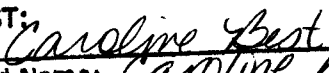
SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

- 1. Based on the foregoing findings of fact, the Board voted to find the respondent in violation of Violation(s) of the City of Fernandina Beach Code of Ordinances: Section 42-116 (b) Cleaning of lots; Maintenance of Structures; and Chapters 5.03.04 (c), Inspection of signs, (d) Unsafe signs and sign violating the Land Development Code (LDC), (f) Maintenance of signs; and to start assessing a fine of \$100.00 a day starting October 2, 2015 until the property is brought into compliance and to recover administrative fees incurred.
- 2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days.
- 3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered October 1, 2015 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 
Chair Adam Kaufman

ATTEST:
By: 
Printed Name: Caroline Best
Title: City Clerk
Date: May 16, 2017

*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.



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: May 4, 2017
Case Number: 17-0007

PARCEL ID#
00-00-31-1800-0134-0010

IN THE MATTER OF: Respondent Name: Mark O'Brien, Taylor Rental Center
Respondent Address: 400 S. 8th Street, Fernandina Beach, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on May 3, 2017, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty.

SECTION 1 - FINDINGS OF FACT

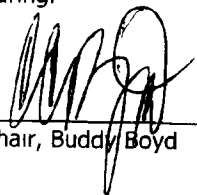
1. The Respondent was properly served notice of these proceedings as required by law on March 13, 2017 and the Respondent was not present at the hearing
2. The real property on which the violations occurred at 400 S. 8th Street, Fernandina Beach, FL and a brief legal description being **Block 134 LOTS 1 2 3 & 7 IN OR 411/427, City of Fernandina Beach, FL 32034.**
3. The Respondent is the owner of record of the aforementioned real property
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances Section 42-116 (a & b), Cleaning of lots, Maintenance of Structures, of the City of Fernandina Beach Land Development Code.

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

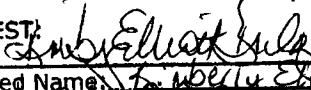
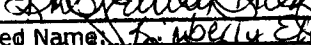
1. Based on the foregoing findings of fact, the Board voted to find the property in violation of 42-116 (a), cleaning of lots and 42-116 (b) maintenance of structures Fees to be assessed at \$250.00 per day per violation beginning May 4, 2017 continuing until such time as it is brought into compliance; and that the respondent pay the administrative fees incurred.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered May 3, 2017 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 
Chair, Buddy Boyd

A Certified True Copy

ATTEST: 
By: 
Printed Name: Deputy City Clerk
Title: Deputy City Clerk
Date: 5/25/17

*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.



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: January 5, 2018
Case Number: 17-00114

IN THE MATTER OF: Respondent Name: Mark R. O'Brien
Respondent Address: 421 S. 9th Street, Fernandina Beach, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on January 4, 2018, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

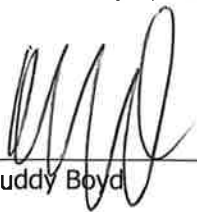
1. The Respondent was properly served notice of these proceedings as required by law on November 2, 2017 and the Respondent was not present at the hearing.
2. The real property on which the violations occurred at 421 S. 9th Street, Fernandina Beach, FL and a brief legal description being **BLOCK 134 N1/2 OF LOT 6 IN OR 1718/37 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: **Section 42-116 (A), Cleaning of lots; maintenance of structures.**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the respondent in violation of Section 42-116 (A), Cleaning of lots; maintenance of structures; if not brought into compliance by January 15, then assess fines of \$100.00 per day until brought into compliance and collect administrative fees.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered January 4, 2018 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 
Chair, Buddy Boyd

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

**ADMINISTRATIVE FEES INCURRED FROM
400 SOUTH 8TH STREET
AS OF 10/02/18
CODE CASE #15-00064**

<u>STAFF PERSONNEL</u>	<u># OF UNITS OR HOURS</u>	<u>RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Compliance Officer	4	\$18.69	\$74.76
Michelle Forstrom, Code Enforcement Manager	4	\$21.17	\$84.68
Michelle Forstrom, Code Enforcement Manager	3	\$23.13	\$69.39
Michelle Forstrom, Code Enforcement Director	2.1	\$25.44	\$53.42
Cathy Sabattini, Board Secretary & Staff Assistant	2.2	\$15.25	\$33.55
Katie Newton, Board Secretary/Legal Assistant	5.5	\$21.63	\$118.97
Katie Newton, Board Secretary/Legal Assistant	2.5	\$23.40	\$58.50
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	2	\$0.48	\$0.96
TOTAL			\$510.71

**FINES AND FEES INCURRED FROM
400 SOUTH 8TH STREET
AS OF 02/07/19
CODE CASE #15-00058**

<u>DATES</u>	<u># OF DAYS</u>	<u>FINE PER DAY</u>	<u>TOTAL</u>
OCTOBER 2 THROUGH 31, 2015	29	\$100.00	\$2,900.00
NOVEMBER 2015	30	\$100.00	\$3,000.00
DECEMBER 2015	31	\$100.00	\$3,100.00
JANUARY 2016	31	\$100.00	\$3,100.00
FEBRUARY 2016	29	\$100.00	\$2,900.00
MARCH 2016	31	\$100.00	\$3,100.00
APRIL 2016	30	\$100.00	\$3,000.00
MAY 2016	31	\$100.00	\$3,100.00
JUNE 2016	30	\$100.00	\$3,000.00
JULY 2016	31	\$100.00	\$3,100.00
AUGUST 2016	31	\$100.00	\$3,100.00
SEPTEMBER 2016	30	\$100.00	\$3,000.00
OCTOBER 2016	31	\$100.00	\$3,100.00
NOVEMBER 2016	30	\$100.00	\$3,000.00
DECEMBER 2016	31	\$100.00	\$3,100.00
JANUARY 2017	31	\$100.00	\$3,100.00
FEBRUARY 2017	28	\$100.00	\$2,800.00
MARCH 2017	31	\$100.00	\$3,100.00
APRIL 2017	30	\$100.00	\$3,000.00
MAY 2017	31	\$100.00	\$3,100.00
JUNE 2017	30	\$100.00	\$3,000.00
JULY 2017	31	\$100.00	\$3,100.00
AUGUST 2017	31	\$100.00	\$3,100.00
SEPTEMBER 2017	30	\$100.00	\$3,000.00
OCTOBER 2017	31	\$100.00	\$3,100.00

**FINES AND FEES INCURRED FROM
400 SOUTH 8TH STREET
AS OF 02/07/19
CODE CASE #15-00058**

NOVEMBER 2017	30	\$100.00	\$3,000.00
DECEMBER 2017	31	\$100.00	\$3,100.00
JANUARY 2018	31	\$100.00	\$3,100.00
FEBRUARY 2018	28	\$100.00	\$2,800.00
MARCH 2018	31	\$100.00	\$3,100.00
APRIL 2018	30	\$100.00	\$3,000.00
MAY 2018	31	\$100.00	\$3,100.00
JUNE 2018	30	\$100.00	\$3,000.00
JULY 2018	31	\$100.00	\$3,100.00
AUGUST 2018	31	\$100.00	\$3,100.00
SEPTEMBER 2018	30	\$100.00	\$3,000.00
OCTOBER 2018	31	\$100.00	\$3,100.00

TOTAL FINES	\$112,500.00
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TOTAL FEES	\$510.71
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GRAND TOTAL DUE AS OF FEBRUARY 7, 2019	\$113,010.71
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**ADMINISTRATIVE FEES INCURRED FROM
421 S. 9TH STREET
AS OF 02/07/19
CODE CASE #17-00114**

<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	2	\$23.13	\$46.26
Michelle Forstrom, Code Enforcement Director	1.5	\$25.44	\$38.16
George Wells, Code Compliance Officer	5.5	\$20.80	\$114.40
George Wells, Code Compliance Officer	3.2	\$21.63	\$69.22
Katie Newton, Board Secretary/Legal Assistant	3	\$21.63	\$64.89
Katie Newton, Board Secretary/Legal Assistant	2	\$23.40	\$46.80
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 \$396.69

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

**FINES AND FEES INCURRED FROM
421 S. 9TH STREET
AS OF 02/07/19**

<u>DATES</u>	<u># OF DAYS</u>	<u>FINE PER DAY</u>	<u>TOTAL</u>
JANUARY 15 - JANUARY 31, 2018	17	\$100.00	\$1,700.00
FEBRUARY 2018	28	\$100.00	\$2,800.00
MARCH 2018	31	\$100.00	\$3,100.00
APRIL 2018	30	\$100.00	\$3,000.00
MAY 2018	31	\$100.00	\$3,100.00
JUNE 2018	30	\$100.00	\$3,000.00
JULY 2018	31	\$100.00	\$3,100.00
AUGUST 2018	31	\$100.00	\$3,100.00
SEPTEMBER 2018	30	\$100.00	\$3,000.00
OCTOBER 2018	31	\$100.00	\$3,100.00
NOVEMBER 2018	30	\$100.00	\$3,000.00
DECEMBER 2018	31	\$100.00	\$3,100.00
JANUARY 1 - JANUARY 14, 2019	14	\$100.00	\$1,400.00
TOTAL FINES			\$36,500.00
TOTAL FEES			\$396.69
GRAND TOTAL DUE AS OF 02/07/19			\$36,896.69

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

**ADMINISTRATIVE FEES INCURRED FROM
400 SOUTH 8TH STREET
AS OF 02/28/19**

CODE CASE #17-00007

<u>STAFF PERSONNEL</u>	<u># OF UNITS OR HOURS</u>	<u>RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Manager	6	\$21.17	\$127.02
Michelle Forstrom, Code Enforcement Manager	2.5	\$23.13	\$57.83
Michelle Forstrom, Code Enforcement Director	8	\$25.44	\$203.52
Angela Lester, Board Secretary/Administrator Coordinator	2	\$19.28	\$38.56
Katie Newton, Board Secretary/Legal Assistant	3	\$21.63	\$64.89
Katie Newton, Board Secretary/Legal Assistant	6	\$23.40	\$140.40
Tammi Bach, City Attorney	4.5	\$68.64	\$308.88
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	2	\$0.48	\$0.96
TOTAL ADMINISTRATIVE FEES DUE			\$958.54

**FINES AND FEES INCURRED FROM
400 SOUTH 8TH STREET
AS OF 02/28/19
CODE CASE #17-00007**

<u>DATES</u>	<u># OF DAYS</u>	<u>FINE PER DAY</u>
MAY 3 THROUGH 31 2017	28	\$250.00
JUNE 2017	30	\$250.00
JULY 2017	31	\$250.00
AUGUST 2017	31	\$250.00
SEPTEMBER 2017	30	\$250.00
OCTOBER 2017	31	\$250.00
NOVEMBER 2017	30	\$250.00
DECEMBER 2017	31	\$250.00
JANUARY 2018	31	\$250.00
FEBRUARY 2018	28	\$250.00
MARCH 2018	31	\$250.00
APRIL 2018	30	\$250.00
MAY 2018	31	\$250.00
JUNE 2018	30	\$250.00
JULY 2018	31	\$250.00
AUGUST 2018	31	\$250.00
SEPTEMBER 2018	30	\$250.00
OCTOBER 2018	31	\$250.00
NOVEMBER 2018	30	\$250.00
DECEMBER 2018	31	\$250.00
JANUARY 2019	31	\$250.00
FEBRUARY 1 THROUGH FEBRUARY 28	28	\$250.00

**FINES AND FEES INCURRED FROM
400 SOUTH 8TH STREET
AS OF 02/28/19
CODE CASE #17-00007**

TOTAL FINES

TOTAL FEES

GRAND TOTAL DUE AS OF FEBRUARY 7, 2019

**FINES AND FEES INCURRED FROM
400 SOUTH 8TH STREET
AS OF 02/28/19
CODE CASE #17-00007**

TOTAL

**\$7,000.00
\$7,500.00
\$7,750.00
\$7,750.00
\$7,500.00
\$7,750.00
\$7,500.00
\$7,750.00
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\$7,750.00
\$7,000.00**

**FINES AND FEES INCURRED FROM
400 SOUTH 8TH STREET
AS OF 02/28/19
CODE CASE #17-00007**

\$166,500.00

\$958.54

\$167,458.54

STAFF REPORT
Case 18-00004
City of Fernandina Beach Code Enforcement & Appeals Board
April 30, 2019

Violation Information

Owner: Neil T. Douglas & Lisa A. Mohn
1725 Lisa Ave.
Fernandina Beach, Florida 32034

Violation: City of Fernandina Beach – Code Of Ordinances, Section 42-116(B) Cleaning of Lots; Maintenance of Structure; 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited.

Location: 1725 Lisa Ave., Fernandina Beach, Florida 32034

Summary and Background Information

December 1, 2017, On a proactive sweep I observed the exterior of the house had building wrap covering sections of the lap siding on the exterior. The soffit was hanging down on the left side of the house. The stucco had come unbonded in several places around the garage. There were (2) inoperable vehicles parked on the front driveway. Rotten wood was observed in several places on the exterior that need to be repaired or replaced. I left a door hanger on the front door giving the owner 30 days to correct the violations. I recorded photos.

January 2, 2018, The second inspection was conducted. One inoperable vehicle had been removed, but one remained. No other repairs had been made to the structure at this time.

January 5, 2018, I mailed out a NOV/NOH letter via cert. mail to the owner at 1725 Lisa Ave. The letter was returned undeliverable.

August 9, 2018, A field visit inspection was made. (2) Inoperable vehicles were present. Some lap siding had been replaced, but that was the extent of the repairs.

October 22, 2018, I posted a NOV/NOH letter on the front door at the owners' address at 1725 Lisa Ave. I filled out an affidavit of service. I recorded a photo of the posting on the front door. The owner was given an additional 30 days until November 22, 2018 to come into compliance. The owner started repairs on the stairs, but without proper permits.

February 06, 2019, A stop work order was issued by the building official for unpermitted work on the wooden stairs, landings, and porch floor.

March 11, 2019, I mailed out a 3rd copy of the NOV/NOH letter via cert. mail. The green return receipt card came back signed. I gave the owner an additional 30 days with the NOV/NOH letter to come into compliance, but nothing was done.

Conclusion:

After the stop work order was issued the owner did not try to do any further repairs to this property. This property has been allowed way too much time to come into compliance.

The outstanding violation is Maintenance of Structure 42-116(B). All inoperable vehicles have been removed.

Recommendation

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

Submitted by:



George Wells
Code Compliance Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department

Code Enforcement Officer

**ADMINISTRATIVE FEES INCURRED FROM
1725 Lisa Ave.
AS OF April 30, 2019
CODE CASE #18-00004**

<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
3RD NOTICE

March 11, 2019

Cert: # 7016 1370 0001 9997 7759

Case Number: 18-00004

IN THE MATTER OF:

Douglas Neil T. & Lisa A. Mohn (H&W)
1725 Lisa Avenue
Fernandina Beach, Florida 32034

PREMISES: 1725 Lisa Avenue, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 12 LOT 8 IN OR 1087/962 THE PARK PB 4/28, 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: **42-116 (B) Cleaning of Lots; Maintenance of Structure;** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses the exterior of this house that is in need of repairs; all stairs, steps, handrails, balusters, and landings that are rotten and unsecure. The 2nd floor porch/balcony decking is rotten and in need of repair or replacement. The soffit on the left side of the house is missing or hanging down. The stucco around the garage door has come unbonded from the wall needing repair or replacement. All necessary building permits must be pulled to complete project.

Therefore, you are hereby directed to remedy and discontinue the problems by: Repair or replace all stairs, steps, handrails, balusters, and decking that is rotten to secure and make safe all accesses to the house. Repair or replace all stucco on exterior that is missing and has come unbonded exposing unprotected wood. Repair or replace all missing and hanging soffit by April 11, 2019 thirty (30) 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 30, 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

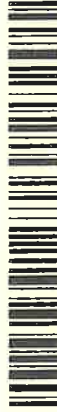
Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk's office at (904) 310-3115.

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:

Douglas Neil & Lisa Mohn
1725 Lisa Av
Fernandina Beach, FL 32034



9590 9402 3035 7124 1636 30

2. Article Number (Transfer from service label)

7016 1370 0001 9997 7759

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] Agent ☒ Addressee ☐

B. Received by (Printed Name) [Signature] C. Date of Delivery 12-3-9

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



3. Service Type 2013

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

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

Domestic Return Receipt

Subject:

Sent from Snipping Tool

BLDR-2019-0149

Read Only
Active Holds Ex

Permit Details

Permit Type General Building - Residential

Work Class Repair/Replace/Remodel

Permit Status Stop Work Order

Description SWO Issued - No permit in place for deck steps repair

Project

District

Default

Assigned To

Square Feet

Valuation

Parcels (1) Addresses (1) Zones (1) Contacts (2) Notes (1) Activities

Drag a column header and drop it here to group by that column

	Hold Type	Comments	Hold Origin
>	Contact Medium Hold	Must pay his LBTR before pl	Douglas, f
	Property Hold	CODE CASE	00-00-31-
	Contact Medium Hold	Must pay his LBTR before pl	Douglas, f
	Stop Work Order	No permit in place for deck :	BLDR-201

<https://egapp.fbfl.city/energovprod/energov/>

BLDR-2019-0149

Address 1725 LISA AVE

Read Only Record Type
Active Holds Exist On This Record

Permit Details

Permit Type	General Building - Residential	Project	X	Application Date	2/6/2019
Work Class	Repair/Replace/Remodel	District	Default	Issue Date	
Permit Status	Stop Work Order	Assigned To		Expiration Date	
Description	SWO Issued - No permit in place for deck steps repair	Square Feet	0	Last Inspection Date	2/10/2019
		Valuation	\$0.00	Final Date	

Parcels (1) Addresses (1) Zones (1) Contacts (2) Notes (1) Activities Holds (4) Fees (5) Review Team Inspection Cases Impact Units

Parcel Number 00-00-31-1630-0012-0080

Parcel Split Process

Add Parcel

Drag a column header and drop it here to group by that column



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

October 22, 2018

Posted Notice on Front Door

Case Number: 18-00004

IN THE MATTER OF:

Douglas Neil T. & Lisa A. Mohn (H&W)
1725 Lisa Avenue
Fernandina Beach, Florida 32034

PREMISES: 1725 Lisa Avenue, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 12 LOT 8 IN OR 1087/962 THE PARK PB 4/28, 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: **42-116 (B) Cleaning of Lots; Maintenance of Structure; 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 the exterior of this house that is in need of repairs; all stairs, steps, handrails, balusters, and landings are rotten and unsecure. The 2nd floor porch/balcony decking is rotten and in need of repair or replacement. The soffit on the left side of the house is missing or hanging down. The stucco around the garage door has come unbonded from the wall needing repair or replacement. On the driveway a Chevrolet SUV is parked with no license tag displayed.

Therefore, you are hereby directed to remedy and discontinue the problems by: Repair or replace all stairs, steps, handrails, balusters, and decking that is rotten to secure and make safe all accesses to the house. Repair or replace all stucco on exterior that is missing and has come unbonded exposing unprotected wood. Repair or replace all missing and hanging soffit. Remove, repair, or register vehicle & put current tag on it by November 22, 2018 thirty (30) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: December 6, 2018

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

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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



George Wells
Code Compliance Officer

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

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: 18-0004

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 22nd Day of October, 2018, at 12:10 P.M., I hand delivered and posted a Notice of Violation/Notice of Hearing letter for **Case 18-00004, Douglas, Neil T. & Mohn, Lisa A., 1725 Lisa Av., Fernandina Beach, FL 32034** to Douglas, Neil T. & Mohn, Lisa A., 1725 Lisa Av., 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 22nd day of October, 2018.

(SEAL)



Signature: _____

Harriet Davis

(Printed name of Notary)



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

January 05, 2018

Cert. #: 7014 0150 0002 0092 5970

Case Number: 18-00004

IN THE MATTER OF:

Douglas Neil T. & Lisa A. Mohn (H&W)
1725 Lisa Avenue
Fernandina Beach, Florida 32034

PREMISES: 1725 Lisa Avenue, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 12 LOT 8 IN OR 1087/962 THE PARK PB 4/28, 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: **42-116 (B) Cleaning of Lots; Maintenance of Structure; 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 the exterior of the house needing repairs; rotten wood on siding, missing stucco, and the soffit is missing in places. An inoperable vehicle (Blue Chevrolet Avalanche-untagged) parked on front driveway.

Therefore, you are hereby directed to remedy and discontinue the problems by: Repair or replace all exterior siding that has rotten wood, repair or replace all stucco on exterior that is missing, and repair or replace missing soffit. Remove, repair, or register vehicle & put current tag on it by February 5, 2018 thirty (30) 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 1, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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



George Wells
Code Compliance Officer

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



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



7014 0150 0002 0092 5970

Douglas Neil T. & Lisa A. Mohn (H&W)
1725 Lisa Avenue
Fernandina Beach, Florida 32034

Haster
01/05/2018
US POSTAGE \$006.56
ZIP 32034
011D11650330

32034-4230
RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32034423004 *0238-0492A-ZE-28
011D11650330

32034-4230



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 Ash Street

(904) 310-3147

gwells@fbfl.org www.fbfl.us Code

NOTICE OF VISIT

Address:

1725 Lisa Ave

Date:

12/11/17

Time:

10:00

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 #

Property not well maintained

42-0004

Buildings and structures that are damaged

42-0005

X

Repair All exterior wood + masonry stucco
missing siding, All exterior doors

42-0006

Property not well maintained

42-0004

X

Buildings and structures that are damaged

42-0005

Property not well maintained

42-0004

Please contact George Wells, Code Compliance Officer at (904) 310-3147 or at gwells@fbfl.org within Days of this notice, by 12/31, 2017 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:

Repair All exterior wood, trim and stucco that needs repair

Car needs to be fully covered or stored properly. Truck has no tag

Wells

Code Compliance Officer

12/01/2017 11:01 AM



12/01/2017 11:00 AM

12/01/2017 11:00 AM

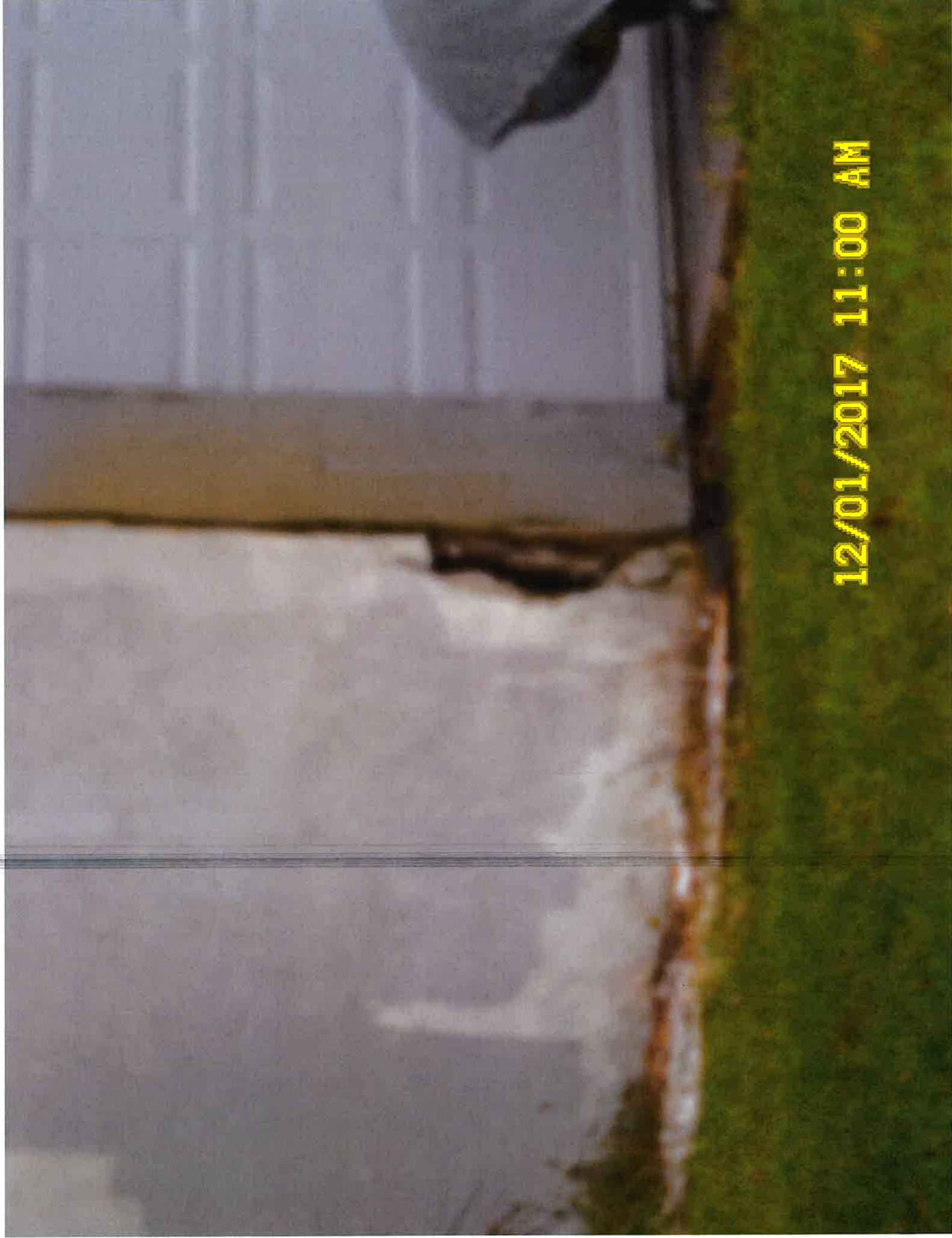




12/01/2017 10:59 AM

1725

12/01/2017 11:00 AM





8.9.2018 10:14



12/01/2017 11:01 AM



12/01/2017 10:59 AM



8:9:2018 10:14



8.9.2018 10:13



8.9.2018 10:13

10.22.2018 12:10



204 Ash Street
Fernandina Beach, Florida 32034
310-3147

Code Compliance Officer
Mark's, Thomas & John Community

ment

Code Compliance Officer

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

October 22, 2018

Posted Notice on Front Door

Case Number: 18-00004

IN THE MATTER OF:

Douglas Neil T. & Lisa A. Mohn (H&W)
1725 Lisa Avenue
Fernandina Beach, Florida 32034

PREMISES: 1725 Lisa Avenue, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 12 LOT 8 IN OR 1087/962 THE PARK PB 428, 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: **42-116 (B) Cleaning of Lots; Maintenance of Structure; 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.fbi.us/codg). This letter specifically addresses the exterior of this house that is in need of repairs; all stairs, steps, handrails, balusters, and landings are rotten and unsecure. The 2nd floor porch/balcony decking is rotten and in need of repair or replacement. The soffit on the left side of the house is missing or hanging down. The stucco around the garage door has come unbonded from the wall needing repair or replacement. On the driveway a Chevrolet SUV is parked with no license tag displayed.

Therefore, you are hereby directed to remedy and discontinue the problems by: Repair or replace all stairs, steps, handrails, balusters, and decking that is rotten to secure and make safe all accesses to the house. Repair or replace all stucco on exterior that is missing and has come unbonded exposing unprotected wood. Repair or replace all missing and hanging soffit. Remove, repair, or register vehicle & put current tag on it by November 22, 2018 thirty (30) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: December 6, 2018

204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3147 • gwilliams@fbi.us
www.fbi.us/Code
Equal Opportunity Employer





10.22.2018 12:11

STAFF REPORT

City of Fernandina Beach Code Enforcement & Appeals Board

George Wells
Code Compliance Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department

Code Enforcement Officer

**ADMINISTRATIVE FEES INCURRED FROM
412 S. 13th Terrace
AS OF June 6, 2019
CODE CASE #2019-0181**

<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	\$6.70	\$6.70
First Class letters mailed	1	\$0.50	<u>\$0.50</u>

TOTAL ADMINISTRATIVE FEES DUE

\$260.38

****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

May 17, 2019

Case Number: CODE-2019-0181

Cert. #: POSTED ON FRONT DOOR

IN THE MATTER OF:

Heriberto Gonzalez
412 S 13th TER
Fernandina Beach, FL 32034

PREMISES: 412 S 13TH TER FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 241
LOTS 69 & 70 IN OR 1332/26 CITY OF FDNA BEACH

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged violation(s)
of the City of Fernandina Beach Code of Ordinances and/or the City of Fernandina Beach Land
Development Code and contends that the following violation(s) exist:

42-122	Swimming Pools (Maintenance)	
	Old pool liner needs to be removed, because the cover is not working to keep the water out of the frame of the pool creating a ponding and a nuisance.	By 5/30/2019
42-116	Duty to Maintain Property	
	Cut front and back yard. Remove all vines growing up on the house.	By 5/30/2019

(These can be found on the City's website: www.fbfl.us/code).

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: June 6, 2019
TIME: 5:30 PM
LOCATION: City Commission Chambers, 204 Ash St

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/Land Development Code.

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 the recovery of fees, fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation), and in some cases demolition.

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: 2019-0181

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

1. That I am an employee of the City of Fernandina Beach, Code Enforcement;
2. That part of my duties include posting Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 17th Day of May, 2019, at 1:01 P.M., I posted a Notice of Violation/Notice of Hearing letter for **Case 2019-0181, Gonzalez, Heriberto at 412 S. 13th Terreace, Fernandina Beach, FL 32034** to Heriberto Gonzalez, 412 S. 13th Terrace, Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____

George Wells

(Printed name of Code Compliance Officer)

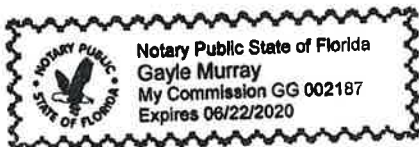
Subscribed and sworn to before me, a notary public in and for the State of Florida, this 17th day of May, 2019.

(SEAL)

Signature: _____

Gayle Murray

(Printed name of Notary)





CITY OF FERNANDINA BEACH, FLORIDA

Code Enforcement Department

George Wells

Code Enforcement Officer

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

May 17, 2019

Case Number: CODE-2019-0181

Cert. #: POSTED ON FRONT DOOR

IN THE MATTER OF:

Heriberto Gonzalez
412 S 13th TER
Fernandina Beach, FL 32034

PREMISES: 412 S 13TH TER FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 241
LOTS 69 & 70 IN OR 1332/26 CITY OF FDNA BEACH

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged violation(s)
of the City of Fernandina Beach Code of Ordinances and/or the City of Fernandina Beach Land
Development Code and contends that the following violation(s) exist:

42-122	Swimming Pools (Maintenance) Old pool liner needs to be removed, because the cover is not working to keep the water out of the frame of the pool creating a ponding and a nuisance.	By 5/30/2019
42-116	Duty to Maintain Property Cut front and back yard. Remove all vines growing up on the house.	By 5/30/2019

(These can be found on the City's website: www.fbfli.us/code).

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.

5.17.2019

13:01



5.17.2019 13:01





5.29.2019 08:46

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

Track Another Package +

Tracking Number: 70161370000199977957

Remove X

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Delivery Attempt

Reminder to Schedule Redelivery of your item

Get Updates ✓

Text & Email Updates



Feedback

Tracking History



Reminder to Schedule Redelivery of your item

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

April 30, 2019, 11:56 am

Notice Left (No Authorized Recipient Available)

FERNANDINA BEACH, FL 32034

Product Information



See Less ^



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

April 29, 2019

Case Number: CODE-2019-0181

Cert. #: 7016 1370 0001 9997 7957

IN THE MATTER OF:

Heriberto Gonzalez
412 S. 13th Terrace
Fernandina Beach, FL 32034

PREMISES: 412 S. 13TH TER FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 241
LOTS 69 & 70 IN OR 1332/26 CITY OF FDNA BEACH

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/or the City of Fernandina Beach Land Development Code and contends that the following violation(s) exist:

- 42-122 Swimming Pools (Maintenance)**
Existing damaged pool liner is holding water in the bottom. Remove the liner it is creating a mosquito breeding area. Correct by 5/15/19
- 42-116 Duty to Maintain Property. Cut all high grass and weeds in the front and back yards. Remove all vines growing up on the sides of the house.**
Correct by 5/15/19

(These can be found on the City's website: www.fbfl.us/code).

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

DATE: June 6, 2019

TIME: 5:30 PM

LOCATION: City Commission Chambers, 204 Ash St

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/Land Development Code.

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 the recovery of fees, fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$500.00 per day, per violation), and in some cases demolition.

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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

A handwritten signature in blue ink, appearing to read "George Wells", is written over a horizontal line.

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.

City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034



7016 1370 0001 9997 7957

Hasler

04/29/2019

US POSTAGE

\$006.70



ZIP 32034
011D11650330

Heriberto Gonzales
412 S. 13th Terrace

Fernandina Beach, FL 32034

NIXIE 322 FE 1 0005/18/19

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

EC: 32034125004

*0007-01104-00-24

22034V4200

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

Heriberto Gonzales
412 S. 13th Terrace
Fernandina Beach, FL 32034



9590 9402 3035 7124 1641 49

2. Article Number (Transfer from service label)

7016 1370 0001 9997 7957

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

COMPLETE THIS SECTION ON D

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from the address on the front of the mailpiece? If YES, enter delivery address on the back of the mailpiece.

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery

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

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

Certified Mail Fee

Extra Services & Fees (check box, add fee to postage)
☒ Return Receipt (hardcopy) \$3.45
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☒ Adult Signature Required \$2.75
☐ Adult Signature Restricted Delivery \$

Postage and Fees \$6.70
Total Postage and Fees \$6.70

Heriberto Gonzales

412 S. 13th Terrace

Fernandina Beach, FL 32034

Street and Apt.

City, State, Zip