



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
AUGUST 1, 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 meeting minutes from June 27, 2019, are presented for approval.

3. OLD BUSINESS

3.1 **NEIL T. DOUGLAS & LISA A. MOHN, 1725 LISA AVE, CASE 18-00004.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 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. *Requesting Board determination of the case.*

3.2 **CECILIA DAVIS-TAYLOR, 112 SOUTH 9TH STREET, CASE 2019-0073.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116 Duty to Maintain Property; 42-117 Exterior Structure (Maintenance); and of the Land Development Code 8.03.07 Demolition By Neglect. *Requesting Board determination of the case.*

4. NEW BUSINESS

4.1 **APPEAL - ALLEN & GRAHAM, INC. / WEST ROCK, 600 NORTH 8TH STREET, PERMITS BLDC 2019-0014, BLDC 2019-0015, BLDC 2019-0041.** *Property owner appeal of building official decision to impose after-the-fact permit fees.*

4.2 **JESSUP PROPERTIES, 11 SOUTH 7TH STREET, CASE 2019-0175.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117, Exterior Structure & Section 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*

4.3 **NANCY STARR, 404 SOUTH 11TH STREET, CASE 2019-0195.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*

4.4 **WILLIE & PAULA EVANS, 810 SOUTH 11TH STREET, CASE 2019-0197.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited & Section 42-116 Duty to maintain property. *Requesting Board determination of the case.*

4.5 **MARY BOWMAN, 1622 HIGHLAND STREET, CASE 2019-0238.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*

- 4.6 **UNITED STATES OF AMERICA, 314 SOUTH 13TH STREET, CASE 2019-0270.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*

5. BOARD BUSINESS

- 5.1 Reappointment of Members Crow and Kaufman

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

Others Present

Harrison Poole, Board Attorney
Katie Newton, Recording Secretary

George Wells, Code Enforcement Officer
Michelle Forstrom, Code Enforcement Director

2. Approval of Minutes – According to the agenda support documents, the Minutes for the June 6, 2019, Regular Hearing were presented for approval. **A motion was made by Member Chapman, seconded by Member Kresse, to approve the Minutes. Vote upon passage of the motion was taken by voice vote being all ayes, carried.**

Chair Boyd asked for any changes to the agenda, and Item 4.2 was given an extension. He then asked for any ex parte communications and there were none. Board Attorney Poole explained the quasi judicial procedures, and Ms. Newton swore in witnesses.

3. Old Business

3.1 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. City staff to provide update.*

Chair Boyd read the case.

Mr. Wells explained that the previous day Mr. Douglas had used the wrong form for the permit application and provided an architect letter without a seal.

Mr. Douglas, property owner, explained that he finally got the architect letter, but was getting a new copy with a seal he plans on submitting along with the correct form in the morning.

Member Crow asked if he had met with the building official to determine whether a letter was needed. Mr. Douglas stated that he had met Mr. Cotter, the building official, the day after the last hearing. Mr. Cotter reiterated what Mr. Kukla had originally told Mr. Douglas. Vice Chair Kaufman asked about the contents of the letter, and Mr. Douglas stated it gave direction on how the stairs should be constructed.

Mr. Wells opined that Mr. Douglas should have known a seal was required.

Member Byrd asked what was left to be done on the property. Mr. Wells stated that Mr. Douglas needed to obtain a permit to finish the work, but he estimated it was about 90% completed and listed the items needed for completion. Member Byrd asked how long it would take to get a permit. Mr. Wells said a couple days. Member Crow asked about the stop work order and inspection times. Ms. Forstrom explained that the stop work order is lifted with the granting of the permit, which typically takes seven days. Once the work is complete, Mr. Douglas will have to call for an inspection and that might take a week.

The Board discussed whether it could be done in 30 days, and whether they should set a time frame. Property owner Lisa Mohn asked that the Board give them until August 1 to complete the project.

A motion was made by Member Kaufman, seconded by Member Kresse, to accept the staff report. A vote was taken and passed 4-3, with Chair Boyd, Member Crow, and Member Chapman voting nay.

4. New Business

4.1 CECILIA DAVIS-TAYLOR, 112 S. 9TH STREET, CASE 2019-0073. Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property, 42-117 Exterior Structure (Maintenance); and of the Land Development Code 8.03.07 Demolition by neglect. Requesting Board determination of the case.

Chair Boyd read the case. Mr. Wells presented the case for the City and entered into evidence photos and documents. He had wanted the historic planner to give evidence tonight but Mr. Cumella was unavailable. He became involved in October 2017 when he noticed wooden sheds rotting to the point of demolition by neglect. He showed photos taken earlier in the day. He cited the property for overgrowth, maintenance of structure, and demolition by neglect. The house is in historic district and so all repairs must be approved. He was fairly new and waited to allow her time to work with the HDC. He started a new case for the yard, porch, and sheds, on May 7. The property owner has applied for demolition permit for one shed, replaced porch without Certificate of Approval from HDC, and has cut back some overgrowth. He showed photos. The Historic Planner was initially hoping to restore sheds, but it has taken a long time and nothing has materialized. She is required to get a COA.

Vice Chair Kaufman wanted to disclose that the property in question abuts his and he has been told that this property is affecting the sale of property next door.

Member Crow wanted to know what is current. Mr. Wells state the May 7 letter addresses three violations, all are still current. The partial work has no brought anything to come into compliance.

Ms. Cecilia Davis-Taylor, property owner, said that she is in violation, but she was unaware that the community was willing to help. Tried to get funding through dept of agriculture, that did not happen. She is on a fixed income and this is a financial burden she cannot bear. She has been working on the yard, but intentionally has growth on 9th Street because without it she gets black soot from traffic on 8th Street. She stated she does not have ability to comply. A pine limb fell through roof that she was not aware of. She secured a personal loan to replace rotten wood and was not aware of the need for a permit.

Member Kresse asked what it would take to get into compliance. Ms. Davis wasn't sure, she thought she was in compliance by submitting the HDC permit for the one shed. The other shed she feels can be saved.

Member Chapman asked about the financial ability to do repairs. Ms. Davis said it was difficult. Mr. Wells stated the City has given references previously on how to obtain help. She given a new copy.

Member Chapman asked about the purpose of fines if she has no ability to pay. Mr. Wells stated baby steps would be helpful. He mentioned taking vegetation off the fence. Ms. Davis asked why vegetation had to be taken off fence. It was explained that the code required it.

VC Kaufman asked Board Attorney Poole his advice on whether to abstain. Based on his disclosure, there is probably some independent knowledge and therefore he should abstain.

Member Crow stated that it appears that property is in violation of all three. Suggests finding is violation, setting a time frame for the 42-116 violation.

Member Byrd requested to see photos of vegetation overgrowth. Mr. Wells showed photos of the 9th Street front yard. Member Byrd asked if Ms. Davis understood that the vegetation on fence needed to go. She stated that the vegetation is a buffer from the 8th Street traffic and to remove it would reduce air quality, and she does not understand why it needs to be removed.

Dr. Chip Ross, 210 N 3rd Street, spoke about his experience with individuals with limited financial resources. He suggested that he would be willing to take on the task of helping this property owner find resources if the Board was willing to table for a month.

Permits are not needed for overgrowth, permits are needed for demo and repairs.

VC Kaufman stated that it wasn't a question of offers of help; it is willingness of homeowner to comply. Mr. Ross stated that he was new to the game and he wanted to try to help. Fines will not help situation.

A motion was made by Member Crow, seconded by Member Byrd, to find the property in violation of Code of Ordinances Sections 42-116 Duty to Maintain Property; 42-117 Exterior Structure (Maintenance); and of the Land Development Code 8.03.07 Demolition By Neglect. A vote was taken and passed 5-1, with Member Kresse voting nay and Member Kaufman abstaining.

The Board discussed setting timelines. Member Crow felt like 42-116 should be able to come into compliance fairly soon.

A motion was made by Member Kresse, seconded by Member Shults, to defer any decisions on fees and fines until the next meeting for all violations; on August 1, the Board may make a decision impose fines on that date, a future date, or to defer fines for any or all violations. A vote was taken and passed 4-2, with Members Crow and Chapman voting nay and Member Kaufman abstaining.

4.2 AMELIA'S LADIES MANAGEMENT, 225 DIVISION STREET, CASE 2019-0142. Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property. Requesting Board determination of the case.

This case was granted an extension.

4.3 MICHAEL RICHARDSON, 314 ELM STREET, CASE 2019-0178. Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property. Requesting Board determination of the case.

Chair Boyd read the case. Mr. Wells presented for the City and submitted evidence into the record. On a proactive sweep, he noticed overgrowth. The property is vacant. He sent out a Notice of Violation/Notice of Hearing letter on May 6. He has seen no change to the property as of today. Mr. Wells spoke with Mr. Richardson on the street and he said it was going to get it cut to the back of the house. That does not abate the nuisance. Staff recommends fine of \$50 per day and administrative fees.

A motion was made by Member Chapman, seconded by Member Crow, to find the property in violation of Code of Ordinances Section 42-116 Duty to Maintain Property. A vote was taken and passed, all being in favor.

A motion was made by Member Kresse, seconded by Vice Chair Kaufman, to assess administrative fees and fines of \$50 per day beginning July 8 if not in compliance. A vote was taken and passed, all being in favor.

5. Board Business

Commissioner Ross asked about the assessment of fines, and when they become cumulative over time, big numbers can happen; is it fair and just over a long period of time?

Member Crow said it depends on the individual facts of the case. They discussed Alvin's Island case and the facts of that. It was a corporation and was resolved in court, which is different from other potential cases.

Member Crow does not remember any other times when other circumstances factored in. Vice Chair Kaufman stated that was fair, and they tried to work with buyers and sellers to reduce fines so the property could come into compliance. It is on a case by case basis and how to treat people equitably. Member Crow says she tries to keep it fair. The Board is not revenue generating, we are here to bring properties into compliance. Vice Chair Kaufman discussed that properties affect others nearby. Chair Boyd said generally, if they are in violation, they set a time frame and then set fines for cost per day that is motivational to get people into compliance. The Board distinguishes between homesteads and commercial properties. Member Kresse said they consider extenuating services. Vice Chair Kaufman discussed similarities between code board and family court. Member Byrd stated that most of the cases code brings are resolved prior to ever being heard, just with the threat of fines.

Mr. Wells stated they have 150 cases per month.

There was further discussion regarding how fines are determined and how the Board tries to work with individuals, including the history of the Taylor Rental case.

Member Crow asked about the updated rules for absences for board members.

6. Adjournment - There being no further business to come before the Code Enforcement and Appeals Board, the meeting was adjourned at 6:46 p.m.

Katie Newton, Recording Secretary

Carlton “Buddy” Boyd, Chair

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

STAFF PERSONNEL OR ITEMS

Michelle Forstrom, Code Enforcement Director
George Wells, Code Compliance Officer
Katie Newton, Board Secretary/Legal Assistant
Tammi Bach, City Attorney

<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
1	\$23.13	\$23.13
5	\$21.63	\$108.15
2	\$21.63	\$43.26
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
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

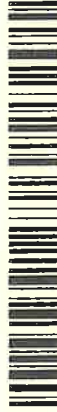
Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk's office at (904) 310-3115.

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



Project



Work Class Repair/Replace/Remodel



District

Default

Permit Status Stop Work Order



Assigned To

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



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 LISAAV

Read Only Record Type
Active Holds Exist On This Record

Permit Details

Permit Type	General Building - Residential	Project		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	Finalized Date	

Parcels (1)

Addresses (1)

Zones (1)

Contacts (2)

Notes (1)

Activities

Fees (5)

Holds (4)

Review Team

Inspection Cases

Impact Units

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

Parcel Number

00-00-31-1630-0012-0080

+

Add Parcel

Parcel Split Process

Main

✓



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

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

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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

Hasler
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 + stucco that needs repair

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

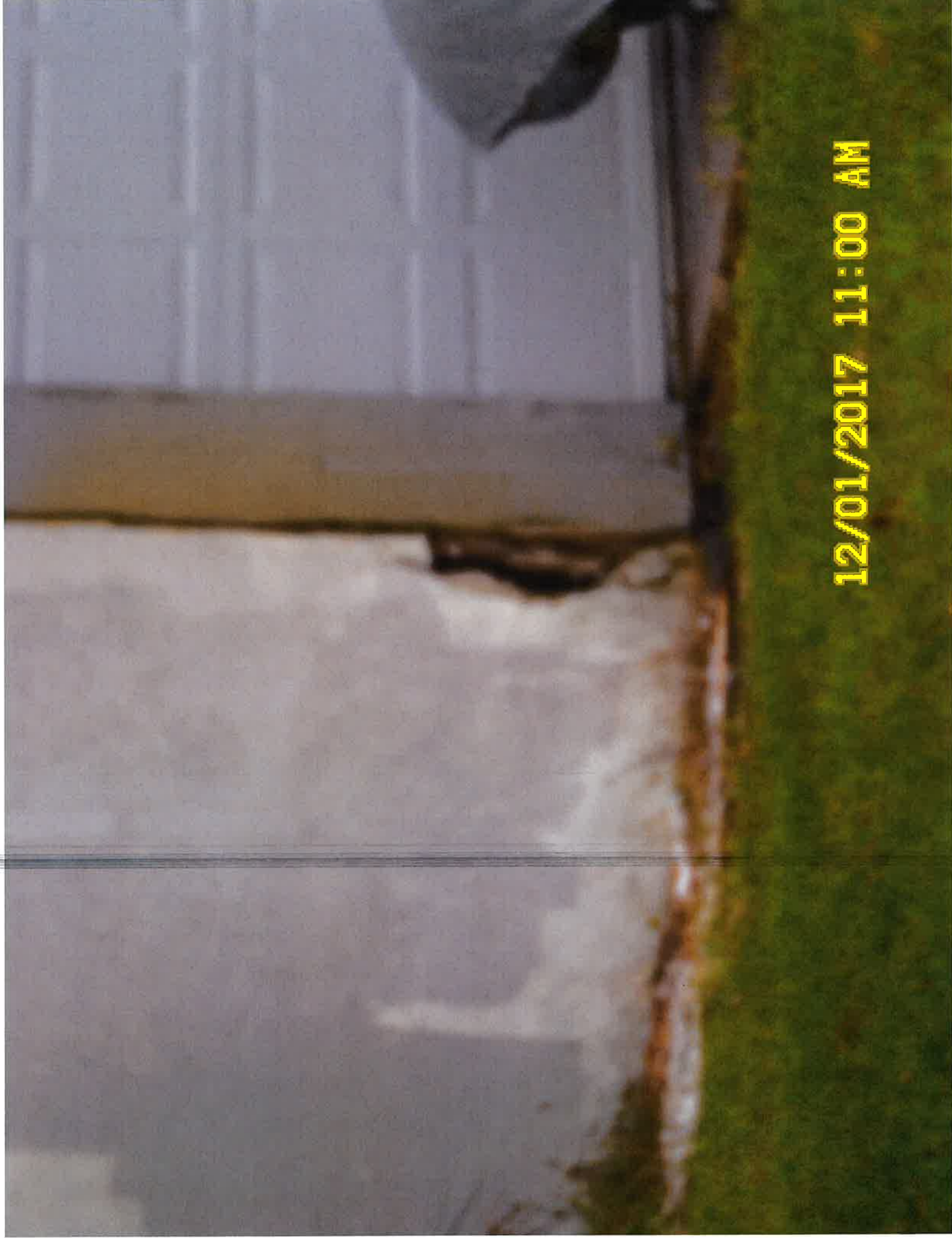




12/01/2017 10:59 AM

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

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.fbl.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 • www.fbl.us
Equal Opportunity Employer





10.22.2018 12:11

Neil Douglas & Lisa Mohn

1725 Lisa Ave Stair Work

Time Line:

April 30 - Code Board meeting

May 1 – Called engineer Lewis Gabriel

May 2- Sent photo to Mr Gabriel

May 3 – Spoke with Mr Gabriel and he wanted more photos. Sent more photos

May 8 – Wanted \$1500 for his work.

Called Gillette and Associates. Left message for Asa Gillette

May 9 – Called Gillette again.

May 10 – Called Mike Richardson. Left message.

May 13 – Called John Dodd. Too busy.

May 14 – Called engineer Harold Coffield, in St Augustine and called.

May 15 – Sent photo.

May 16 – Spoke with Mr Coffield. Send more photos.

May 20 – Called Mr Coffield. Had not gotten my photos. He had two E-mail addresses and he did not check both. Resent photos to both E-mail addresses

May 23 – Called Mr Coffield and declined to do work. Too far away.

Called local architect Tony Jarzyna. Came over and looked at job. Instructed me to pressure wash stairs.

May 25 – Pressure washed stairs and sent photos.

May 28 – Mr Jarzyna wanted more photos. Sent them.

June 4 – Did not hear from Mr. Jarzyna. E-mailed him asking for acknowledgement.

Acknowledgement attached.

ony Jarzyna <jazsman328@gmail.com>

o: ntdouglas <ntdouglas@aol.com>

Subject: Re: 1725 Lisa Ave

Date: Tue, Jun 4, 2019 9:05 am

Neil,

You are in my schedule, & I am currently working on your stair project that will meet the requirements of the Fernandina Beach Building Department. Please give me an update after your Thursday meeting.
Tony Jarzyna

Sent from my iPhone

On Jun 4, 2019, at 8:58 AM, ntdouglas@aol.com wrote:

Tony,

We have a meeting with the Fernandina Beach Code Enforcement Board this Thursday at 5:30 in regard to repairing the front steps.

If you could reply to this E-mail as an acknowledgement that you are working on the requirements of the building department for a permit, it would be appreciated.
If there are any questions, please call.

Regards,
Neil

STAFF REPORT
Case 2019-0073
City of Fernandina Beach Code Enforcement & Appeals Board
June 27, 2019

Violation Information

Owner: Cecilia Davis-Taylor
112 South 9th Street
Fernandina Beach, Florida 32034

Violation: City of Fernandina Beach – Code Of Ordinances, Section 42-116 Duty to Maintain Property & 42-117 Exterior Structure (Maintenance) & 8.03.07 Demolition by Neglect.

Location: 112 South 9th Street, Fernandina Beach, Florida 32034

Summary and Background Information

October 3, 2017, During a proactive sweep I observed two (2) wooden sheds in the rear of this property that had extensive rot damage to them. I spoke with the owner giving her 30 days to correct the violation. Follow-up inspection was 11/5/17.

November 5, 2017, 2nd inspection of property showed no change to the original violation.

November 7, 2017, I mailed out a NOV/NOH letter via certified mail to the owner. The owner was given until December 7, 2017 to come into compliance or appear before the CEAB on 1/4/2018. The case was not brought before the board. The owner was trying to get assistance to make the repairs.

December 10, 2018, The property was recited for yard overgrowth, rotten front porch decking, and two (2) sheds in the rear of the property that have extensive rot damage to them. I left a door hanger giving the owner 30 days to correct the violations. I recorded photographs of the notice of visit and the pictures of the violations. Basically I started this case anew in our new energov system.

May 7, 2019, I mailed out a NOV/NOH letter via certified mail to the owner giving her until 6/10/19 to come into compliance or appear before the CEAB on 6/27/19. The return receipt card came back signed by Mrs. Davis-Taylor. On this letter we included the rotten front porch decking and the yard overgrowth in addition to the rotten rear sheds.

June 17, 2019, A NOV/NOH inspection was performed which showed no change to the original violations.

June 18, 2019, Pre-agenda inspection- no change.

Conclusion: Mrs. Davis-Taylor came into city hall to pick up the HDC applications from Sal Cumella for the work that is needed to be done at her property. Mrs. Davis-Taylor did not return to submit her application for her repairs to date. The property is still in violation of 42-116 Duty to Maintain Property, 42-117 Exterior Structure (Maintenance), 8.03.07 Demolition by Neglect. This property has been in violation for way to long, we have been very accommodating in giving her time to get help.

Recommendation

The City recommends a fine of \$ 50.00 per day per 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

112 South 9th Street

AS OF June 27, 2019

CODE CASE #2019-0073

STAFF PERSONNEL OR ITEMS

Michelle Forstrom, Code Enforcement Director
George Wells, Code Compliance Officer
Katie Newton, Board Secretary/Legal Assistant
Tammi Bach, City Attorney

<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
1	\$23.13	\$23.13
7	\$21.63	\$151.41
2	\$21.63	\$43.26
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
First Class letters mailed	1	\$0.50
		<u>\$0.50</u>

TOTAL ADMINISTRATIVE FEES DUE

\$303.64

****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 7, 2019

Case Number: CODE-2019-0073

Cert. #: 7016 1370 0001 9997 8015

IN THE MATTER OF:

CECILIA DAVIS-TAYLOR
112 S 9TH St.
FERNANDINA BEACH, FL 32034

PREMISES: 112 S 9TH ST FERNANDINA BEACH, 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 49
LOTS 1 2 & 7 IN OR 1335/1202 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:

- 42-117 Exterior Structure (Maintenance)**
The front porch has rotten wood on the decking-repair or replace as needed. Obtain HDC approval & proper building permits. By 6/10/2019
- 42-116 Duty to Maintain Property**
Cut all high grass, weeds, and vegetation on entire property that is in excess of twelve inches (12"). All areas of the yard that are creating a nuisance must be cut and maintained. By 6/10/2019
- 8.03.07 Demolition by Neglect**
(2) wooden sheds in the rear of the property have experienced demolition by neglect. Demo or repair both sheds to correct the violation. Obtain HDC approval and all building permits as needed. By 6/10/2019

(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 27, 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).

A handwritten signature in blue ink, appearing to read "George Wells", is written over a faint, illegible printed name.

George Wells

Code Compliance Officer

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

FOR A BETTER COMMUNITY



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
302 3rd Street

(904) 239-3147

Meeting this day with the City Code

NOTICE OF VISIT

112 S. 9th St
12/10/18 2:00

AM (PM)

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

REASON FOR USE

CODE

- | | |
|---|-----------|
| ☒ Obsolete or Unsafe Structures | 40-40.01 |
| ☐ Unsafe Structures | 40-40.02 |
| ☒ <u>Use of Dena sheds</u> | 40-40.03 |
| ☐ Unsafe Structures | 40-40.04 |
| ☐ Unsafe Structures | 40-40.05 |
| ☐ Unsafe Structures | 40-40.06 |
| ☐ Unsafe Structures | 40-40.07 |
| ☐ Unsafe Structures | 40-40.08 |
| ☐ Unsafe Structures | 40-40.09 |
| ☐ Unsafe Structures | 40-40.10 |
| ☐ Unsafe Structures | 40-40.11 |
| ☐ Unsafe Structures | 40-40.12 |
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| ☐ Unsafe Structures | 40-40.100 |

Please contact George Wells, Code Compliance Officer at (904) 239-3147 or at 119 in discussion with the above listed items. Failure to do so will result in an official written notice with a possible outcome of fines.

Must come before NEC for Dena request for sheds
Wells
Code Compliance Officer

12.10.2018 13:52



12.10.2018 13:55

12.10.2018 13:55





12.10.2018 13:55



12.10.2018 13:55



12.10.2018 13:52

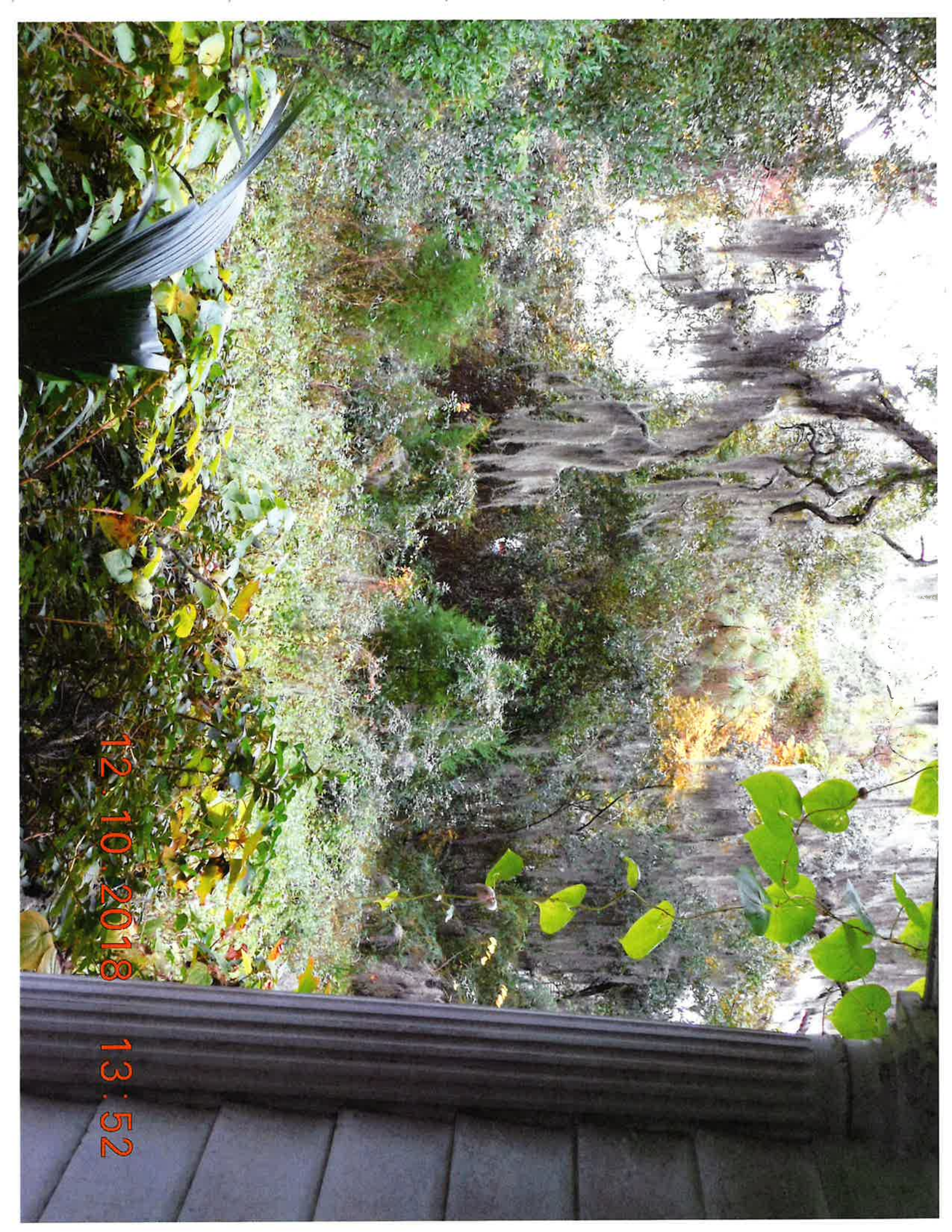


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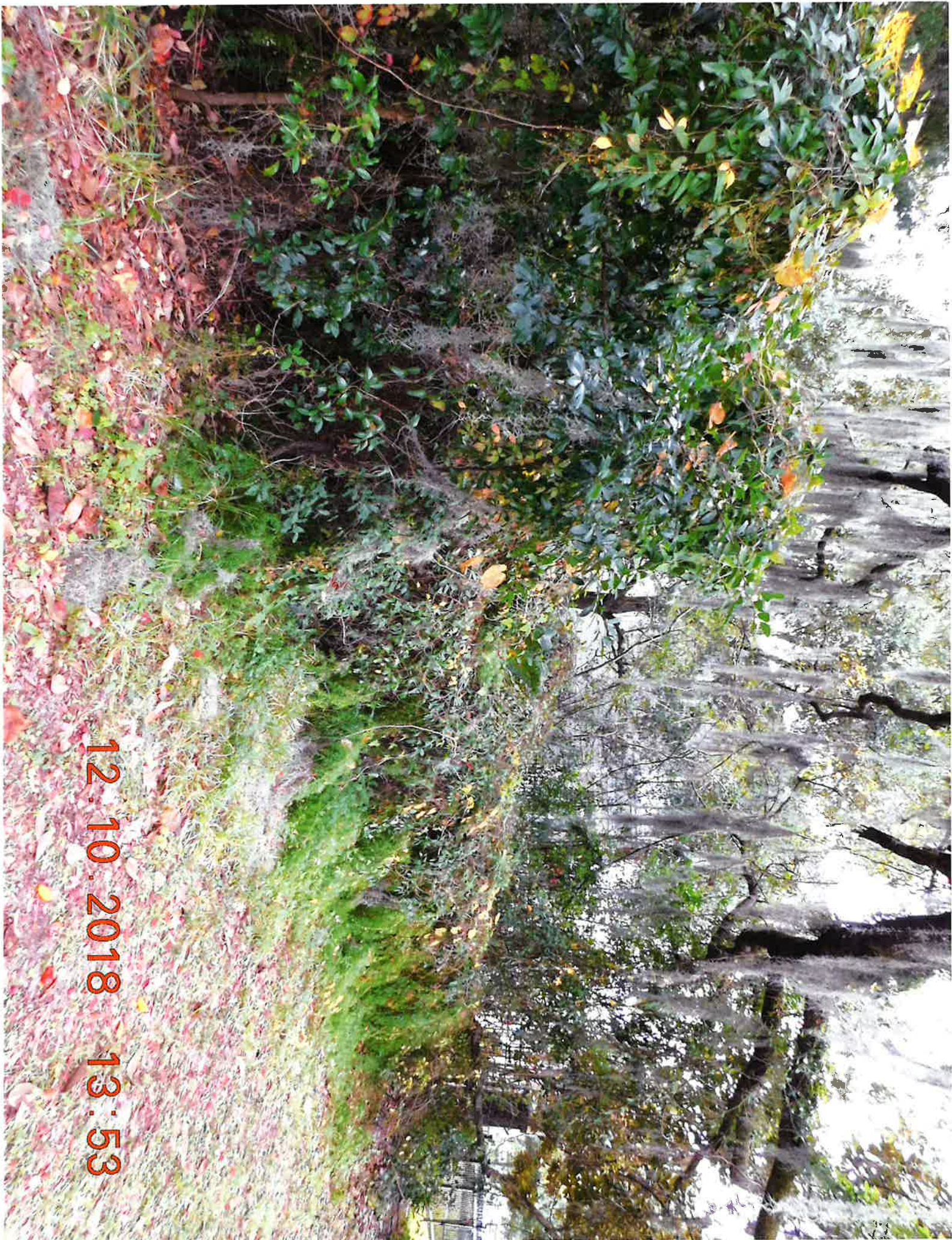
12.10.2018

13:52

12:10:2018 13:52



12:10:2018 13:53



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.

Article Addressed to:

Cecilia Davis-Taylor
112 S. 9th St
Fernandina Beach FL 32034



9590 9402 3035 7124 1640 26

Article Number (Transfer from service label)

7016 1370 0001 9997 8015

S Form 3811, July 2015 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C.T.*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Cecilia Davis-Taylor

C. Date of Delivery

5-14-19

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

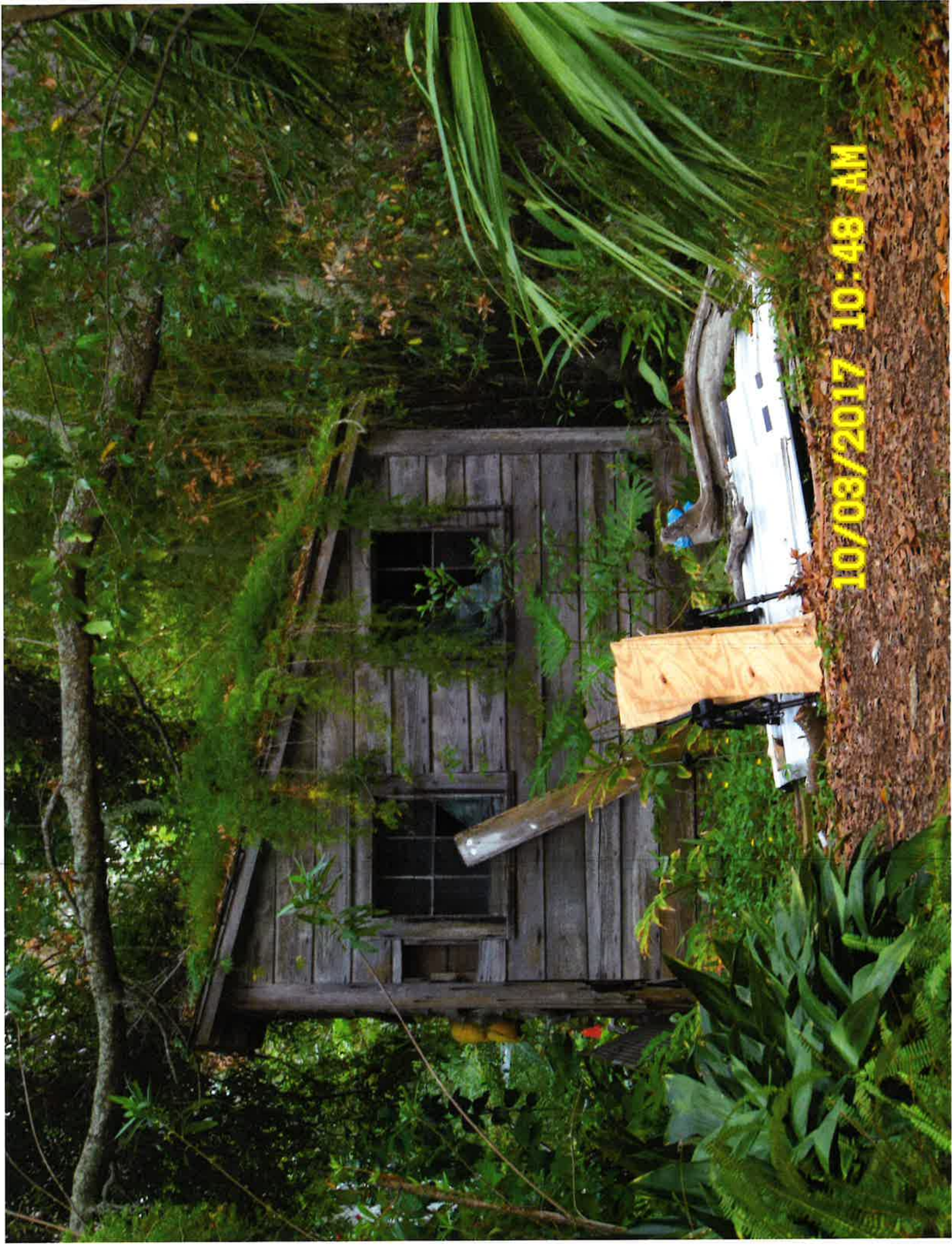
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



10/03/2017 10:48 AM

CITY OF
FERNANDINA BEACH



10/03/2017 10:48 AM

STAFF REPORT
Permits BLDC 2019-0014, BLDC 2019-0015, BLDC 2019-0041
City of Fernandina Beach Code Enforcement & Appeals Board
July 25, 2019

Violation Information

Owner Westrock
600 N. 8th Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach - Fee Schedule, Florida Building Code
Section 166.222

Location: 600 N. 8th Street, Fernandina Beach, Florida 32034

Summary and Background Information

March 13, 2019 Spoke to Eric Schmidt with Westrock to notify him there were three permits that had not been picked up and the work had been completed.

March 13, 2019 3:52 pm Angie Lester received an email from Trey Wilson to discuss the name of the agent they used for the permitting process. He was going to contact them.

March 18, 2019 8:45 am Angie Lester responded to Trey Wilson's email.

April 5, 2019, 2 pm Meeting with Trey Wilson, Victor Tollison, Bruce Moore, Art Barthlow, Terry Cotter and Angie Lester to discuss permitting and the fees.

April 30, 2019, 2 pm Meeting with Trey Wilson, Tom Keenan, Eric Schmidt, and Terry Cotter, Tammi Bach, Dale Martin, Terry Cotter, Angie Lester and Art Barthlow

Conclusion:

Regardless of the turn-over in the Building Department with Building Officials the permits were ready for pick up and a call was made to the Contractor of record. The permits sat in the Building Department office as the work begun on the projects. The Building Department found out about the work being completed with a follow up email between Angie Lester and Lauren of Universal. The email stated the work passed finals. Angie Lester immediately bought this to Art Barthlow's attention who was the acting Building Official at the time.

Recommendation:

The City recommends all after the fact permit fees be incurred.

Submitted by:



Terry Cotter, CBO, MB, CFM
Deputy Building Official

Permit Type	Fee
Interior Wiring or Rewiring	
Residential	\$80
Commercial	\$100
Interior Wiring or Rewiring Low Voltage	
Residential	\$50
Commercial	\$50
Change-out/Repair – Same amperage	
Residential	\$80
Commercial	\$100
Swimming Pool Wiring	
Residential	\$50
Commercial	\$100
Add required wiring for solar system installation	\$50
Reconnect of disconnected service	\$75
Temporary Pole	\$75
Electrical Safety Inspection (structures without power >6 months or if requested by Utilities)	\$50
Mechanical	
- first \$1,000 of job cost	\$80
- each additional \$1,000	\$7
Gas	\$80
- installation of tank	\$75

Miscellaneous Permits and Fees

Permit Type	Fee
Siding Permit up to 10 sq. ft.	\$80
(over \$1,000 cost revert to permit schedule fee)	\$80 plus \$7 per each additional \$1,000
Pre-fab accessory structures	Per ICC Data + Plan Review Fee
(between 151 sq. ft. - 250 sq. ft. non-aluminum)	
Pre-fab accessory structures	Per ICC Data + Plan Review Fee
(between 250 sq. ft. + non-aluminum)	

After the Fact Permit Fee - up to four times the Building Permit Fee

Construction Trailer Inspection	\$100
Demolition	
Up to \$2,000 of job cost	\$100
each additional \$1,000	\$7
Pre-Review or plan withdraw (Residential)	\$150
Pre-Review or plan withdraw (Commercial)	\$250

**INVOICE (INV-00000386)
FOR CITY OF FERNANDINA BEACH**

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000386	01/30/2019	01/30/2019	Invoiced, Past Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0014	After the Fact Permit Fee	\$232,692.00
	Building Plan Review Fee	\$29,086.50
	DBPR Surcharge	\$1,308.89
	DCA Surcharge	\$872.60
	Fire Marshal Review	\$26,177.85
	Permit Base Fee	\$58,173.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$348,360.84

REMITTANCE INFORMATION

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

TOTAL **\$348,360.84**

INVOICE (INV-00000389)
FOR CITY OF FERNANDINA BEACH

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000389	01/30/2019	01/30/2019	Invoiced, Past Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0015	After the Fact Permit Fee	\$27,452.00
	Building Plan Review Fee	\$3,431.50
	DBPR Surcharge	\$154.42
	DCA Surcharge	\$102.95
	Fire Marshal Review	\$3,088.35
	Permit Base Fee	\$6,863.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$41,142.22

REMITTANCE INFORMATION

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

TOTAL **\$41,142.22**

**INVOICE (INV-00001631)
FOR CITY OF FERNANDINA BEACH**

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520

Kevin Moore
Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00001631	04/11/2019	04/11/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0041	After the Fact Permit Fee	\$15,412.00
	Building Plan Review Fee	\$1,926.50
	DBPR Surcharge	\$86.69
	DCA Surcharge	\$57.80
	Fire Marshal Review	\$1,733.85
	Permit Base Fee	\$3,853.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$23,119.84

REMITTANCE INFORMATION

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

TOTAL **\$23,119.84**

West Rock Permit History 2018-19

Permit Violations Resulting In Fees

Permit Number	Date Applied	Permit Date	Reviewed By Private Provider	Reviewed by Community	Comments	Date of Approved Drawings	Additional Comments	Processed Date	Pick Up Date	Permit Amount	Amount Paid	Contractor	Inspections by Private Provider	Inspections by Community	CO or COC Issued	Flood Zone	Storage of Hazard Materials	Elevation Certificate
20184076	11/9/2018	12/3/2018	Yes	Yes	Install Chip Stacker/Reclaimer System	12/3/2018	PENDING BUILDING OFFICIAL CONFIRMATI ON TO VALIDATE ELEVATIONS ALL INLETS AND OPENINGS MUST BE AT LEAST ONE FOOT ABOVE THE BFE PER LDC SECTION 3.02.06(B). KGIBSON 11/16/18	12/3/2018	Has Not Been picked up	\$89,490.99 before after the fact penalty Total Due \$348,360.84		Allen & Graham, Inc	Yes, Universal	No	No	Yes		No
20184081	11/9/2018	12/3/2018	Yes	Yes	Install Bark Truck Pump System	12/3/2018	Approved by JA/Building	12/3/2018	Has Not Been picked up	10601.87 before after the fact penalty Total Due \$41,142.22		Allen & Graham, Inc	Yes, Universal	No	No	No		N/A
BLDC - 2019-0041	4/4/2018	4/11/2019	No	Yes	Construct new heavy black liquor tank	Building signed off 04/05/18	041918 Planning needs signed sealed drawings to be provided per Tom Keenan Spill containment pending. Requires compliance with floodplain.	12/4/2018	Has not been picked up	\$7,707.84 before after the fact fees \$23,119.84 total		Allen & Graham, Inc	Yes, Universal	No	No	Yes		No

Permits Issued and picked up without Community Inspections or CO's/COC's Issued by the Community																		
Permit Number	Date Applied	Permit Date	Reviewed By Private Provider	Reviewed by Community	Comments	Date of Approved Drawings	Additional Comments	Processed Date	Pick Up Date	Permit Amount	Amount Paid	Contractor	Inspections by Private Provider	Inspections by Community	CO or COC Issued	Flood Zone	Storage of Hazard Materials	Elevation Certificate
20180065	1/9/2018	1/9/2018	No	Yes	Install 8 ft Fence Around Bark Pile & 6 ft around trailer yard	1/9/2018		1/9/2018	1/9/2018	\$ 50.00	\$ 50.00	W W Gay	No	No	N/A		No	
20180687	2/27/2018	2/27/2018	No	Yes	Over Counter Replace 400 AMP W/200 AMP Fire Booster Pump Bldg Near Gate 1	2/27/2018		2/27/2018	5/10/2018	\$ 94.00	\$ 94.00	Cogburn Bros Inc	No	Yes, 071118	N/A		No	
20183020	8/20/2018	8/29/2018	Yes	Yes	Install/Replace Batch Washer	8/28/2018		8/29/2018	9/17/2018	\$ 7,093.29	\$ 7,093.29	WW Gay	Yes, Universal	Yes, this permit is not closed. It is waiting on zoning final	No	No	No	N/A
20183044	8/20/2018	8/30/2018	Yes	Yes	Install Pre Fab Concrete Guard House 240 Sq Ft	8/28/2018		8/30/2018	9/17/2018	\$ 3,819.41	\$ 3,819.41	WW Gay	Yes, Universal	No	No		No	
201183987	11/8/2018	11/25/2018	Yes	Yes	Install Chloride Removal System	11/25/2018		11/25/2018	11/29/2018	\$ 5,342.72	\$ 5,342.72	Allen & Graham, Inc	Yes, Universal	No	No	No	No	N/A

Angie Lester

From: Lauren Lambert <llambert@universalengineering.com>
Sent: Wednesday, January 2, 2019 6:58 AM
To: Meghan Owens; Angie Lester; codesabc@icloud.com
Subject: FW: WestRock Required Inspections

Please see below.

Lauren Lambert
Administrative Assistant
Building Inspections Division
E-mail: llambert@universalengineering.com
Website: www.universalengineering.com



UNIVERSAL ENGINEERING SCIENCES, INC.
5561 Florida Mining Blvd. S | Jacksonville, FL 32257
Tel: (904) 296-0757 | Fax: (904) 296-0748

From: Bobby Coleman
Sent: Monday, December 31, 2018 2:24 PM
To: Lauren Lambert <llambert@universalengineering.com>
Subject: Re: WestRock Required Inspections

I didn't do anything for the guard shack.

Sent from my iPhone

On Dec 31, 2018, at 11:48 AM, Lauren Lambert <llambert@universalengineering.com> wrote:

Please see below.

Lauren Lambert
Administrative Assistant
Building Inspections Division
E-mail: llambert@universalengineering.com
Website: www.universalengineering.com
<image001.jpg>

From: Meghan Owens <m.codesabc@icloud.com>
Sent: Monday, December 31, 2018 11:20 AM
To: Lauren Lambert <llambert@universalengineering.com>
Subject: Re: WestRock Required Inspections

The 044/Pre-concrete Guard is the Guard Shack

Sent from my iPad

On Dec 31, 2018, at 11:08 AM, Lauren Lambert <llambert@universalengineering.com> wrote:

Please see results below.

Lauren Lambert
Administrative Assistant
Building Inspections Division
E-mail: llambert@universalengineering.com
Website: www.universalengineering.com
<image001.jpg>

From: Bobby Coleman
Sent: Monday, December 31, 2018 11:00 AM
To: Lauren Lambert <llambert@universalengineering.com>
Subject: Re: WestRock Required Inspections

20183020-Install/Replace Batch Washer *PERMITTED - WW GAY AFTER THE FACT INSPECT.*
THIS PROJECT REQUIRED MULTIPLE CONCRETE POURS ON MULTIPLE FLOORS AND IS THE REASON FOR THE MULTIPLE INSPECTION DATES

Slab **PASS 7/2, 9/5, 9/20**

Structural Steel Framing **PASS 8/13, 11/8**

Fill Cell **NOT REQUIRED**

Tie Beam **NOT REQUIRED**

Lintel **NOT REQUIRED**

Building Final **PASS 11/8**

City required these inspections - Did we need them?

20183044-Pre Concrete Guard

Building Final **NOT SURE WHAT THIS PROJECT IS**

Inspections? GUARD STACK

PERMIT ISSUED.
20183987-Install Chlorine Removal System

Building Final **NOT INSPECTED - CONSTRUCTION WAS COMPLETE AND OPERATIONAL AT MY 1ST VISIT TO THE SITE**

COMPLETED - 2018 ALLEN + GRAHAM FOUNDATION NO INSPECTIONS?

20184076-Install Chip Stacker & Reclaimer

THIS PROJECT REQUIRED MULTIPLE CONCRETE POURS FOR MECHANICAL PADS, TUNNEL FLOORS, PERIMETER RING, AND RETAINING WALLS WHICH IS THE REASON FOR THE MULTIPLE INSPECTION DATES

Slab **PASS 7/2, 7/10, 7/14, 7/23, 7/26, 8/10, 9/5, 9/21**

Building Final **PASS 11/8**

Permit fee \$89,490.99

NEVER PAID FOR UNIVERSAL INSPECTED

20184081-Install Truck Dump System

Slab **NOT INSPECTED - TRUCK DUMP WAS COMPLETE AND OPERATIONAL AT MY 1ST VISIT TO THE SITE**

Building Final

Permit fee \$10,601.87

PERMIT WAS NOT PAID FOR

Bobby Coleman
Building Inspection Department Manager
Building Inspector/Plans Examiner
Cell: 904-803-0130
E-mail: BColeman@universalengineering.com
Website: www.universalengineering.com
<Outlook-p0wlr43j.png>

Note: Black lig. tank was never picked up.

PERMIT # 2018-00516

From: Lauren Lambert
Sent: Monday, December 31, 2018 9:53:32 AM
To: Bobby Coleman
Subject: WestRock Required Inspections

Good Morning,

Please see below for the list of required inspections I was able to get from Art. He needs the reports today, can you please put them together and send them to me as soon as possible?

20183020-Install/Replace Batch Washer

Slab
Structural Steel Framing
Fill Cell
Tie Beam
Lintel
Building Final

20183044-Pre Concrete Guard

Building Final

20183987-Install Chlorine Removal System

Building Final

20184076-Install Chip Stacker & Reclaimer

Slab
Building Final

20184081-Install Truck Pump System

Slab
Building Final

Thank you,

Lauren Lambert
Administrative Assistant
Building Inspections Division
E-mail: llambert@universalengineering.com
Website: www.universalengineering.com
<image001.jpg>

Run: 12/28/18
9:11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property

Property 600 N. 8TH STREET

Permits Issued From 1/01/2018 To 12/28/2018

Page: 1

Inspection Type: 1 thru ZONE

Permit	Issued	Permit Type	Work Type	Fees
20180065	12/09/2018	FENCE	FENCE	50.00
INSTALL 8 FT FENCE AROUND BARK PILE AND 6 FT AROUND TRAILER YARD				
Contractor: W.W. GA W.W. GAY MECHANICAL CONTRACTOR 526 STOCKTON STREET				
Inspections: Type	Inspected	By	Status	Scheduled
ZONING FINAL				
ZONING W/PICTURES				
20180687	2/27/2018	ELECTRICAL SINGLE PHASE	ELECTRICAL ADDITION/REMODEL	94.00
REPLACE 400 AMP W/200 AMP FIRE BOOSTER PUMP BLDG NEAR GATE 1				
Contractor: COGBURN COGBURN BROS INC 3300 FAYE ROAD				
Inspections: Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT				
ELECTRICAL FINAL				
Comments: 7-10-18-ka/tom 904-813-0375				
7-12-18- KA - OK PER JIM HARE				
COURTESY INSPECTION				
Comments: smc 5/23 check ditches before covering up -Tom 904-813-0375 - CALL 30MINS BEFORE				
PERMANENT SERVICE/METER SET6/15/18				
Comments: 6-15-18-KA - PER JIM HARE, METER SET PASSED				
20183020	8/29/2018	GEN BLDG PERMIT - COMM	COMMERCIAL ADDITION/REMODE	7,093.29
INSTALL / REPLACE BATCH WASHER				
Contractor: W.W. GA W.W. GAY MECHANICAL CONTRACTOR 526 STOCKTON STREET				
Inspections: Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT				
SLAB				
ZONING FINAL				
BUILDING FINAL				
FIRE MARSHAL FINAL				
STRUCTURAL STEEL FRAME				
FILL CELL				
TIE BEAM/LINTEL				
20183044	8/30/2018	BUILDING COMM NEW	COMMERCIAL NEW CONSTRUCTI	3,819.41
INSTALL PRE FAB CONCRETE GUARD HOUSE. 240 SQ FT				
Contractor: W.W. GA W.W. GAY MECHANICAL CONTRACTOR 526 STOCKTON STREET				
Inspections: Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT				
Comments: 12/6/18 HD, REC'D NOC				
SILT FENCE				
BUILDING FINAL				
FIRE MARSHAL FINAL				
ZONING FINAL				
20183987	11/25/2018	GEN BLDG PERMIT - COMM	COMMERCIAL ADDITION/REMODE	5,342.72
INSTALL CHLORIDE REMOVAL SYSTEM				
Contractor: ALLENGRAALLEN & GRAHAM, INC. 106 ALLEN-GRAHAM BLVD				
Inspections: Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT				
ZONING FINAL				
BUILDING FINAL				
FIRE MARSHAL FINAL				
20184076	12/03/2018	GEN BLDG PERMIT - COMM	COMMERCIAL ADDITION/REMODE	89,490.99
INSTALL CHIP STACKER / RECLAIMER SYSTEM				
Contractor: ALLENGRAALLEN & GRAHAM, INC. 106 ALLEN-GRAHAM BLVD				
Inspections: Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT				
FOOTER/ELEVATION CERT				

Run: 12/28/18
9:11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET

Permits Issued From 1/01/2018 To 12/28/2018

Inspection Type: 1 thru ZONE

Page: 2

Permit	Issued	Permit Type	Work Type	Fees
SLAB				
ZONING FINAL				
BUILDING FINAL				
20184081	12/03/2018	GEN BLDG PERMIT - COMM	COMMERCIAL ADDITION/REMODE	10,601.87
		INSTALL BARK TRUCK PUMP SYSTEM		
Contractor: ALLENGRAALLEN & GRAHAM, INC.			106 ALLEN-GRAHAM BLVD	
Inspections: Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT				
FOOTER/ELEVATION CERT				
SLAB				
ZONING FINAL				
BUILDING FINAL				
Number of permits printed:				7
				116,492.28

Angie Lester

From: Lauren Lambert <llambert@universalengineering.com>
Sent: Thursday, April 11, 2019 12:37 PM
To: Terrence Cotter
Cc: Bobby Coleman; Angie Lester
Subject: Re: WestRock Inspections

Unfortunately I don't have any reports like that. I spoke to Bobby who was on the job and he didn't have any reports like that. The only information I have is the stuff I already emailed over. I can email everything that I have again if you didn't get a copy of it.

Get [Outlook for Android](#)

From: Terrence Cotter <tcotter@fbfl.org>
Sent: Thursday, April 11, 2019 11:14:29 AM
To: Lauren Lambert
Cc: Angie Lester
Subject: RE: WestRock Inspections

Hello Lauren:

Do you have the inspection reports for all of the WestRock projects? Like the ones I used to fill out when I did the Marriot Hotel project last fall. We need a copy for the Building Department archives.

Thanks so much for your help.

Regards,

Terry Cotter CBO, MB, CFM
Deputy Building Official
City of Fernandina Beach, FL
Ph: 904-310-3135
tcotter@fbfl.org

From: Lauren Lambert <llambert@universalengineering.com>
Sent: Thursday, April 11, 2019 10:32 AM
To: Angie Lester <alester@fbfl.org>
Cc: Terrence Cotter <tcotter@fbfl.org>; Trey Wilson <trey.wilson@westrock.com>
Subject: WestRock Inspections

Good Morning,

I wanted to inform you that the WestRock Batch Washer had the final approved by Bobby Coleman a while back. Is there anything else that they will be needing in order to get a CO? Now they are needing a final inspection for the guard shack. Can you please schedule the final for the guard shack?

Thank you,

Lauren Lambert

Administrative Assistant

Building Inspections Division

E-mail: llambert@universalengineering.com

Website: www.universalengineering.com



UNIVERSAL ENGINEERING SCIENCES, INC.

5561 Florida Mining Blvd. S | Jacksonville, FL 32257

Tel: (904) 296-0757 | Fax: (904) 296-0748

Angie Lester

From: Lauren Lambert <llambert@universalengineering.com>
Sent: Thursday, April 11, 2019 10:32 AM
To: Angie Lester
Cc: Terrence Cotter; Trey Wilson
Subject: WestRock Inspections

Good Morning,

I wanted to inform you that the WestRock Batch Washer had the final approved by Bobby Coleman a while back. Is there anything else that they will be needing in order to get a CO? Now they are needing a final inspection for the guard shack. Can you please schedule the final for the guard shack?

Thank you,

Lauren Lambert
Administrative Assistant
Building Inspections Division
E-mail: llambert@universalengineering.com
Website: www.universalengineering.com



UNIVERSAL ENGINEERING SCIENCES, INC.

5561 Florida Mining Blvd. S | Jacksonville, FL 32257

Tel: (904) 296-0757 | Fax: (904) 296-0748

Angie Lester

From: Terrence Cotter
Sent: Friday, May 24, 2019 2:12 PM
To: Trey Wilson
Cc: Dale Martin; Tammi Bach; Angie Lester
Subject: FW: Westrock Permit Fees: Permit No.s 2018-4076; 2018-4081; and, 2019-0041

Good Afternoon Trey:

As discussed at the April 5th meeting regarding the penalties for the above referenced Building Permits, Westrock was to confer with their contractor, Allen & Graham, and notify the Fernandina Beach Department as to whether or not the contractor will pay the fees or take some other course of action.

Please advise the Building Department when a decision has been made.

Regards,

From: Trey Wilson <trey.wilson@westrock.com>
Sent: Wednesday, May 1, 2019 2:10 PM
To: Terrence Cotter <tcotter@fbfl.org>
Subject: RE: Westrock Permit Fees

Thanks Terry.

From: Terrence Cotter <tcotter@fbfl.org>
Sent: Wednesday, May 1, 2019 2:05 PM
To: Trey Wilson <trey.wilson@westrock.com>
Cc: Angie Lester <alester@fbfl.org>
Subject: Westrock Permit Fees

EXTERNAL - Use Caution

Good Afternoon Mr. Wilson:

As agreed at the 2:00PM meeting with Westrock personnel and the City of Fernandina Beach City Manager, City Attorney and the city Building Department, 30 April 2019, the following permits will be issued to the contractor, Allen & Graham, Inc., at the original permit fees:

- B2018-4076 Install Chip Stacker / Reclaimer System
- B2018- 4081 Install Bark Truck Pump System
- B2019-0041 Construct New Heaver Black Liquor Tank

A Certificate of Completion will be issued after the Building Department is in receipt of the new Engineers Report and any additional penalties, including after-the-fact permit fees due to working without valid building permits have been satisfied.

Respectfully yours,

Terry Cotter CBO, MB, CFM
Deputy Building Official
City of Fernandina Beach, FL
Ph: 904-310-3135
tcotter@fbfl.org

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Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

July 25, 2019

Code Enforcement and Appeals Board
City of Fernandina Beach
Ms. Michelle Forstrom, Staff Coordinator
204 Ash Street
Fernandina Beach, Florida 32034

**Re: Allen & Graham / West Rock
Appeal of After-the-Fact Permit Fee
Building Permit Nos. 20184076, 20184081 & 20190041
West Rock Facility
Fernandina Beach, FL 32034**

Dear Ms. Forstrom:

On behalf of the WestRock papermill facility in Fernandina Beach and Allen & Graham, Inc., we present formal documentation to appeal the after-the-fact permit fees imposed by the City of Fernandina Beach building official for the permit numbers listed above. Per our documentation, this after-the-fact amount totals \$275,556.00.

The documentation presented represents an outline of events related to the permitting of three projects at the WestRock facility on North 8th Street and the process that brought us to this point. We feel the documents will show that miscommunication on all parties, combined with the required operations of an industrial facility did not lead to intent to construct without a permit, as an after-the-fact permit fee would imply. In fact, permit applications were submitted, and fees were paid, however construction did not proceed in accordance with building code protocol.

We ask the Board to consider elimination or reduction of the fees listed above, as there was no intent to misrepresent on these projects. Thank you for your time and cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Asa Gillette", written over a circular stamp or seal.

Asa Gillette, P.E.
Principal
Gillette and Associates, Inc.

cc: WestRock
Allen & Graham, Inc.
file

Prepared for: Code Enforcement and Appeals Board
City of Fernandina Beach

Situation: Appeal of After-the-Fact Permit Fee
Permit Nos. 20184076, 20184081 & 20190041

Facility: WestRock Paper Mill
North 8th Street
Fernandina Beach, Florida

Owner: WestRock Company

Contractor: Allen & Graham, Inc.

Date: July 24, 2019

OVERVIEW & PROJECT DESCRIPTION

The three projects at the WestRock facility in Fernandina Beach that were levied an after-the-fact permit fee are as follows:

Permit No. 20184076 Stacker Reclaimer
Permit No. 20184081 Bark Truck Dumper
Permit No. 20190041 Heavy Liquor Tank

A brief description of these projects are as follows. Permitting with these projects were limited to foundations, structural items and elevation of equipment subject to FEMA requirements. WestRock is the owner of the facility and Allen and Graham is the general contractor for the above referenced permits.

Stacker Reclaimer:

Addition of new stacker reclaimer equipment for wood chip handling north of the existing transfer tower and west of the existing primary clarifier. The outer support of the reclaimer equipment runs along a 400-ft. diameter perimeter ring beam around a center stacker tower. The stacker conveyor transfers chips from the transfer tower to the stacker tower and distributes the chips within a 92-foot tall chip pile centered between the perimeter ring beam and the center tower. The screw reclaimer pulls the chips into a hopper at the center vault which transfers the chips to the reclaim conveyor. The reclaim conveyor runs through a precast concrete tunnel from the center vault and then below grade under the chip pile, under the perimeter ring beam and then daylights south of the ring beam in the direction of the existing transfer tower. This equipment, along with the center vault, the ring beam, and the tunnel are supported on concrete mat foundations over steel H-piles.

Truck Dumper:

New Bark Truck Dumper and Transfer Conveyor to connect to the existing R6 Conveyor. This equipment is primarily supported on a pile supported mat foundation with a portion of the east end of the conveyor supported on an existing pile cap and on a new pile cap. This equipment is partially located under two existing conveyors, and above two existing fire water lines. An existing push wall is to be

demolished and a new push wall added to allow front end loader access from the northwest side of the conveyor. The Contractor's services include necessary demolition of existing paving/other structures, Civil site prep, rough grading, installation of all H Piles, including providing the required pile load testing and reporting, and to furnish and install the pile supported concrete mat foundation slab, pile caps, piers, walls, equipment pad, containment curb, operator slab, new push wall, and grounding, in accordance with the following scope of work. An asphalt covered truck ramp is to be provided south of the truck dumper end wall as part of the final grading work. Final grading is to include adequate slope across the site for drainage.

Heavy Liquor Tank:

Installation of a new heavy black liquor tank and associated pumps, piping and heat exchanger. This scope of work is for the removal and relocation of an existing tank, installation of the pilings, concrete foundations and containment slab for the new Black Liquor Storage Tank and its associated equipment.

PROJECT TIMELINE

The following timeline shows the three projects were discussed and described to the City of Fernandina Beach (COFB) in detail and permits were applied-for in good faith. A mutually agreed upon procedure for permitting between WestRock and the COFB building official was pursued.

- 3/5/18 Mill Engineering Manager met with COFB Building Official Tony Perez on Portfolio Projects. Reviewed preliminary plan and elevation drawings for Chloride Removal, Heavy Black Liquor Tank, Stacker/Reclaimer, Truck Dumper, and Batch Washers. It was at this meeting Tony explained he was primarily interested in managing the floodplain, so he wanted to see bottom elevations, slab elevations, curb elevations, and the invert of the lowest nozzle on any new tank. Also wanted to see ASCE24 stamp and NGVD88 elevations, not mill elevations. We also discussed proposed changes to DFE (Design Flood Elevation), which was currently at BFE +1-ft. WestRock agreed Mr. Perez's requests.
- Note: Sometime between 3/5/18 and 4/17/18 Building Official Tony Perez departed the COFB. In early April, some of the building permit packages were submitted to the COFB Building Department.
- 4/17/18 Mill received request from Kelly Gibson, COFB Planning Department for the following:
- 1) Ms. Gibson wanted site plan with flood elevations (the flood elevations were shown on the submitted drawings by purple lines).
 - 2) There was no SPCC plan submitted (Since these were not petroleum tanks, therefore no SPCC plan was required).
 - 3) Kelly wanted "Issue for Construction", not "Issue for Bid" on drawings. We did not have Issue for Construction drawings at this point.
 - 4) Kelly wanted Professional Engineer Stamped drawings. The mill replied via e-mail to these requests.

- 6/8/18 Received e-mail from Jacob Platt (COFB Planning Dept). He stated that the application packages would have to go through the Technical review Committee process. The Mill did not agree this was a necessary requirement and scheduled a meeting for 6/25/18 to discuss with him.
- 6/25/18 Showed up at City Hall. Jacob Platt was out sick. Meeting was rescheduled for 6/28/18.
- 6/28/18 Mill personnel met with Jacob Platt in his office. We reviewed and discussed several projects that included the heavy black liquor tank, bark truck dumper, and chip stacker/reclaimer. Jacob agreed that TRC did not need to be involved in those projects.
- 7/12/18 The plan review company Codes ABC, Inc for plan review & permitting expediting assistance on Stacker Reclaimer and Bark Truck Dumper.
- 1/11/19 Mill personnel Trey Wilson and Ken Rushton met with interim Building Official Art Barthlow about the permit fee amounts for Stacker/Reclaimer and Truck Dumper projects. Mr. Barthlow said he was still negotiating the final permit fee amounts since most of the work provided for in the fees was not actually done by the City, but rather by the private provider inspector, paid for by WestRock. He said the fees would likely be reduced by 50%. Westrock left this meeting understanding that the fees should not be paid until the final fees were decided upon. Trey also discussed future capital projects with Mr. Barthlow and his expectation of communications and reviews for future projects. It was agreed that Westrock would bring capital project plans to the City Building Official for review.
- 3/19/19 Trey Wilson emailed Bruce Moore regarding the three permits were ready for pick up at the city.
- 3/25/19 First meeting with the City of Fernandina requested by A&G but cancelled due to Terry Cotter not being available – meeting rescheduled
- 4/05/19 First meeting with the City of Fernandina, A&G and WestRock (Trey Wilson, Bruce Moore, Vick Tollison, Angie Lester & Terry Cotter) to discuss permits and fees. This is the first mention of an “After the Fact” permit fee for the Stacker/Reclaimer, Truck Dumper and Heavy Liquor Tank. Angie and Terry also reviewed with Trey the last of documentation that had been provided to the city for those permits. Trey agreed to begin to gather as much of this information as possible.
- 4/11/19 WestRock received permit invoices via email from Karen Austin with the COFB noting “After the Fact” permit fees. Vick Tollison (Allen & Graham) forwarded the invoices to Trey Wilson to discuss the fees.
- 4/30/19 Westrock (Trey Wilson, Eric Schmidt, Tom Keenan, John Hamilton) met with COFB (Angie Lester, Terry Cotter, Dale Martin, Art Barthlow, Tammi Bach) to review and discuss the rationale behind the “After the Fact” permit fees. Westrock presented information that supported that the “After the Fact” fees should not be applied to these permits. It was agreed by all that Westrock would be allowed to submit backup information that showed all the projects were completed in accordance with the permit

applications and engineering packages. It was also agreed that Mr. Cotter would issue a letter with his final decision on the "After the Fact" permit fee after he reviewed this information. He would not issue his letter any earlier than May 10, 2019.

- 4/30/19 Trey Wilson emailed Allen & Graham to pick up the permits with the original fee of \$107,800.70 for the Stacker, Truck Dumper and Black Liquor Foundation.
- 5/01/19 Allen & Graham went to pick up permits with check in hand for the original fee. The COFB added a Fire Marshall Review fee of \$29,000.00.
- 5/02/19 Allen & Graham went to the City of Fernandina to pick up permits for the original amount plus the Fire Marshall Fee of \$29,000.00.
- 5/9/19 Trey Wilson of WestRock delivered the back-up information for the three projects to Terry Cotter. Three books of piling logs, concrete tests, photographs and inspections were provided along with a Letter of Certification from Hargrove Engineering that all three of these projects were constructed in accordance with the permit application and engineering packages.
- 6/03/19 Allen & Graham was notified that Terry Cotter had sent Trey Wilson an email that the "After the Fact" permit fees were still pending on the Stacker, Black Liquor Tank and Truck Dumper.
- 6/05/19 Allen & Graham sent letter to the COFB requesting an appeal through the Code Enforcement and Appeals Board.

INDUSTRIAL FACILITIES AND CONCLUSIONS

Industrial facilities are unique in nature since they operate on such a large scale with complex processes, design and equipment. The design standards for such facilities generally exceed the requirements of the Florida Building Code and other associated and related codes. Due to such standards, the construction, maintenance and expansion are largely governed by industry standards as well as Federal and/or State regulations. Planning with local communities and jurisdictions generally occurred at the beginning of the project and during expansion and/or ongoing large-scale maintenance. It was not common practice for industrial facilities anywhere to obtain local building permits for work within the facility.

There are two facilities, similar in nature, that were constructed recently in Fernandina Beach. These are the 8-Flags Energy facility and the LignoTech facility, both at Rayonier. Both facilities are considered industrial in nature. The owners and their contractors were not experienced in the methods of the permitting requirements as imposed by the Florida Building Code and/or local ordinance. It has only been recently in this area that industrial facilities have become aware of the requirements of the Codes and working with local building officials. Similarly, local building officials began setting policies and guidelines about permitting at industrial facilities.

The 8-Flags Energy Complex at Rayonier began foundation construction in 2015 without applying for a building permit with the City of Fernandina Beach. However, the owners and contractors were allowed by the building official at that time (Tony Perez) to make corrective action and follow the proper permitting process without after-the-fact permit fees. Items subject to permitting were building and

equipment foundations, office space, FEMA requirements and other Florida Building Code related items. The design and inspection of the permitted items were done by several design professionals with all certifications.

The 8-Flags Energy Complex was followed by the LignoTech facility in approximately 2016. With all proper permitting items planned and coordinated with the City of Fernandina Beach building official, the project was reviewed, constructed, inspected and approved allowing for Building Code and ordinance compliance. As with 8-Flags, not all parts of the project required a building permit through the building department and some construction commenced before the building permit was officially approved and paid. All these activities were coordinated with the current building official, allowing for large scale construction, with trust between all professional parties and verified through private provider inspections and professional engineering certifications.

West Rock (and former Smurfit-Stone) were, and still are permitting projects at their mill with the C.O.F.B. building department, which was prompted in part by construction of the 8-Flags Energy and LignoTech facilities. Since about 2016, the ongoing maintenance and expansion activity are reviewed throughout the year to ensure that the proper building permits are procured, along with compliance of current codes. In the past, mill engineering manager Mr. Keenan and currently Mr. Trey Wilson had been meeting with the past and current building officials on behalf of West Rock. In the past, Gillette and Associates, Inc. have met with Mr. Perez on behalf of Rayonier, FPU and LignoTech.

Industrial facility such as WestRock must operate on a continuous basis with limited shutdown and interruptions. The building permit process complicates the bidding, procurement and construction processes and it becomes difficult to coordinate and satisfy the operations of the facility. For this case, it is evident that it was WestRock's intent to permit these three projects. However, with the turnover of the City of Fernandina Beach building officials, along with retirements of key personnel with Allen & Graham and WestRock, resulted in a breakdown of communication within all three parties.

We ask the members of the Board to consider this issue to be an oversight on the part of the owner and contractor, as well as turnover of building officials with the City. We understand and appreciate Mr. Cotter's diligence in resolving these open issues for the City and enforcing the requirements of the Florida Building Code and City ordinance. We offer no dispute to work being performed without a properly procured permit, however all expected items of said permits were performed as agreed by the professional parties. All inspection reports and final paperwork for these projects have been submitted to and accepted by Mr. Cotter. We feel that an after-the-fact permit fee of this sort is excessive since no intent to deceive or evade was contrived or enacted by WestRock or Allen & Graham, Inc.

ATTACHMENT A

City of Fernandina Beach Invoices
for Referenced Permits

**INVOICE (INV-00000389)
FOR CITY OF FERNANDINA BEACH**

BILLING CONTACT
Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000389	01/30/2019	01/30/2019	Invoiced, Past Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0015	After the Fact Permit Fee	\$27,452.00
	Building Plan Review Fee	\$3,431.50
	DBPR Surcharge	\$154.42
	DCA Surcharge	\$102.95
	Fire Marshal Review	\$3,088.35
	Permit Base Fee	\$6,863.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$41,142.22

REMITTANCE INFORMATION
City of Fernandina Beach, Florida 204 Ash Street Fernandina Beach, FL 32034

TOTAL **\$41,142.22**

**INVOICE (INV-00001631)
FOR CITY OF FERNANDINA BEACH**

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520

Kevin Moore
Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00001631	04/11/2019	04/11/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0041	After the Fact Permit Fee	\$15,412.00
	Building Plan Review Fee	\$1,926.50
	DBPR Surcharge	\$86.69
	DCA Surcharge	\$57.80
	Fire Marshal Review	\$1,733.85
	Permit Base Fee	\$3,853.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$23,119.84

REMITTANCE INFORMATION
City of Fernandina Beach, Florida 204 Ash Street Fernandina Beach, FL 32034

TOTAL **\$23,119.84**

**INVOICE (INV-00000386)
FOR CITY OF FERNANDINA BEACH**

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000386	01/30/2019	01/30/2019	Invoiced, Past Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0014	After the Fact Permit Fee	\$232,692.00
	Building Plan Review Fee	\$29,086.50
	DBPR Surcharge	\$1,308.89
	DCA Surcharge	\$872.60
	Fire Marshal Review	\$26,177.85
	Permit Base Fee	\$58,173.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		
SUB TOTAL		\$348,360.84

REMITTANCE INFORMATION

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

TOTAL **\$348,360.84**

official. Final building permit valuation shall be set by the *building official*.

[A] 109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* shall be subject to a fee established by the *building official* that shall be in addition to the required *permit fees*.

[A] 109.5 Related fees. Reserved.

[A] 109.6 Refunds. Reserved.

SECTION 110 INSPECTIONS

[A] 110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain accessible and exposed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *owner* or the owner's authorized agent to cause the work to remain accessible and exposed for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

[A] 110.2 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

[A] 110.3 Required inspections. The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building

1. Foundation inspection. To be made after trenches are excavated and forms erected and shall at a minimum include the following building components:
 - Stem-wall
 - Monolithic slab-on-grade
 - Piling/pile caps
 - Footers/grade beams
 - 1.1. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the authority having jurisdiction.

2. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and shall at a minimum include the following building components:
 - Window/door framing
 - Vertical cells/columns
 - Lintel/tie beams
 - Framing/trusses/bracing/connectors
 - Draft stopping/fire blocking
 - Curtain wall framing
 - Energy insulation
 - Accessibility
 - Verify rough opening dimensions are within tolerances.
3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
 - Roof sheathing
 - Wall sheathing
 - Sheathing fasteners
 - Roof/wall dry-in
4. Roofing inspection. Shall at a minimum include the following building components:
 - Dry-in
 - Insulation
 - Roof coverings
 - Flashing
5. Final inspection. To be made after the building is completed and ready for occupancy.
 - 5.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction. ~
6. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.

Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.
7. Demolition inspections. First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsan-

The Florida Senate

2018 Florida Statutes

Title XII MUNICIPALITIES	Chapter 166 MUNICIPALITIES Entire Chapter	SECTION 222 Building code inspection fees.
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166.222 Building code inspection fees.— The governing body of a municipality may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code.

History.—s. 2, ch. 83-160.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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average width at roof level of 15 feet (4572 mm) but with no width less than 5 feet (1524 mm).

[F] 412.8.2 Design. Helicopter landing areas and the supports thereof on the roof of a building shall be noncombustible construction. Landing areas shall be designed to confine any flammable liquid spillage to the landing area itself and provisions shall be made to drain such spillage away from any *exit* or *stairway* serving the helicopter landing area or from a structure housing such *exit* or *stairway*. For structural design requirements, see Section 1607.6.

[F] 412.8.3 Means of egress. The *means of egress* from *heliports* and *helistops* shall comply with the provisions of Chapter 10. Landing areas located on buildings or structures shall have two or more *means of egress*. For landing areas less than 60 feet (18 288 mm) in length or less than 2,000 square feet (186 m²) in area, the second *means of egress* is permitted to be a fire escape, *alternating tread device* or ladder leading to the floor below.

[F] 412.8.4 Rooftop heliports and helistops. Rooftop *heliports* and *helistops* shall comply with NFPA 418.

[F] 412.8.5 Standpipe system. In buildings equipped with a standpipe system, the standpipe shall extend to the roof level in accordance with Section 905.3.6.

SECTION 413 COMBUSTIBLE STORAGE

413.1 General. High-piled stock or rack storage in any occupancy group shall comply with the *Florida Fire Prevention Code*.

413.2 Attic, under-floor and concealed spaces. *Attic*, under-floor and concealed spaces used for storage of combustible materials shall be protected on the storage side as required for 1-hour fire-resistance-rated construction. Openings shall be protected by assemblies that are *self-closing* and are of noncombustible construction or solid wood core not less than 1³/₄ inch (45 mm) in thickness.

Exception: Neither fire-resistance-rated construction nor opening protectives are required in any of the following locations:

1. Areas protected by *approved automatic sprinkler systems*.
2. Group R-3 and U occupancies.

SECTION 414 HAZARDOUS MATERIALS

[F] 414.1 General. The provisions of Sections 414.1 through 414.6 shall apply to buildings and structures occupied for the manufacturing, processing, dispensing, use or storage of hazardous materials.

[F] 414.1.1 Other provisions. Buildings and structures with an occupancy in Group H shall comply with this section and the applicable provisions of Section 415 and the *Florida Fire Prevention Code*.

[F] 414.1.2 Materials. The safe design of hazardous material occupancies is material dependent. Individual material requirements are also found in Sections 307 and 415, and in the *Florida Building Code, Mechanical* and the *Florida Fire Prevention Code*.

[F] 414.1.2.1 Aerosols. Level 2 and 3 aerosol products shall be stored and displayed in accordance with the *Florida Fire Prevention Code*. See Section 311.2 and the *Florida Fire Prevention Code* for occupancy group requirements.

[F] 414.1.3 Information required. A report shall be submitted to the *building official* identifying the maximum expected quantities of hazardous materials to be stored, used in a *closed system* and used in an *open system*, and subdivided to separately address hazardous material classification categories based on Tables 307.1(1) and 307.1(2). The methods of protection from such hazards, including but not limited to *control areas*, fire protection systems and Group H occupancies shall be indicated in the report and on the *construction documents*. The opinion and report shall be prepared by a qualified person, firm or corporation *approved* by the *building official* and provided without charge to the enforcing agency.

For buildings and structures with an occupancy in Group H, separate floor plans shall be submitted identifying the locations of anticipated contents and processes so as to reflect the nature of each occupied portion of every building and structure.

[F] 414.2 Control areas. *Control areas* shall comply with Sections 414.2.1 through 414.2.5 and the *Florida Fire Prevention Code*.

[F] 414.2.1 Construction requirements. *Control areas* shall be separated from each other by *fire barriers* constructed in accordance with Section 707 or *horizontal assemblies* constructed in accordance with Section 711, or both.

[F] 414.2.2 Percentage of maximum allowable quantities. The percentage of maximum allowable quantities of hazardous materials per *control area* permitted at each floor level within a building shall be in accordance with Table 414.2.2.

[F] 414.2.3 Number. The maximum number of *control areas* within a building shall be in accordance with Table 414.2.2.

[F] 414.2.4 Fire-resistance-rating requirements. The required *fire-resistance rating* for *fire barriers* shall be in accordance with Table 414.2.2. The floor assembly of the *control area* and the construction supporting the floor of

Run: 4/29/19
11:11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property

Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

Page: 11

Permit: 20184076 **Type:** GEN BLDG PERMIT - COM **Work:** COMMERCIAL ADDITION/I **Cost:** 8,299,988.00
Description: INSTALL CHIP STACKER / RECLAIMER SYSTEM **Fees:** 89,490.99
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 11/09/2018 **By:** ALLEN & GRAHAM **Issued:** 12/03/2018 **By:** KA **Expires:** 5/07/2019
OF TR/ACR : **# OF OWNERS:** **Completed:** 1/30/2019

Notes: PRIVATE PROVIDER REVIEW

ENTERED INTO ENER GOV (BLDC-2019-0014/INV-00000386)

Contractor: ALLENGRAALLEN & GRAHAM, INC.

106 ALLEN-GRAHAM BLVD

Inspections:	Type	Inspected By	Status	Scheduled
NOTICE OF COMMENCEMENT				
FOOTER/ELEVATION CERT				
SLAB/ELEVATION CERT				
ZONING FINAL				
BUILDING FINAL				

Permit: 20184081 **Type:** GEN BLDG PERMIT - COM **Work:** COMMERCIAL ADDITION/I **Cost:** 970,000.00
Description: INSTALL BARK TRUCK PUMP SYSTEM **Fees:** 10,601.87
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 11/09/2018 **By:** ALLEN & GRAHAM **Issued:** 12/03/2018 **By:** KA **Expires:** 6/01/2019
OF TR/ACR : **# OF OWNERS:** **Completed:** 1/30/2019

Notes: PRIVATE PROVIDER REVIEW

ENTERED INTO ENER GOV (BLDC-2019-0015/INV-00000389)

Contractor: ALLENGRAALLEN & GRAHAM, INC.

106 ALLEN-GRAHAM BLVD

Inspections:	Type	Inspected By	Status	Scheduled
NOTICE OF COMMENCEMENT				
FOOTER/ELEVATION CERT				
SLAB				
ZONING FINAL				
BUILDING FINAL				

Number of permits printed: 34 Total Cost: 11,480,064.82 Total Fees: 125,631.10

Run: 4/29/19
11:11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property

Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

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Permit: 20180065 **Type:** FENCE **Work:** FENCE **Cost:** 0.00
Description: INSTALL 8 FT FENCE AROUND BARK PILE AND 6 FT AROUND TRAILER YARD **Fees:** 50.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 1/09/2018 **By:** WW GAY **Issued:** 12/09/2018 **By:** ADL **Expires:** 6/07/2019
OF TR/ACR : **# OF OWNERS:** **Completed:** 12/31/2018

Notes:

Contractor: W.W. GA W.W. GAY MECHANICAL CONTRACTOR 526 STOCKTON STREET

Inspections:	Type	Inspected	By	Status	Scheduled
ZONING FINAL					
ZONING W/PICTURES					

Permit: 20180687 **Type:** ELECTRICAL SINGLE PHA **Work:** ELECTRICAL ADDITION/R **Cost:** 26,500.00
Description: REPLACE 400 AMP W/200 AMP FIRE BOOSTER PUMP BLDG NEAR GATE 1 **Fees:** 94.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 2/27/2018 **By:** COGBURN BROS ELECTRIC **Issued:** 2/27/2018 **By:** ADL **Expires:** 1/07/2019
OF TR/ACR : **# OF OWNERS:** **Completed:** 7/11/2018

Notes:

Contractor: COGBURN COGBURN BROS INC 3300 FAYE ROAD

Inspections:	Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT					
ELECTRICAL FINAL		7/11/18	JIM HARE	Accepted	
Comments: 7-10-18-ka/tom 904-813-0375					
7-12-18- KA - OK PER JIM HARE					
COURTESY INSPECTION		5/31/18	ED FILIPKOWSKI	Accepted	
Comments: smc 5/23 check ditches before covering up -Tom 904-813-0375 - CALL 30MINS BEFORE					
PERMANENT SERVICE/METER SET	6/15/18	JIM HARE		Accepted	
Comments: 6-15-18-KA - PER JIM HARE, METER SET PASSED					

Permit: 20183020 **Type:** GEN BLDG PERMIT - COM **Work:** COMMERCIAL ADDITION/I **Cost:** 644,000.00
Description: INSTALL / REPLACE BATCH WASHER **Fees:** 7,093.29
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 8/21/2018 **By:** WW GAY **Issued:** 8/29/2018 **By:** KA **Expires:** 6/29/2019
OF TR/ACR : **# OF OWNERS:** **Completed:** 12/31/2018

Notes:

Contractor: W.W. GA W.W. GAY MECHANICAL CONTRACTOR 526 STOCKTON STREET

Inspections:	Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT					
SLAB		12/06/18	JUD ALLEN	Accepted	
		7/02/18	ED FILIPKOWSKI	Accepted	
Comments: 12/31/18 hd, ok per Bobby Coleman (Universal Eng Services)					
SLAB		9/05/18	ED FILIPKOWSKI	Accepted	
Comments: 12/31/18 hd, ok per Bobby Coleman (Universal Eng Services)					
SLAB		9/20/18	ED FILIPKOWSKI	Accepted	
Comments: 12/31/18 hd, ok per Bobby Coleman (Universal Eng Services)					

Run: 4/29/19
11.11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

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ZONING FINAL

BUILDING FINAL 11/08/18 ED FILIPKOWSKI Accepted
Comments: 12/31/18 hd, ok per Bobby Coleman (Universal Eng)
FIRE MARSHAL FINAL 12/31/18 JASON HIGGINBOTHAM Accepted
Comments: 12/31/18 hd, ok per JH
STRUCTURAL STEEL FRAME 8/13/18 ED FILIPKOWSKI Accepted
Comments: 12/31/18 hd, ok per Bobby Coleman (Universal Eng Services)
STRUCTURAL STEEL FRAME 11/08/18 ED FILIPKOWSKI Accepted
Comments: 12/31/18 hd, ok per Bobby Coleman (Universal Eng Services)
FILL CELL 12/31/18 ED FILIPKOWSKI Accepted
Comments: 12/31/18 hd, ok not required per Bobby Coleman
TIE BEAM/LINTEL 12/31/18 ED FILIPKOWSKI Accepted
Comments: 12/31/18 hd, ok not required per Bobby Coleman

Permit: 20183044 **Type:** BUILDING COMM NEW **Work:** COMMERCIAL NEW CONE **Cost:** 245,972.00
Description: INSTALL PRE FAB CONCRETE GUARD HOUSE. 240 SQ FT **Fees:** 3,819.41
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTEEN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 8/21/2018 **By:** WW GAY **Issued:** 8/30/2018 **By:** KA **Expires:** 6/04/2019
OF TR/ACR : **# OF OWNERS:** **Completed:**

Notes:

Contractor: W.W. GA W.W. GAY MECHANICAL CONTRACTOR 526 STOCKTON STREET

Inspections:	Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT		12/06/18	JUD ALLEN	Accepted	

Comments: 12/6/18 HD, REC'D NOC

SILT FENCE

BUILDING FINAL

FIRE MARSHAL FINAL

ZONING FINAL

Permit: 20183987 **Type:** GEN BLDG PERMIT - COM **Work:** COMMERCIAL ADDITION/I **Cost:** 370,000.00
Description: INSTALL CHLORIDE REMOVAL SYSTEM **Fees:** 5,342.72
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTEEN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 11/09/2018 **By:** ALLEN & GRAHAM INC **Issued:** 11/25/2018 **By:** KA **Expires:** 7/29/2019
OF TR/ACR : **# OF OWNERS:** **Completed:**

Notes:

Contractor: ALLENGRAALLEN & GRAHAM, INC. 106 ALLEN-GRAHAM BLVD

Inspections:	Type	Inspected	By	Status	Scheduled
NOTICE OF COMMENCEMENT		1/30/19	ED FILIPKOWSKI	Accepted	

Comments: 1/30/19 HD, REC'D NOC

ZONING FINAL

BUILDING FINAL

FIRE MARSHAL FINAL

Run: 4/29/19
11:11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET

Permits Issued From 1/01/1998 To 4/29/2019

Page: 8

Inspection Type: 1 thru ZONE

Permit: 20152464 **Type:** SIGN PERMIT **Work:** SIGN INSTALL W/O ELEC1 **Cost:** 18,200.00
Description: INSTALL WALL SIGN TO READ "WESTROCK" **Fees:** 318.28
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 10/14/2015 **By:** FASTSIGNS **Issued:** 10/21/2015 **By:** KA **Expires:** 6/13/2016
OF TR/ACR : **# OF OWNERS:** **Completed:** 12/16/2015

Notes:

Contractor: FAST FAST SIGNS 1925 S. 14TH STREET

Inspections:	Type	Inspected	By	Status	Scheduled
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FASTENING

FINAL 12/16/15 ED FILIPKOWSKI Accepted

Comments: smc 12/15 - final sign insp - paperwork inside security office - 904-572-6570

ZONING FINAL 12/16/15 ZONING INSPECTOR Accepted

Comments: smc 12/15 - final sign insp - paperwork inside security office - 904-572-6570

JPLATT

CODE ENF-FINAL/COMPLIANCE 12/16/15 MICHELLE D. FORSTROM Accepted

Comments: smc 12/15 - final sign insp - paperwork inside security office - 904-572-6570

Permit: 20162956 **Type:** GEN BLDG PERMIT - COM **Work:** COMMERCIAL ADDITION/I **Cost:** 25,000.00

Description: REPAIR SULFURIC ACID TANK AT TALL OIL PLANT **Fees:** 414.06

Location: 600 N. 8TH STREET

Subdiv: FERNANDINA BEACH

Parcel: 00-00-31-1860-0000-0000

Owner: ROCKTENN CP LLC

Street: N. 8TH STREET

City: FERNANDINA BEACH FLORID

Applied: 10/21/2016 **By:** SELF

Issued: 10/28/2016 **By:** KA

Expires: 4/26/2017

OF TR/ACR :

OF OWNERS:

Completed: 4/12/2018

Notes: AG 4/12/2018 ADMIN CLOSED PER TPG EXPIRED

Contractor: SELF SELF

Inspections:	Type	Inspected	By	Status	Scheduled
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NOTICE OF COMMENCEMENT

BUILDING FINAL

STRUCTURAL STEEL FRAME

COURTESY INSPECTION

COURTESY INSPECTION

Permit: 20170384 **Type:** RIGHT-OF-WAY **Work:** CITY R-O-W, SW, DW, ET(**Cost:** 0.00

Description: ROW REQUEST FOR LANDSCAPING - ESTRADA TO COMMANDANT **Fees:** 35.00

Location: 600 N. 8TH STREET

Subdiv: FERNANDINA BEACH

Parcel: 00-00-31-1860-0000-0000

Owner: ROCKTENN CP LLC

Street: N. 8TH STREET

City: FERNANDINA BEACH FLORID

Applied: 2/03/2017 **By:** TRIM ALL

Issued: 2/10/2017 **By:** KA

Expires: 8/09/2017

OF TR/ACR :

OF OWNERS:

Completed: 12/31/2017

Notes:

Contractor: TRIM TRIM ALL LAWN SERVICE, INC. 1678 S. 8TH STREET

Inspections:	Type	Inspected	By	Status	Scheduled
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FINAL

Run: 4/29/19
11:11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

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Permit: 20152012 **Type:** FIRE MARSHAL **Work:** FIRE ALARM INSTALLATIC **Cost:** 35,243.00
Description: INSTALL FIRE ALARM SYSTEM **Fees:** 286.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 8/20/2015 **By:** STANLEY CSS **Issued:** 8/31/2015 **By:** BF **Expires:** 7/27/2016
OF TR/ACR : **# OF OWNERS:** **Completed:** 1/29/2016

Notes:

Contractor: STANLEY STANLEY CONVERGENT SECURITY SOLUTI 6161 E. 75TH STREET LICENSING

Inspections: Type	Inspected	By	Status	Scheduled
FIRE MARSHAL FINAL	1/29/16	JASON HIGGINBOTHAM	Accepted	

Comments: 02/02/16 - approved JSH/ADL

FIRE SPRINKLER + ALARM FINAL

Permit: 20152048 **Type:** SIGN PERMIT **Work:** BANNERS **Cost:** 0.00
Description: INSTALL BANNER SIGN (WESTROCK) **Fees:** 30.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 9/03/2015 **By:** SELF **Issued:** 9/03/2015 **By:** BF **Expires:** 3/01/2016
OF TR/ACR : **# OF OWNERS:** **Completed:** 3/01/2016

Notes:

Contractor: SELF SELF

Inspections: Type	Inspected	By	Status	Scheduled
ZONING FINAL				

Permit: 20090749 **Type:** GEN BLDG PERMIT - COM **Work:** COM. RENOVATION, NO A **Cost:** 82,000.00
Description: CLOSURE OF 3 GARAGE BAYS - NO INCREASE OF ADD'L SF **Fees:** 860.50
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 6/10/2009 **By:** JESCO INC. **Issued:** 6/12/2009 **By:** CC **Expires:** 12/27/2009
OF TR/ACR : **# OF OWNERS:** **Completed:** 6/30/2009

Notes: 7/07/09 \$100 REMOVED FROM BLDG PERMIT FEE BECAUSE \$100 RECEIVED W/ APPLICATION. CB

Contractor: JESCO JESCO INC 2020 MCCULLOUGH BLVD

Inspections: Type	Inspected	By	Status	Scheduled
FOOTER/ELEVATION CERT				

BUILDING FINAL 6/30/09 DAVID HERRON Accepted

Comments: DONE TO REVISION DETAILS

Run: 4/29/19
11:11AM

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CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

Contractor: MYERSTREMYERS TREE SERVICE

463106 SR 200

Inspections:	Type	Inspected	By	Status	Scheduled				
FINAI									
Permit:	20142725	Type:	TREE REMOVAL, EXCAVA	Work:	TREE REMOVAL- EXISTIN	Cost:	0.00		
Description:	REMOVE (3) OLEA TREE AWAY OF FENCE-OLD TOWN # 10- NO FEE/NO RPL					Fees:	0.00		
Location:	600 N. 8TH STREET		Subdiv:	FERNANDINA BEACH		Parcel:	00-00-31-1860-0000-0000		
Owner:	ROCKTENN CP LLC		Street:	N. 8TH STREET		City:	FERNANDINA BEACH FLORII		
Applied:	12/19/2014	By:	MYERS TREE SERVICE		Issued:	12/31/2014	By: SMC	Expires:	6/29/2015
# OF TR/ACR :			# OF OWNERS:				Completed:	12/31/2014	
:			:						
:			:						
:			:						

Notes:

Contractor: MYERSTREMYERS TREE SERVICE

463106 SR 200

Inspections: Type		Inspected By	Status	Scheduled
FINAL				
Permit: 20151110	Type: ROOF/REROOF	Work: ROOF/REROOF ALL	Cost:	392,145.00
Description: INSTALL RE-ROOF OF FACILITY SINGLE PLY TPO			Fees:	4,383.16
Location: 600 N. 8TH STREET		Subdiv: FERNANDINA BEACH	Parcel: 00-00-31-1860-0000-0000	
Owner: ROCKTENN CP LLC		Street: N. 8TH STREET	City: FERNANDINA BEACH FLORII	
Applied: 5/14/2015	By: CENTIMARK CORPORATION	Issued: 5/15/2015	By: BF	Expires: 5/29/2016
# OF TR/ACR :	# OF OWNERS:			Completed: 12/01/2015
:	:	:	:	:
:	:	:	:	:
:	:	:	:	:

Notes:

Contractor: CENTI CENTIMARK CORPORATION

12 GRANDVIEW CIRCLE

Inspections:	Type	Inspected	By	Status	Scheduled
ROOF FINAL		12/01/15	ED FILIPKOWSKI	Accepted	
Comments: BF, 772-5808, ROBERT NEEDS A CALL AN HOUR PRIOR TO INSPECTION TO MEET.					
NOTICE OF COMMENCEMENT		11/30/15	TONY PEREZ-GUERRA	Accepted	
Permit: 20151782	Type: TREE REMOVAL, EXCAVA	Work: TREE REMOVAL- EXISTIN		Cost:	0.00
Description: REMOVAL OF (5) TREES-CEDAR AND OAK				Fees:	0.00
Location: 600 N. 8TH STREET		Subdiv: FERNANDINA BEACH		Parcel: 00-00-31-1860-0000-0000	
Owner: ROCKTENN CP LLC		Street: N. 8TH STREET		City: FERNANDINA BEACH FLORII	
Applied: 7/24/2015	By: MYERS TREE SERVICE		Issued: 7/31/2015	By: BF	Expires: 1/27/2016
# OF TR/ACR :	# OF OWNER\$:		Completed: 1/27/2016		
:	:		:		
:	:		:		
:	:		:		

Notes:

Contractor: MYERSTREMYERS TREE SERVICE

463106 SR 200

Inspections:	Type	Inspected	By	Status	Scheduled
FINAL					

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CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

Permit: 20132132 **Type:** SIGN PERMIT **Work:** SIGN INSTALL W/ELECTR **Cost:** 23,499.00
Description: INSTALL NEW STRUCTURE WITH ORIGINAL SIGN **Fees:** 447.81
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 8/27/2013 **By:** FAST SIGNS **Issued:** 9/12/2013 **By:** BF **Expires:** 3/11/2014
OF TR/ACR : **# OF OWNERS:** **Completed:** 8/04/2014

Notes:

Contractor: FAST FAST SIGNS 1925 S. 14TH STREET

Inspections:	Type	Inspected	By	Status	Scheduled
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FASTENING

FINAL

ZONING FINAL

Permit: 20080262 **Type:** MECHANICAL PERMIT **Work:** MECHANICAL INSTALL AT **Cost:** 16,500.00
Description: BLAST ONE BOILER INTERIOR ONLY. FIRE MARSHAL APPROVED **Fees:** 148.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: JEFFERSON SMURFIT **Street:** 600 N. 8TH STREET **City:** FERNANDINA BEACH, FLORID
Applied: 2/21/2008 **By:** SMURFIT STONE CONTAINER **Issued:** 2/21/2008 **By:** CB **Expires:** 8/19/2008
OF TR/ACR : **# OF OWNERS:** **Completed:** 2/05/2019

Notes: AG 2/5/2019 ADMIN CLOSED PER MR BARTHLOW EXPIRED

Contractor: SELF SELF

Inspections:	Type	Inspected	By	Status	Scheduled
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MECHAN ROUGH/DUCT/INSULATION

MECHANICAL FINAL

Permit: 20142628 **Type:** FENCE **Work:** FENCE **Cost:** 0.00
Description: INSTALL 650 FT OF FENCE ON BLK 28 @ ESTRADA STREET **Fees:** 50.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 12/12/2014 **By:** GEORGE P. COYLE & SONS **Issued:** 12/12/2014 **By:** BF **Expires:** 6/10/2015
OF TR/ACR : **# OF OWNERS:** **Completed:** 6/10/2015

Notes:

Contractor: GEORGE P. COYLE & SONS 2361 DENNIS STREET

Inspections:	Type	Inspected	By	Status	Scheduled
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ZONING FINAL

Permit: 20142724 **Type:** TREE REMOVAL, EXCAVA **Work:** TREE REMOVAL- EXISTIN **Cost:** 0.00
Description: REMOVE 1 DEAD OLEASTER (WILD OLIVE) - OLD TOWN LOT 7- NO FEE/NO F **Fees:** 0.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 12/19/2014 **By:** MYERS TREE SERVICE **Issued:** 12/31/2014 **By:** SMC **Expires:** 6/29/2015
OF TR/ACR : **# OF OWNERS:** **Completed:** 12/31/2014

Notes:

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CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

Permit: 20070869 **Type:** ROOF/REROOF **Work:** COM. RENOVATION, NO A **Cost:** 108,550.00
Description: 4 PLY ROOF REPAIR - FIRE MARSHAL APPROVED **Fees:** 633.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: ROCKTENN CP LLC **Street:** N. 8TH STREET **City:** FERNANDINA BEACH FLORID
Applied: 5/11/2007 **By:** J. REYNOLDS & CO **Issued:** 5/18/2007 **By:** CB **Expires:** 11/14/2007
OF TR/ACR : **# OF OWNERS:** **Completed:** 12/31/2007

Notes: 5/18/2007 \$100.00 WAS REMOVED FROM BLDG PERMIT FEE BECAUSE \$100.00 WAS RECEIVED W/
APPLICATION. CB

Contractor: J REYN J REYNOLDS & CO INC 369 SANSOM BLVD.

Inspections:	Type	Inspected By	Status	Scheduled
FINAL				

Permit: 20071632 **Type:** MECHANICAL PERMIT **Work:** MECHANICAL INSTALL AT **Cost:** 2,167.82
Description: INSTALL PRE-ENGINEER -FIRE SUPPRESSION SYSTEM **Fees:** 63.01
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: JEFFERSON SMURFIT **Street:** 600 N. 8TH STREET **City:** FERNANDINA BEACH, FLORI
Applied: 8/23/2007 **By:** FIRST COAST FIRE SAFETY E **Issued:** 8/30/2007 **By:** CB **Expires:** 2/26/2008
OF TR/ACR : **# OF OWNERS:** **Completed:** 10/19/2007

Notes: 1019/07 PERMIT CLOSED BECAUSE CONTRACTOR LOST JOB. PERMIT DOCS DESTROYED. CB

Contractor: FCOASTFI FIRST COAST FIRE & SAFETY EQUIPMENT 5905 MACY AVENUE

Inspections:	Type	Inspected By	Status	Scheduled
MECHAN ROUGH/DUCT/INSULATION				

Permit: 20071897 **Type:** PLUMBING REMODEL **Work:** PLUMBING REPAIR/REMC **Cost:** 2,200.00
Description: REPIPE TO EXISTING FIXTURES ONLY NO FIXTURE INCREASE ALLOWED **Fees:** 74.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: JEFFERSON SMURFIT **Street:** 600 N. 8TH STREET **City:** FERNANDINA BEACH, FLORI
Applied: 10/10/2007 **By:** DAVE TURNER **Issued:** 10/10/2007 **By:** SA **Expires:** 4/07/2008
OF TR/ACR : **# OF OWNERS:** **Completed:** 2/05/2019

Notes: AG 2/5/2019 ADMIN CLOSED PER MR BARTHLOW EXPIRED

Contractor: TURNER* DAVE TURNER PLUMBING 474390 E STATE ROAD 200

Inspections:	Type	Inspected By	Status	Scheduled
UNDERGROUND/CONDUIT				

SEWER TAP

STACK OUT/TOP OUT

PLUMBING FINAL

11/26/07

Run: 4/29/19
11:11AM

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CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

Inspections: Type	Inspected By	Status	Scheduled
FINAL			
Permit: 20062310	Type: TREE REMOVAL, EXCAVA	Work: TREE REMOVAL- EXISTIN	Cost: 0.00
Description: REMOVE ONE DEAD TREE. NO FEE, NO REPLACEMENT			Fees: 0.00
Location: 600 N. 8TH STREET	Subdiv: FERNANDINA BEACH	Parcel: 00-00-31-1860-0000-0000	
Owner: ROCKTENN CP LLC	Street: N. 8TH STREET	City: FERNANDINA BEACH FLORID	
Applied: 9/28/2006	By: SELF	Issued: 10/10/2006	By: CB Expires: 4/08/2007
# OF TR/ACR :	# OF OWNERS:	Completed: 12/31/2006	

Notes:

Contractor: SELF SELF

Inspections: Type	Inspected By	Status	Scheduled
FINAL			
Permit: 2002880	Type: GEN BLDG PERMIT - RES	Work: COM. RENOVATION, NO A	Cost: 21,000.00
Description: ROOF REPAIRS; REROOF 46 SQUARES			Fees: 100.00
Location: 600 N. 8TH STREET	Subdiv: FERNANDINA BEACH	Parcel: 00-00-31-1860-0000-0000	
Owner: JEFFERSON SMURFIT	Street: 600 N. 8TH STREET	City: FERNANDINA BEACH, FLORI	
Applied: 5/05/2000	By: INTERCOASTAL CONTRACT S	Issued: 5/05/2000	By: BW Expires: 11/01/2000
# OF TR/ACR :	# OF OWNERS:	Completed: 5/05/2000	

Notes:

Contractor: INTER INTERCOASTAL CONTRACT SERVICES LLC 6687 CABELLO DRIVE

Inspections: Type	Inspected By	Status	Scheduled
NOT APPLICABLE			
Permit: 20122479	Type: ELECTRICAL PERMIT	Work: ELECTRICAL NEW CONST	Cost: 5,000.00
Description: INSTALL NEW 200 AMP O.H. SERVICE			Fees: 136.00
Location: 600 N. 8TH STREET	Subdiv: FERNANDINA BEACH	Parcel: 00-00-31-1860-0000-0000	
Owner: JEFFERSON SMURFIT	Street: 600 N. 8TH STREET	City: FERNANDINA BEACH, FLORI	
Applied: 12/11/2012	By: STUART JONES ELECTRIC	Issued: 12/11/2012	By: SMC Expires: 6/11/2013
# OF TR/ACR :	# OF OWNERS:	Completed: 7/31/2013	

Notes:

Contractor: STUARTJOSTUART JONES ELECTRIC INC. 1942 HAMILTON STREET

Inspections: Type	Inspected By	Status	Scheduled
PERMANENT SERVICE/METER SET			
ELECTRICAL FINAL	12/13/12 ROBERT SASSER	Accepted	
Comments: MM 12/12/12 9:45AM			

AM REQUESTED CALL JEFF NORTH 912.424.7028 FOR ACCESS AND DIRECTION



Run: 4/29/19
11:11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property

Property 600 N. 8TH STREET

Permits Issued From 1/01/1998 To 4/29/2019

Inspection Type: 1 thru ZONE

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Contractor: WW GAY W.W. GAY MECH/PLUMBING CONTRACTOR 524 STOCKTON ST.

Inspections:	Type	Inspected	By	Status	Scheduled
BUILDING FINAL					
Permit:	991826	Type:	BUILDING COMM NEW	Work:	MISCELLANEOUS
Description:	INSTALL MASONRY LANDSCAPE PLANTER				Cost:
Location:	600 N. 8TH STREET	Subdiv:	FERNANDINA BEACH	Parcel:	00-00-31-1860-0000-0000
Owner:	JEFFERSON SMURFIT	Street:	600 N. 8TH STREET	City:	FERNANDINA BEACH, FLORI
Applied:	12/21/1999	By:	WATKINS ENGINEERS	Issued:	12/21/1999
# OF TR/ACR :		# OF OWNERS:		By:	BW
				Expires:	6/18/2000
				Completed:	11/29/2001

Notes: CLOSED DUE TO INACTIVITY 112901 TLB

Contractor: WATKINS WATKINS ENGINEERS & CONSTRUCTORS, 1238 AIRPORT DRIVE

Inspections:	Type	Inspected	By	Status	Scheduled
FOOTER/ELEVATION CERT					
		12/22/99	ward, bill	Accepted	
BUILDING FINAL					
Permit:	991875	Type:	TREE REMOVAL, EXCAVA	Work:	TREE REMOVAL- EXISTIN
Description:	REMOVAL OF 3 TREES (2 DEAD) (1 IN PATH OF FENCE AND TRUCK)				Cost:
Location:	600 N. 8TH STREET	Subdiv:	FERNANDINA BEACH	Parcel:	00-00-31-1860-0000-0000
Owner:	JEFFERSON SMURFIT	Street:	600 N. 8TH STREET	City:	FERNANDINA BEACH, FLORI
Applied:	12/30/1999	By:	JEFFERSON SMURFIT STONE	Issued:	12/30/1999
# OF TR/ACR :		# OF OWNERS:		By:	BW
				Expires:	6/27/2000
				Completed:	12/30/1999

Notes:

Contractor: MYERS MYERS TRACTOR SERVICE 463106 STATE ROAD 200

Permit:	20061754	Type:	ROOF/REROOF	Work:	ROOF/REROOF ALL
Description:	4 PLY HOT MOPPED BUILT UP ROOF - FIRE MARSHAL APPROVED				Cost:
Location:	600 N. 8TH STREET	Subdiv:	FERNANDINA BEACH	Parcel:	00-00-31-1860-0000-0000
Owner:	ROCKTENN CP LLC	Street:	N. 8TH STREET	City:	FERNANDINA BEACH FLORII
Applied:	7/17/2006	By:	J REYNOLDS & CO, INC	Issued:	7/25/2006
# OF TR/ACR :		# OF OWNERS:		By:	CB
				Expires:	1/21/2007
				Completed:	12/31/2006

Notes:

Contractor: J REYNOL J REYNOLDS AND COMPANY, INC P O BOX 161308

Inspections:	Type	Inspected	By	Status	Scheduled
FINAL					
Permit:	20062309	Type:	TREE REMOVAL, EXCAVA	Work:	TREE REMOVAL- EXISTIN
Description:	REMOVE TWO DEAD TREES. NO FEE, NO REPLACEMENT				Cost:
Location:	600 N. 8TH STREET	Subdiv:	FERNANDINA BEACH	Parcel:	00-00-31-1860-0000-0000
Owner:	ROCKTENN CP LLC	Street:	N. 8TH STREET	City:	FERNANDINA BEACH FLORII
Applied:	9/15/2006	By:	SELF	Issued:	10/10/2006
# OF TR/ACR :		# OF OWNERS:		By:	CB
				Expires:	4/08/2007
				Completed:	12/31/2006

Notes:

Contractor: SELF SELF

Run: 4/29/19
11:11AM

CITY OF FERNANDINA BEACH
Building Permits for Selected Property
Property 600 N. 8TH STREET
Permits Issued From 1/01/1998 To 4/29/2019
Inspection Type: 1 thru ZONE

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Permit: 990117 **Type:** BUILDING COMM NEW **Work:** COM. RENOVATION, NO A **Cost:** 23,000.00
Description: ARCHITECTURAL MODIFICATIONS **Fees:** 100.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: JEFFERSON SMURFIT **Street:** 600 N. 8TH STREET **City:** FERNANDINA BEACH, FLORI
Applied: 3/25/1999 **By:** SMURFIT STONE CONTAINER **Issued:** 3/25/1999 **By:** RH **Expires:** 9/21/1999
OF TR/ACR : **# OF OWNERS:** **Completed:** 3/25/1999

Notes: FOR FEE SCHEDULE SEE ORDINANCE NO. 97-4

Contractor: MILTON MILTON J. WOOD

540 PHELPS ST

Permit: 990118 **Type:** BUILDING COMM NEW **Work:** COM. RENOVATION, NO A **Cost:** 23,100.00
Description: ARCHITECTURAL MODIFICATIONS FOR MECHANICAL MAINTENANCE ROOM **Fees:** 100.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: JEFFERSON SMURFIT **Street:** 600 N. 8TH STREET **City:** FERNANDINA BEACH, FLORI
Applied: 3/25/1999 **By:** SMURFIT STONE CONTAINER **Issued:** 3/25/1999 **By:** RH **Expires:** 9/21/1999
OF TR/ACR : **# OF OWNERS:** **Completed:** 3/25/1999

Notes: FOR FEE SCHEDULE SEE ORDINANCE NO. 97-4

Contractor: MILTON MILTON J. WOOD

540 PHELPS ST

Permit: 991816 **Type:** BUILDING COMM NEW **Work:** COM. RENOVATION, NO A **Cost:** 16,000.00
Description: REMOVE WOOD PANELING, INSTALL DRYWALL & CEILING (INTERIOR ONLY) **Fees:** 100.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: JEFFERSON SMURFIT **Street:** 600 N. 8TH STREET **City:** FERNANDINA BEACH, FLORI
Applied: 12/16/1999 **By:** JEFFERSON SMURFIT STONE **Issued:** 12/16/1999 **By:** BW **Expires:** 6/13/2000
OF TR/ACR : **# OF OWNERS:** **Completed:** 11/29/2001

Notes: A LETTER OF CONFIRMATION FROM YOUR COMPANY MUST BE PROVIDED TO THE OFFICE OF THE BUILDING OFFICIAL OF ALL INSPECTIONS PERFORMED AND THAT THE IMPROVEMENTS ARE PERFORMED WITHIN THE PROPER CODES.

CLOSED DUE TO INACTIVITY 112901 TLB

Contractor: WATKINS WATKINS ENGINEERS & CONSTRUCTORS, 1238 AIRPORT DRIVE

Inspections:	Type	Inspected By	Status	Scheduled
NOT APPLICABLE				

Permit: 991821 **Type:** BUILDING COMM NEW **Work:** COM. RENOVATION, NO A **Cost:** 2,000.00
Description: REMODEL EXISTING ROOM FOR SAFETY TRAINING & RECORDS RETENTION **Fees:** 100.00
Location: 600 N. 8TH STREET **Subdiv:** FERNANDINA BEACH **Parcel:** 00-00-31-1860-0000-0000
Owner: JEFFERSON SMURFIT **Street:** 600 N. 8TH STREET **City:** FERNANDINA BEACH, FLORI
Applied: 12/17/1999 **By:** JEFFERSON SMURFIT-STONE **Issued:** 12/17/1999 **By:** BW **Expires:** 6/14/2000
OF TR/ACR : **# OF OWNERS:** **Completed:** 11/29/2001

Notes: PLEASE PROVIDE THE CITY OF FERNANDINA BEACH BUILDING OFFICIAL A LETTER OF CONFIRMATION THAT ALL INSPECTIONS WERE COMPLETED AS ACCORDING TO THE SBCCI CODE

CLOSED DUE TO INACTIVITY 112901 TLB

The Florida Senate

2012 Florida Statutes

<u>Title XI</u> COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	<u>Chapter 125</u> COUNTY GOVERNMENT <u>Entire Chapter</u>	SECTION 56 Enforcement and amendment of the Florida Building Code and the Florida Fire Prevention Code; inspection fees; inspectors; etc.
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125.56 Enforcement and amendment of the Florida Building Code and the Florida Fire Prevention Code; inspection fees; inspectors; etc. —

(1) The board of county commissioners of each of the several counties of the state is authorized to enforce the Florida Building Code and the Florida Fire Prevention Code, as provided in ss. [553.80](#), [633.022](#), and [633.025](#), and, at its discretion, to adopt local technical amendments to the Florida Building Code, pursuant to s. [553.73](#)(4)(b) and (c) and local technical amendments to the Florida Fire Prevention Code, pursuant to s. [633.0215](#), to provide for the safe construction, erection, alteration, repair, securing, and demolition of any building within its territory outside the corporate limits of any municipality. Upon a determination to consider amending the Florida Building Code or the Florida Fire Prevention Code by a majority of the members of the board of county commissioners of such county, the board shall call a public hearing and comply with the public notice requirements of s. [125.66](#)(2). The board shall hear all interested parties at the public hearing and may then amend the building code or the fire code consistent with the terms and purposes of this act. Upon adoption, an amendment to the code shall be in full force and effect throughout the unincorporated area of such county until otherwise notified by the Florida Building Commission pursuant to s. [553.73](#) or the State Fire Marshal pursuant to s. [633.0215](#). Nothing herein contained shall be construed to prevent the board of county commissioners from repealing such amendment to the building code or the fire code at any regular meeting of such board.

(2) The board of county commissioners of each of the several counties may provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of this act, and of the Florida Building Code and the Florida Fire Prevention Code.

(3) The board of county commissioners of each of the several counties may employ a building code inspector and such other personnel as it deems necessary to carry out the provisions of this act and may pay reasonable salaries for such services.

(4) After adoption of the Florida Building Code by the Florida Building Commission or the Florida Fire Prevention Code by the State Fire Marshal, or amendment of the building code or the fire code as herein provided, it shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, secure, or demolish any building within the territory embraced by the terms of this act without first obtaining a permit therefor from the appropriate board of county commissioners, or from such persons as may by resolution be directed to issue such permits, upon the payment of such reasonable fees as shall be set forth in the schedule of fees adopted by the board; the board is hereby empowered to revoke any such permit upon a determination by the board that the construction, erection, alteration, repair, securing, or demolition of the building for which the permit was issued is in violation of or not in conformity with the building code or the fire code.

(5) Any person, firm, or corporation that violates any of the provisions of this section or of the Florida Building Code or the Florida Fire Prevention Code is guilty of a misdemeanor of the second degree, punishable as provided in s. [775.082](#) or s. [775.083](#).

History.—ss. 1-5, 7, 8, ch. 63-290; s. 3, ch. 71-14; s. 76, ch. 71-136; s. 1, ch. 83-160; s. 5, ch. 90-279; s. 1, ch. 95-310; s. 3, ch. 2000-141; s. 24, ch. 2000-372; s. 34, ch. 2001-186; s. 3, ch. 2001-372.

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Title XLVI CRIMES

Chapter 775 GENERAL PENALTIES; REGISTRATION OF CRIMINALS

SECTION 083 Fines.

775.083 Fines.—

(1) A person who has been convicted of an offense other than a capital felony may be sentenced to pay a fine in addition to any punishment described in s. [775.082](#); when specifically authorized by statute, he or she may be sentenced to pay a fine in lieu of any punishment described in s. [775.082](#). A person who has been convicted of a noncriminal violation may be sentenced to pay a fine. Fines for designated crimes and for noncriminal violations shall not exceed:

- (a) \$15,000, when the conviction is of a life felony.
- (b) \$10,000, when the conviction is of a felony of the first or second degree.
- (c) \$5,000, when the conviction is of a felony of the third degree.
- (d) \$1,000, when the conviction is of a misdemeanor of the first degree.
- (e) \$500, when the conviction is of a misdemeanor of the second degree or a noncriminal violation.
- (f) Any higher amount equal to double the pecuniary gain derived from the offense by the offender or double the pecuniary loss suffered by the victim.
- (g) Any higher amount specifically authorized by statute.

Fines imposed in this subsection shall be deposited by the clerk of the court in the fine and forfeiture fund established pursuant to s. [142.01](#). If a defendant is unable to pay a fine, the court may defer payment of the fine to a date certain. As used in this subsection, the term "convicted" or "conviction" means a determination of guilt which is the result of a trial or the entry of a plea of guilty or nolo contendere, regardless of whether adjudication is withheld.

(2) In addition to the fines set forth in subsection (1), court costs shall be assessed and collected in each instance a defendant pleads nolo contendere to, or is convicted of, or adjudicated delinquent for, a felony, a misdemeanor, or a criminal traffic offense under state law, or a violation of any municipal or county ordinance if the violation constitutes a misdemeanor under state law. The court costs imposed by this section shall be \$50 for a felony and \$20 for any other offense and shall be deposited by the clerk of the court into an appropriate county account for disbursement for the purposes provided in this subsection. A county shall account for the funds separately from other county funds as crime prevention funds. The county, in consultation with the sheriff, must expend such funds for crime prevention programs in the county, including safe neighborhood programs under ss. [163.501-163.523](#).

(3) The purpose of this section is to provide uniform penalty authorization for criminal offenses and, to this end, a reference to this section constitutes a general reference under the doctrine of incorporation by reference.

History.—s. 4, ch. 71-136; s. 6, ch. 74-383; s. 1, ch. 77-97; s. 1, ch. 77-174; s. 1, ch. 96-408; s. 1810, ch. 97-102; s. 117, ch. 2003-402; s. 5, ch. 2009-6; s. 29, ch. 2010-162; s. 8, ch. 2017-126.

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<u>Title XXXII</u> REGULATION OF PROFESSIONS AND OCCUPATIONS	<u>Chapter 468</u> MISCELLANEOUS PROFESSIONS AND OCCUPATIONS <u>Entire Chapter</u>	SECTION 621 Disciplinary proceedings.
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468.621 Disciplinary proceedings.—

- (1) The following acts constitute grounds for which the disciplinary actions in subsection (2) may be taken:
- (a) Violating or failing to comply with any provision of this part, or a valid rule or lawful order of the board or department pursuant thereto.
 - (b) Obtaining certification through fraud, deceit, or perjury.
 - (c) Knowingly assisting any person practicing contrary to the provisions of:
 - 1. This part; or
 - 2. The building code adopted by the enforcement authority of that person.
 - (d) Having been convicted of a felony against this state or the United States, or of a felony in another state that would have been a felony had it been committed in this state.
 - (e) Having been convicted of a crime in any jurisdiction which directly relates to the practice of building code administration or inspection.
 - (f) Making or filing a report or record that the certificateholder knows to be false, or knowingly inducing another to file a false report or record, or knowingly failing to file a report or record required by state or local law, or knowingly impeding or obstructing such filing, or knowingly inducing another person to impede or obstruct such filing.
 - (g) Failing to properly enforce applicable building codes or permit requirements within this state which the certificateholder knows are applicable or committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.
 - (h) Issuing a building permit to a contractor, or any person representing himself or herself as a contractor, without obtaining the contractor's certificate or registration number, where such a certificate or registration is required.
 - (i) Failing to lawfully execute the duties and responsibilities specified in this part and ss. [553.73](#), [553.781](#), [553.79](#), and [553.791](#).
 - (j) Performing building code inspection services under s. [553.791](#) without satisfying the insurance requirements of that section.
 - (k) Obstructing an investigation or providing or inducing another to provide forged documents, false forensic evidence, or false testimony to a local or state board or member thereof or to a licensing investigator.
 - (l) Accepting labor, services, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the enforcement official and who is not an immediate family member of the enforcement official. The term "immediate family member" includes a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the enforcement official.
- (2) When the board finds any person guilty of any of the grounds set forth in subsection (1), it may enter an order imposing one or more of the following penalties:
- (a) Denial of an application for certification.
 - (b) Permanent revocation.
 - (c) Suspension of a certificate.

(d) Imposition of an administrative fine not to exceed \$5,000 for each separate offense. Such fine must be rationally related to the gravity of the violation.

(e) Issuance of a reprimand.

(f) Placement of the certificateholder on probation for a period of time and subject to such conditions as the board may impose, including alteration of performance level.

(g) Satisfactory completion of continuing education.

(h) Issuance of a citation.

(3) Where a certificate is suspended, placed on probation, or has conditions imposed, the board shall reinstate the certificate of a disciplined building code administrator, plans examiner, or building code inspector upon proof the disciplined individual has complied with all terms and conditions set forth in the final order.

(4) No person may be allowed to apply for certification under this part for a minimum of 5 years after the date of revocation of any certificate issued pursuant to this part. The board may by rule establish additional criteria for certification following revocation.

History.—s. 24, ch. 93-166; s. 9, ch. 98-287; s. 8, ch. 99-254; s. 9, ch. 99-386; s. 118, ch. 2000-141; s. 19, ch. 2000-372; s. 35, ch. 2001-186; s. 4, ch. 2001-372; s. 3, ch. 2005 147; s. 2, ch. 2005-216; s. 4, ch. 2007-227.

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<u>Title XXXIII</u> REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS	<u>Chapter 553</u> BUILDING CONSTRUCTION STANDARDS <u>Entire Chapter</u>	SECTION 73 Florida Building Code.
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¹553.73 Florida Building Code.—

(1)(a) The commission shall adopt, by rule pursuant to ss. [120.536](#)(1) and [120.54](#), the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.

(b) The technical portions of the Florida Accessibility Code for Building Construction shall be contained in their entirety in the Florida Building Code. The civil rights portions and the technical portions of the accessibility laws of this state shall remain as currently provided by law. Any revision or amendments to the Florida Accessibility Code for Building Construction pursuant to part II shall be considered adopted by the commission as part of the Florida Building Code. Neither the commission nor any local government shall revise or amend any standard of the Florida Accessibility Code for Building Construction except as provided for in part II.

(c) The Florida Fire Prevention Code and the Life Safety Code shall be referenced in the Florida Building Code, but shall be adopted, modified, revised, or amended, interpreted, and maintained by the Department of Financial Services by rule adopted pursuant to ss. [120.536](#)(1) and [120.54](#). The Florida Building Commission may not adopt a fire prevention or lifesafety code, and nothing in the Florida Building Code shall affect the statutory powers, duties, and responsibilities of any fire official or the Department of Financial Services.

(d) Conflicting requirements between the Florida Building Code and the Florida Fire Prevention Code and Life Safety Code of the state established pursuant to ss. [633.022](#) and [633.025](#) shall be resolved by agreement between the commission and the State Fire Marshal in favor of the requirement that offers the greatest degree of lifesafety or alternatives that would provide an equivalent degree of lifesafety and an equivalent method of construction. If the commission and State Fire Marshal are unable to agree on a resolution, the question shall be referred to a mediator, mutually agreeable to both parties, to resolve the conflict in favor of the provision that offers the greatest lifesafety, or alternatives that would provide an equivalent degree of lifesafety and an equivalent method of construction.

(e) Subject to the provisions of this act, responsibility for enforcement, interpretation, and regulation of the Florida Building Code shall be vested in a specified local board or agency, and the words “local government” and “local governing body” as used in this part shall be construed to refer exclusively to such local board or agency.

(2) The Florida Building Code shall contain provisions or requirements for public and private buildings, structures, and facilities relative to structural, mechanical, electrical, plumbing, energy, and gas systems, existing buildings, historical buildings, manufactured buildings, elevators, coastal construction, lodging facilities, food sales and food service facilities, health care facilities, including assisted living facilities, adult day care facilities, hospice residential and inpatient facilities and units, and facilities for the control of radiation hazards, public or private educational facilities, swimming pools, and correctional facilities and enforcement of and compliance with such provisions or requirements. Further, the Florida Building Code must provide for uniform implementation of ss. [515.25](#), [515.27](#), and [515.29](#) by including standards and criteria for residential swimming pool barriers, pool covers, latching devices, door and window exit alarms, and other equipment required therein, which are consistent with the intent of s. [515.23](#). Technical provisions to be contained within the Florida Building Code are restricted to requirements related to the types of materials used and construction methods and standards employed in order to meet criteria specified in the Florida Building Code. Provisions relating to the personnel, supervision or training of

personnel, or any other professional qualification requirements relating to contractors or their workforce may not be included within the Florida Building Code, and subsections (4), (6), (7), (8), and (9) are not to be construed to allow the inclusion of such provisions within the Florida Building Code by amendment. This restriction applies to both initial development and amendment of the Florida Building Code.

(3) The commission shall use the International Codes published by the International Code Council, the National Electric Code (NFPA 70), or other nationally adopted model codes and standards needed to develop the base code in Florida to form the foundation for the Florida Building Code. The Florida Building Commission may approve technical amendments to the code, subject to subsections (8) and (9), after the amendments have been subject to the following conditions:

(a) The proposed amendment has been published on the commission's website for a minimum of 45 days and all the associated documentation has been made available to any interested party before any consideration by a Technical Advisory Committee;

(b) In order for a Technical Advisory Committee to make a favorable recommendation to the commission, the proposal must receive a three-fourths vote of the members present at the Technical Advisory Committee meeting and at least half of the regular members must be present in order to conduct a meeting;

(c) After Technical Advisory Committee consideration and a recommendation for approval of any proposed amendment, the proposal must be published on the commission's website for at least 45 days before any consideration by the commission; and

(d) A proposal may be modified by the commission based on public testimony and evidence from a public hearing held in accordance with chapter 120.

The commission shall incorporate within sections of the Florida Building Code provisions which address regional and local concerns and variations. The commission shall make every effort to minimize conflicts between the Florida Building Code, the Florida Fire Prevention Code, and the Life Safety Code.

(4)(a) All entities authorized to enforce the Florida Building Code pursuant to s. 553.80 shall comply with applicable standards for issuance of mandatory certificates of occupancy, minimum types of inspections, and procedures for plans review and inspections as established by the commission by rule. Local governments may adopt amendments to the administrative provisions of the Florida Building Code, subject to the limitations of this paragraph. Local amendments shall be more stringent than the minimum standards described herein and shall be transmitted to the commission within 30 days after enactment. The local government shall make such amendments available to the general public in a usable format. The State Fire Marshal is responsible for establishing the standards and procedures required in this paragraph for governmental entities with respect to applying the Florida Fire Prevention Code and the Life Safety Code.

(b) Local governments may, subject to the limitations of this section, adopt amendments to the technical provisions of the Florida Building Code which apply solely within the jurisdiction of such government and which provide for more stringent requirements than those specified in the Florida Building Code, not more than once every 6 months. A local government may adopt technical amendments that address local needs if:

1. The local governing body determines, following a public hearing which has been advertised in a newspaper of general circulation at least 10 days before the hearing, that there is a need to strengthen the requirements of the Florida Building Code. The determination must be based upon a review of local conditions by the local governing body, which review demonstrates by evidence or data that the geographical jurisdiction governed by the local governing body exhibits a local need to strengthen the Florida Building Code beyond the needs or regional variation addressed by the Florida Building Code, that the local need is addressed by the proposed local amendment, and that the amendment is no more stringent than necessary to address the local need.

2. Such additional requirements are not discriminatory against materials, products, or construction techniques of demonstrated capabilities.

3. Such additional requirements may not introduce a new subject not addressed in the Florida Building Code.

4. The enforcing agency shall make readily available, in a usable format, all amendments adopted pursuant to this section.

5. Any amendment to the Florida Building Code shall be transmitted within 30 days by the adopting local government to the commission. The commission shall maintain copies of all such amendments in a format that is usable and obtainable by the public. Local technical amendments shall not become effective until 30 days after the amendment has been received and published by the commission.

6. Any amendment to the Florida Building Code adopted by a local government pursuant to this paragraph shall be effective only until the adoption by the commission of the new edition of the Florida Building Code every third year. At such time, the commission shall review such amendment for consistency with the criteria in paragraph (9)(a) and adopt such amendment as part of the Florida Building Code or rescind the amendment. The commission shall immediately notify the respective local government of the rescission of any amendment. After receiving such notice, the respective local government may readopt the rescinded amendment pursuant to the provisions of this paragraph.

7. Each county and municipality desiring to make local technical amendments to the Florida Building Code shall by interlocal agreement establish a countywide compliance review board to review any amendment to the Florida Building Code, adopted by a local government within the county pursuant to this paragraph, that is challenged by any substantially affected party for purposes of determining the amendment's compliance with this paragraph. If challenged, the local technical amendments shall not become effective until time for filing an appeal pursuant to subparagraph 8. has expired or, if there is an appeal, until the commission issues its final order determining the adopted amendment is in compliance with this subsection.

8. If the compliance review board determines such amendment is not in compliance with this paragraph, the compliance review board shall notify such local government of the noncompliance and that the amendment is invalid and unenforceable until the local government corrects the amendment to bring it into compliance. The local government may appeal the decision of the compliance review board to the commission. If the compliance review board determines such amendment to be in compliance with this paragraph, any substantially affected party may appeal such determination to the commission. Any such appeal shall be filed with the commission within 14 days of the board's written determination. The commission shall promptly refer the appeal to the Division of Administrative Hearings by electronic means through the division's website for the assignment of an administrative law judge. The administrative law judge shall conduct the required hearing within 30 days, and shall enter a recommended order within 30 days of the conclusion of such hearing. The commission shall enter a final order within 30 days thereafter. The provisions of chapter 120 and the uniform rules of procedure shall apply to such proceedings. The local government adopting the amendment that is subject to challenge has the burden of proving that the amendment complies with this paragraph in proceedings before the compliance review board and the commission, as applicable. Actions of the commission are subject to judicial review pursuant to s. 120.68. The compliance review board shall determine whether its decisions apply to a respective local jurisdiction or apply countywide.

9. An amendment adopted under this paragraph shall include a fiscal impact statement which documents the costs and benefits of the proposed amendment. Criteria for the fiscal impact statement shall include the impact to local government relative to enforcement, the impact to property and building owners, as well as to industry, relative to the cost of compliance. The fiscal impact statement may not be used as a basis for challenging the amendment for compliance.

10. In addition to subparagraphs 7. and 9., the commission may review any amendments adopted pursuant to this subsection and make nonbinding recommendations related to compliance of such amendments with this subsection.

(c) Any amendment adopted by a local enforcing agency pursuant to this subsection shall not apply to state or school district owned buildings, manufactured buildings or factory-built school buildings approved by the commission, or prototype buildings approved pursuant to s. 553.77(3). The respective responsible entities shall consider the physical performance parameters substantiating such amendments when designing, specifying, and constructing such exempt buildings.

(5) Notwithstanding subsection (4), counties and municipalities may adopt by ordinance an administrative or technical amendment to the Florida Building Code relating to flood resistance in order to implement the National Flood Insurance Program or incentives. Specifically, an administrative amendment may assign the duty to enforce all or portions of flood-related code provisions to the appropriate agencies of the local government and adopt procedures for variances and exceptions from flood-related code provisions other than provisions for structures seaward of the coastal construction control line consistent with the requirements in 44 C.F.R. s. 60.6. A technical amendment is authorized to the extent it is more stringent than the code. A technical amendment is not subject to the requirements of subsection (4) and may not be rendered void when the code is updated if the amendment is adopted for the purpose of participating in the Community Rating System promulgated pursuant to 42 U.S.C. s. 4022, the amendment had already been adopted by local ordinance prior to July 1, 2010, or the amendment requires a design flood elevation above the base flood elevation. Any amendment adopted pursuant to this subsection shall be transmitted to the commission within 30 days after being adopted.

(6) The initial adoption of, and any subsequent update or amendment to, the Florida Building Code by the commission is deemed adopted for use statewide without adoptions by local government. For a building permit for which an application is submitted prior to the effective date of the Florida Building Code, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the permit and any extension granted to the permit.

(7)(a) The commission, by rule adopted pursuant to ss. [120.536\(1\)](#) and [120.54](#), shall update the Florida Building Code every 3 years. When updating the Florida Building Code, the commission shall select the most current version of the International Building Code, the International Fuel Gas Code, the International Mechanical Code, the International Plumbing Code, and the International Residential Code, all of which are adopted by the International Code Council, and the National Electrical Code, which is adopted by the National Fire Protection Association, to form the foundation codes of the updated Florida Building Code, if the version has been adopted by the applicable model code entity. The commission shall select the most current version of the International Energy Conservation Code (IECC) as a foundation code; however, the IECC shall be modified by the commission to maintain the efficiencies of the Florida Energy Efficiency Code for Building Construction adopted and amended pursuant to s. [553.901](#).

(b) Codes regarding noise contour lines shall be reviewed annually, and the most current federal guidelines shall be adopted.

(c) The commission may modify any portion of the foundation codes only as needed to accommodate the specific needs of this state. Standards or criteria referenced by the codes shall be incorporated by reference. If a referenced standard or criterion requires amplification or modification to be appropriate for use in this state, only the amplification or modification shall be set forth in the Florida Building Code. The commission may approve technical amendments to the updated Florida Building Code after the amendments have been subject to the conditions set forth in paragraphs (3)(a)-(d). Amendments to the foundation codes which are adopted in accordance with this subsection shall be clearly marked in printed versions of the Florida Building Code so that the fact that the provisions are Florida-specific amendments to the foundation codes is readily apparent.

(d) The commission shall further consider the commission's own interpretations, declaratory statements, appellate decisions, and approved statewide and local technical amendments and shall incorporate such interpretations, statements, decisions, and amendments into the updated Florida Building Code only to the extent that they are needed to modify the foundation codes to accommodate the specific needs of the state. A change made by an institute or standards organization to any standard or criterion that is adopted by reference in the Florida Building Code does not become effective statewide until it has been adopted by the commission. Furthermore, the edition of the Florida Building Code which is in effect on the date of application for any permit authorized by the code governs the permitted work for the life of the permit and any extension granted to the permit.

(e) A rule updating the Florida Building Code in accordance with this subsection shall take effect no sooner than 6 months after publication of the updated code. Any amendment to the Florida Building Code which is adopted upon a

finding by the commission that the amendment is necessary to protect the public from immediate threat of harm takes effect immediately.

(f) Provisions of the foundation codes, including those contained in referenced standards and criteria, relating to wind resistance or the prevention of water intrusion may not be modified to diminish those construction requirements; however, the commission may, subject to conditions in this subsection, modify the provisions to enhance those construction requirements.

(g) Amendments or modifications to the foundation code pursuant to this subsection shall remain effective only until the effective date of a new edition of the Florida Building Code every third year. Amendments or modifications related to state agency regulations which are adopted and integrated into an edition of the Florida Building Code shall be carried forward into the next edition of the code, subject to modification as provided in this part. Amendments or modifications related to the wind-resistance design of buildings and structures within the high-velocity hurricane zone of Miami-Dade and Broward Counties which are adopted to an edition of the Florida Building Code do not expire and shall be carried forward into the next edition of the code, subject to review or modification as provided in this part. If amendments that expire pursuant to this paragraph are resubmitted through the Florida Building Commission code adoption process, the amendments must specifically address whether:

1. The provisions contained in the proposed amendment are addressed in the applicable international code.
2. The amendment demonstrates by evidence or data that the geographical jurisdiction of Florida exhibits a need to strengthen the foundation code beyond the needs or regional variations addressed by the foundation code, and why the proposed amendment applies to this state.
3. The proposed amendment was submitted or attempted to be included in the foundation codes to avoid resubmission to the Florida Building Code amendment process.

If the proposed amendment has been addressed in the international code in a substantially equivalent manner, the Florida Building Commission may not include the proposed amendment in the foundation code.

(8) Notwithstanding the provisions of subsection (3) or subsection (7), the commission may address issues identified in this subsection by amending the code pursuant only to the rule adoption procedures contained in chapter 120. Provisions of the Florida Building Code, including those contained in referenced standards and criteria, relating to wind resistance or the prevention of water intrusion may not be amended pursuant to this subsection to diminish those construction requirements; however, the commission may, subject to conditions in this subsection, amend the provisions to enhance those construction requirements. Following the approval of any amendments to the Florida Building Code by the commission and publication of the amendments on the commission's website, authorities having jurisdiction to enforce the Florida Building Code may enforce the amendments. The commission may approve amendments that are needed to address:

- (a) Conflicts within the updated code;
- (b) Conflicts between the updated code and the Florida Fire Prevention Code adopted pursuant to chapter 633;
- (c) Unintended results from the integration of previously adopted Florida-specific amendments with the model code;
- (d) Equivalency of standards;
- (e) Changes to or inconsistencies with federal or state law; or
- (f) Adoption of an updated edition of the National Electrical Code if the commission finds that delay of implementing the updated edition causes undue hardship to stakeholders or otherwise threatens the public health, safety, and welfare.

(9)(a) The commission may approve technical amendments to the Florida Building Code once each year for statewide or regional application upon a finding that the amendment:

1. Is needed in order to accommodate the specific needs of this state.
2. Has a reasonable and substantial connection with the health, safety, and welfare of the general public.

3. Strengthens or improves the Florida Building Code, or in the case of innovation or new technology, will provide equivalent or better products or methods or systems of construction.
4. Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities.
5. Does not degrade the effectiveness of the Florida Building Code.

The Florida Building Commission may approve technical amendments to the code once each year to incorporate into the Florida Building Code its own interpretations of the code which are embodied in its opinions, final orders, declaratory statements, and interpretations of hearing officer panels under s. 553.775(3)(c), but only to the extent that the incorporation of interpretations is needed to modify the foundation codes to accommodate the specific needs of this state. Amendments approved under this paragraph shall be adopted by rule after the amendments have been subjected to subsection (3).

(b) A proposed amendment must include a fiscal impact statement that documents the costs and benefits of the proposed amendment. Criteria for the fiscal impact statement shall be established by rule by the commission and shall include the impact to local government relative to enforcement, the impact to property and building owners, and the impact to industry, relative to the cost of compliance. The amendment must demonstrate by evidence or data that the state's geographical jurisdiction exhibits a need to strengthen the foundation code beyond the needs or regional variations addressed by the foundation code and why the proposed amendment applies to this state.

(c) The commission may not approve any proposed amendment that does not accurately and completely address all requirements for amendment which are set forth in this section. The commission shall require all proposed amendments and information submitted with proposed amendments to be reviewed by commission staff prior to consideration by any technical advisory committee. These reviews shall be for sufficiency only and are not intended to be qualitative in nature. Staff members shall reject any proposed amendment that fails to include a fiscal impact statement. Proposed amendments rejected by members of the staff may not be considered by the commission or any technical advisory committee.

(d) Provisions of the Florida Building Code, including those contained in referenced standards and criteria, relating to wind resistance or the prevention of water intrusion may not be amended pursuant to this subsection to diminish those construction requirements; however, the commission may, subject to conditions in this subsection, amend the provisions to enhance those construction requirements.

(10) The following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

- (a) Buildings and structures specifically regulated and preempted by the Federal Government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of part II relating to accessibility by persons with disabilities apply to such mobile or modular structures.
- (f) Those structures or facilities of electric utilities, as defined in s. 366.02, which are directly involved in the generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory wind-borne-debris-impact standards of the Florida Building Code. In addition, such buildings that are 400 square feet or less and that are intended for use in conjunction with one- and two-family residences are not subject to the door height and width requirements of the Florida Building Code.

(i) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.

(j) Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

(k) A building or structure having less than 1,000 square feet which is constructed and owned by a natural person for hunting and which is repaired or reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:

1. Is not rented or leased or used as a principal residence;
2. Is not located within the 100-year floodplain according to the Federal Emergency Management Agency’s current Flood Insurance Rate Map; and
3. Is not connected to an offsite electric power or water supply.

With the exception of paragraphs (a), (b), (c), and (f), in order to preserve the health, safety, and welfare of the public, the Florida Building Commission may, by rule adopted pursuant to chapter 120, provide for exceptions to the broad categories of buildings exempted in this section, including exceptions for application of specific sections of the code or standards adopted therein. The Department of Agriculture and Consumer Services shall have exclusive authority to adopt by rule, pursuant to chapter 120, exceptions to nonresidential farm buildings exempted in paragraph (c) when reasonably necessary to preserve public health, safety, and welfare. The exceptions must be based upon specific criteria, such as under-roof floor area, aggregate electrical service capacity, HVAC system capacity, or other building requirements. Further, the commission may recommend to the Legislature additional categories of buildings, structures, or facilities which should be exempted from the Florida Building Code, to be provided by law. The Florida Building Code does not apply to temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

(11)(a) In the event of a conflict between the Florida Building Code and the Florida Fire Prevention Code and the Life Safety Code as applied to a specific project, the conflict shall be resolved by agreement between the local building code enforcement official and the local fire code enforcement official in favor of the requirement of the code which offers the greatest degree of lifesafety or alternatives which would provide an equivalent degree of lifesafety and an equivalent method of construction.

(b) Any decision made by the local fire official and the local building official may be appealed to a local administrative board designated by the municipality, county, or special district having firesafety responsibilities. If the decision of the local fire official and the local building official is to apply the provisions of either the Florida Building Code or the Florida Fire Prevention Code and the Life Safety Code, the board may not alter the decision unless the board determines that the application of such code is not reasonable. If the decision of the local fire official and the local building official is to adopt an alternative to the codes, the local administrative board shall give due regard to the decision rendered by the local officials and may modify that decision if the administrative board adopts a better alternative, taking into consideration all relevant circumstances. In any case in which the local administrative board adopts alternatives to the decision rendered by the local fire official and the local building official, such alternatives shall provide an equivalent degree of lifesafety and an equivalent method of construction as the decision rendered by the local officials.

(c) If the local building official and the local fire official are unable to agree on a resolution of the conflict between the Florida Building Code and the Florida Fire Prevention Code and the Life Safety Code, the local administrative board shall resolve the conflict in favor of the code which offers the greatest degree of lifesafety or alternatives which would provide an equivalent degree of lifesafety and an equivalent method of construction.

(d) All decisions of the local administrative board, or if none exists, the decisions of the local building official and the local fire official, are subject to review by a joint committee composed of members of the Florida Building

Commission and the Fire Code Advisory Council. If the joint committee is unable to resolve conflicts between the codes as applied to a specific project, the matter shall be resolved pursuant to the provisions of paragraph (1)(d).

(e) The local administrative board shall, to the greatest extent possible, be composed of members with expertise in building construction and firesafety standards.

(f) All decisions of the local building official and local fire official and all decisions of the administrative board shall be in writing and shall be binding upon all persons but shall not limit the authority of the State Fire Marshal or the Florida Building Commission pursuant to paragraph (1)(d) and ss. [633.01](#) and [633.161](#). Decisions of general application shall be indexed by building and fire code sections and shall be available for inspection during normal business hours.

(12) Except within coastal building zones as defined in s. [161.54](#), specification standards developed by nationally recognized code promulgation organizations to determine compliance with engineering criteria of the Florida Building Code for wind load design shall not apply to one or two family dwellings which are two stories or less in height unless approved by the commission for use or unless expressly made subject to said standards and criteria by local ordinance adopted in accordance with the provisions of subsection (4).

(13) The Florida Building Code does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements, and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair, or demolition of public or private buildings, structures, or facilities or to programmatic requirements that do not pertain to enforcement of the Florida Building Code. Additionally, a local code enforcement agency may not administer or enforce the Florida Building Code to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.

(14) The general provisions of the Florida Building Code for buildings and other structures shall not apply to commercial wireless communication towers when such general provisions are inconsistent with the provisions of the code controlling radio and television towers. This subsection is intended to be remedial in nature and to clarify existing law.

(15) An agency or local government may not require that existing mechanical equipment on the surface of a roof be installed in compliance with the requirements of the Florida Building Code until the equipment is required to be removed or replaced.

(16) The Florida Building Code must require that the illumination in classroom units be designed to provide and maintain an average of 40 foot-candles of light at each desktop. Public educational facilities must consider using light-emitting diode lighting before considering other lighting sources.

(17) The provisions of section R313 of the most current version of the International Residential Code relating to mandated fire sprinklers may not be incorporated into the Florida Building Code as adopted by the Florida Building Commission and may not be adopted as a local amendment to the Florida Building Code. This subsection does not apply to a local government that has a lawfully adopted ordinance relating to fire sprinklers which has been in effect since January 1, 2010.

History.—s. 4, ch. 74-167; s. 3, ch. 75-85; s. 1, ch. 77-365; s. 225, ch. 79-400; s. 1, ch. 80-106; s. 6, ch. 82-197; s. 2, ch. 84-273; s. 1, ch. 85-97; s. 33, ch. 86-191; s. 1, ch. 87-287; s. 1, ch. 88-142; s. 1, ch. 89-369; s. 2, ch. 91-172; s. 41, ch. 91-220; s. 49, ch. 95-144; s. 1, ch. 97-177; ss. 39, 40, 65, ch. 98-287; s. 61, ch. 98-419; ss. 73, 74, 75, ch. 2000-141; s. 62, ch. 2000-154; ss. 25, 34, 35, 36, ch. 2001-186; ss. 2, 3, 4, 5, ch. 2001-372; s. 86, ch. 2002-1; ss. 1, 14, ch. 2002-293; s. 66, ch. 2003-1; s. 663, ch. 2003-261; s. 7, ch. 2005-147; s. 1, ch. 2005-191; s. 4, ch. 2006-65; s. 7, ch. 2007-1; s. 4, ch. 2007-187; s. 140, ch. 2008-4; s. 10, ch. 2008-191; s. 108, ch. 2008-227; s. 1, ch. 2010-99; s. 32, ch. 2010-176; s. 14, ch. 2011-208; s. 30, ch. 2011-222; s. 14, ch. 2012-13.

¹**Note.**—Section 19, ch. 2012-13, provides that:

“The Florida Building Commission shall establish a workgroup to assist the commission in developing a rule for implementing an alternative design method for screen enclosures which allows for the removal of a section of the screen to accommodate high-wind events consistent with the provisions of the Florida Building Code.

“(1) The workgroup shall be comprised of the following representatives:

“(a) Two members who represent the screen enclosure manufacturing industry;

“(b) Two members who represent the aluminum contractors industry;

“(c) One member who represents the Florida Home Builders Association;

“(d) One member who represents the Florida Swimming Pool Association;

“(e) Three members who represent the Building Officials Association of Florida;

“(f) One member who represents the building products industry; and

“(g) One member who is employed as a structural engineer.

“(2) The workgroup shall address the following factors to be included in the rule:

“(a) An alternative design method for a screen enclosure that is site-specific engineered;

“(b) A screen enclosure design using the alternative method that serves as a barrier that is required for a swimming pool and remains in place at the minimum height required for the barrier;

“(c) A screen enclosure design using clear, highly visible labels for panels that can be cut, retracted, or removed when winds are forecasted to exceed 75 mph;

“(d) A design for a screen that can be removed, cut, or retracted without the use of a ladder or scaffolding;

“(e) A requirement that the contractor provide replacement screen at the initial point of sale to repair the screen enclosure for designs that require cutting; and

“(f) An alternative design for a screen enclosure that requires the contractor to provide notice to the homeowner and the local building department that the homeowner must cut, retract, or remove a panel or panels of the screen enclosure in accordance with engineering or manufacturer’s instructions when wind speeds are expected to exceed 75 mph.

“(3) The Florida Building Commission shall appoint the workgroup no later than 15 days after the effective date of this act to draft a proposed rule. Rulemaking must be initiated pursuant to chapter 120, Florida Statutes, as soon as practicable after appointment of the workgroup. The commission shall file a notice of pro-posed rule by October 1, 2012. The Florida Building Code Commission shall file the rule for adoption by January 2, 2013, unless the commission files a letter on or before that date with the Joint Administrative Procedures Committee explaining the reasons for not completing rulemaking. Upon final adoption of the rule, the Florida Building Commission shall incorporate these requirements into the next version of the Florida Building Code. This section expires upon adoption of the rule and its inclusion in the Florida Building Code.”

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<u>Title XXXIII</u> REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS	<u>Chapter 553</u> BUILDING CONSTRUCTION STANDARDS <u>Entire Chapter</u>	<u>SECTION 791</u> Alternative plans review and inspection.
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553.791 Alternative plans review and inspection. —

- (1) As used in this section, the term:
- (a) “Applicable codes” means the Florida Building Code and any local technical amendments to the Florida Building Code but does not include the applicable minimum fire prevention and firesafety codes adopted pursuant to chapter 633.
- (b) “Audit” means the process to confirm that the building code inspection services have been performed by the private provider, including ensuring that the required affidavit for the plan review has been properly completed and affixed to the permit documents and that the minimum mandatory inspections required under the building code have been performed and properly recorded. The term does not mean that the local building official is required to replicate the plan review or inspection being performed by the private provider.
- (c) “Building” means any construction, erection, alteration, demolition, or improvement of, or addition to, any structure for which permitting by a local enforcement agency is required.
- (d) “Building code inspection services” means those services described in s. [468.603](#)(6) and (7) involving the review of building plans to determine compliance with applicable codes and those inspections required by law of each phase of construction for which permitting by a local enforcement agency is required to determine compliance with applicable codes.
- (e) “Duly authorized representative” means an agent of the private provider identified in the permit application who reviews plans or performs inspections as provided by this section and who is licensed as an engineer under chapter 471 or as an architect under chapter 481 or who holds a standard certificate under part XII of chapter 468.
- (f) “Immediate threat to public safety and welfare” means a building code violation that, if allowed to persist, constitutes an immediate hazard that could result in death, serious bodily injury, or significant property damage. This paragraph does not limit the authority of the local building official to issue a Notice of Corrective Action at any time during the construction of a building project or any portion of such project if the official determines that a condition of the building or portion thereof may constitute a hazard when the building is put into use following completion as long as the condition cited is shown to be in violation of the building code or approved plans.
- (g) “Local building official” means the individual within the governing jurisdiction responsible for direct regulatory administration or supervision of plans review, enforcement, and inspection of any construction, erection, alteration, demolition, or substantial improvement of, or addition to, any structure for which permitting is required to indicate compliance with applicable codes and includes any duly authorized designee of such person.
- (h) “Permit application” means a properly completed and submitted application for the requested building or construction permit, including:
1. The plans reviewed by the private provider.
 2. The affidavit from the private provider required under subsection (6).
 3. Any applicable fees.
 4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.
- (i) “Private provider” means a person licensed as an engineer under chapter 471 or as an architect under chapter 481. For purposes of performing inspections under this section for additions and alterations that are limited to 1,000

square feet or less to residential buildings, the term "private provider" also includes a person who holds a standard certificate under part XII of chapter 468.

(j) "Request for certificate of occupancy or certificate of completion" means a properly completed and executed application for:

1. A certificate of occupancy or certificate of completion.
2. A certificate of compliance from the private provider required under subsection (11).
3. Any applicable fees.
4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.

(k) "Stop-work order" means the issuance of any written statement, written directive, or written order which states the reason for the order and the conditions under which the cited work will be permitted to resume.

(2) Notwithstanding any other law or local government ordinance or local policy, the fee owner of a building or structure, or the fee owner's contractor upon written authorization from the fee owner, may choose to use a private provider to provide building code inspection services with regard to such building or structure and may make payment directly to the private provider for the provision of such services. All such services shall be the subject of a written contract between the private provider, or the private provider's firm, and the fee owner or the fee owner's contractor, upon written authorization of the fee owner. The fee owner may elect to use a private provider to provide plans review or required building inspections, or both. However, if the fee owner or the fee owner's contractor uses a private provider to provide plans review, the local building official, in his or her discretion and pursuant to duly adopted policies of the local enforcement agency, may require the fee owner or the fee owner's contractor to use a private provider to also provide required building inspections.

(3) A private provider and any duly authorized representative may only perform building code inspection services that are within the disciplines covered by that person's licensure or certification under chapter 468, chapter 471, or chapter 481. A private provider may not provide building code inspection services pursuant to this section upon any building designed or constructed by the private provider or the private provider's firm.

(4) A fee owner or the fee owner's contractor using a private provider to provide building code inspection services shall notify the local building official at the time of permit application, or no less than 7 business days prior to the first scheduled inspection by the local building official or building code enforcement agency for a private provider performing required inspections of construction under this section, on a form to be adopted by the commission. This notice shall include the following information:

- (a) The services to be performed by the private provider.
- (b) The name, firm, address, telephone number, and facsimile number of each private provider who is performing or will perform such services, his or her professional license or certification number, qualification statements or resumes, and, if required by the local building official, a certificate of insurance demonstrating that professional liability insurance coverage is in place for the private provider's firm, the private provider, and any duly authorized representative in the amounts required by this section.
- (c) An acknowledgment from the fee owner in substantially the following form:

I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building or structure that is the subject of the enclosed permit application, as authorized by s. [553.791](#), Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local

government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

If the fee owner or the fee owner's contractor makes any changes to the listed private providers or the services to be provided by those private providers, the fee owner or the fee owner's contractor shall, within 1 business day after any change, update the notice to reflect such changes. A change of a duly authorized representative named in the permit application does not require a revision of the permit, and the building code enforcement agency shall not charge a fee for making the change. In addition, the fee owner or the fee owner's contractor shall post at the project site, prior to the commencement of construction and updated within 1 business day after any change, on a form to be adopted by the commission, the name, firm, address, telephone number, and facsimile number of each private provider who is performing or will perform building code inspection services, the type of service being performed, and similar information for the primary contact of the private provider on the project.

(5) After construction has commenced and if the local building official is unable to provide inspection services in a timely manner, the fee owner or the fee owner's contractor may elect to use a private provider to provide inspection services by notifying the local building official of the owner's or contractor's intention to do so no less than 7 business days prior to the next scheduled inspection using the notice provided for in paragraphs (4)(a)-(c).

(6) A private provider performing plans review under this section shall review construction plans to determine compliance with the applicable codes. Upon determining that the plans reviewed comply with the applicable codes, the private provider shall prepare an affidavit or affidavits on a form adopted by the commission certifying, under oath, that the following is true and correct to the best of the private provider's knowledge and belief:

(a) The plans were reviewed by the affiant, who is duly authorized to perform plans review pursuant to this section and holds the appropriate license or certificate.

(b) The plans comply with the applicable codes.

(7)(a) No more than 30 business days after receipt of a permit application and the affidavit from the private provider required pursuant to subsection (6), the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections. If the local building official does not provide a written notice of the plan deficiencies within the prescribed 30-day period, the permit application shall be deemed approved as a matter of law, and the permit shall be issued by the local building official on the next business day.

(b) If the local building official provides a written notice of plan deficiencies to the permit applicant within the prescribed 30-day period, the 30-day period shall be tolled pending resolution of the matter. To resolve the plan deficiencies, the permit applicant may elect to dispute the deficiencies pursuant to subsection (13) or to submit revisions to correct the deficiencies.

(c) If the permit applicant submits revisions, the local building official has the remainder of the tolled 30-day period plus 5 business days to issue the requested permit or to provide a second written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections. If the local building official does not provide the second written notice within the prescribed time period, the permit shall be issued by the local building official on the next business day.

(d) If the local building official provides a second written notice of plan deficiencies to the permit applicant within the prescribed time period, the permit applicant may elect to dispute the deficiencies pursuant to subsection (13) or to submit additional revisions to correct the deficiencies. For all revisions submitted after the first revision, the local building official has an additional 5 business days to issue the requested permit or to provide a written notice to the permit applicant stating which of the previously identified plan features remain in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections.

(8) A private provider performing required inspections under this section shall inspect each phase of construction as required by the applicable codes. The private provider shall be permitted to send a duly authorized representative to the building site to perform the required inspections, provided all required reports are prepared by and bear the signature of the private provider or the private provider's duly authorized representative. The duly authorized representative must be an employee of the private provider entitled to receive reemployment assistance benefits under chapter 443. The contractor's contractual or legal obligations are not relieved by any action of the private provider.

(9) A private provider performing required inspections under this section shall provide notice to the local building official of the date and approximate time of any such inspection no later than the prior business day by 2 p.m. local time or by any later time permitted by the local building official in that jurisdiction. The local building official may visit the building site as often as necessary to verify that the private provider is performing all required inspections. A deficiency notice must be posted at the job site by the private provider, the duly authorized representative of the private provider, or the building department whenever a noncomplying item related to the building code or the permitted documents is found. After corrections are made, the item must be reinspected by the private provider or representative before being concealed. Reinspection or reaudit fees shall not be charged by the local jurisdiction as a result of the local jurisdiction's audit inspection occurring before the performance of the private provider's inspection or for any other administrative matter not involving the detection of a violation of the building code or a permit requirement.

(10) Upon completing the required inspections at each applicable phase of construction, the private provider shall record such inspections on a form acceptable to the local building official. The form must be signed by the provider or the provider's duly authorized representative. These inspection records shall reflect those inspections required by the applicable codes of each phase of construction for which permitting by a local enforcement agency is required. The private provider, before leaving the project site, shall post each completed inspection record, indicating pass or fail, at the site and provide the record to the local building official within 2 business days. The local building official may waive the requirement to provide a record of each inspection within 2 business days if the record is posted at the project site and all such inspection records are submitted with the certificate of compliance. Records of all required and completed inspections shall be maintained at the building site at all times and made available for review by the local building official. The private provider shall report to the local enforcement agency any condition that poses an immediate threat to public safety and welfare.

(11) Upon completion of all required inspections, the private provider shall prepare a certificate of compliance, on a form acceptable to the local building official, summarizing the inspections performed and including a written representation, under oath, that the stated inspections have been performed and that, to the best of the private provider's knowledge and belief, the building construction inspected complies with the approved plans and applicable codes. The statement required of the private provider shall be substantially in the following form and shall be signed and sealed by a private provider as established in subsection (1):

To the best of my knowledge and belief, the building components and site improvements outlined herein and inspected under my authority have been completed in conformance with the approved plans and the applicable codes.

(12) No more than 2 business days after receipt of a request for a certificate of occupancy or certificate of completion and the applicant's presentation of a certificate of compliance and approval of all other government approvals required by law, the local building official shall issue the certificate of occupancy or certificate of completion or provide a notice to the applicant identifying the specific deficiencies, as well as the specific code chapters and sections. If the local building official does not provide notice of the deficiencies within the prescribed 2-day period, the request for a certificate of occupancy or certificate of completion shall be deemed granted and the certificate of occupancy or certificate of completion shall be issued by the local building official on the next business day. To resolve any identified deficiencies, the applicant may elect to dispute the deficiencies pursuant to subsection (13) or to submit a corrected request for a certificate of occupancy or certificate of completion.

(13) If the local building official determines that the building construction or plans do not comply with the applicable codes, the official may deny the permit or request for a certificate of occupancy or certificate of completion, as appropriate, or may issue a stop-work order for the project or any portion thereof as provided by law, if the official determines that the noncompliance poses an immediate threat to public safety and welfare, subject to the following:

(a) The local building official shall be available to meet with the private provider within 2 business days to resolve any dispute after issuing a stop-work order or providing notice to the applicant denying a permit or request for a certificate of occupancy or certificate of completion.

(b) If the local building official and private provider are unable to resolve the dispute, the matter shall be referred to the local enforcement agency's board of appeals, if one exists, which shall consider the matter at its next scheduled meeting or sooner. Any decisions by the local enforcement agency's board of appeals, or local building official if there is no board of appeals, may be appealed to the commission as provided by this chapter.

(c) Notwithstanding any provision of this section, any decisions regarding the issuance of a building permit, certificate of occupancy, or certificate of completion may be reviewed by the local enforcement agency's board of appeals, if one exists. Any decision by the local enforcement agency's board of appeals, or local building official if there is no board of appeals, may be appealed to the commission as provided by this chapter, which shall consider the matter at the commission's next scheduled meeting.

(14) For the purposes of this section, any notice to be provided by the local building official shall be deemed to be provided to the person or entity when successfully transmitted to the facsimile number listed for that person or entity in the permit application or revised permit application, or, if no facsimile number is stated, when actually received by that person or entity.

(15)(a) A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

(b) A local enforcement agency, local building official, or local government may establish, for private providers and duly authorized representatives working within that jurisdiction, a system of registration to verify compliance with the licensure requirements of paragraph (1)(i) and the insurance requirements of subsection (16).

(c) This section does not limit the authority of the local building official to issue a stop-work order for a building project or any portion of the project, as provided by law, if the official determines that a condition on the building site constitutes an immediate threat to public safety and welfare.

(16) A private provider may perform building code inspection services on a building project under this section only if the private provider maintains insurance for professional liability covering all services performed as a private provider. Such insurance shall have minimum policy limits of \$1 million per occurrence and \$2 million in the aggregate for any project with a construction cost of \$5 million or less and \$2 million per occurrence and \$4 million in the aggregate for any project with a construction cost of over \$5 million. Nothing in this section limits the ability of a fee owner to require additional insurance or higher policy limits. For these purposes, the term "construction cost" means the total cost of building construction as stated in the building permit application. If the private provider chooses to secure claims-made coverage to fulfill this requirement, the private provider must also maintain coverage for a minimum of 5 years subsequent to the performance of building code inspection services. The insurance required under this subsection shall be written only by insurers authorized to do business in this state with a minimum A.M. Best's rating of A. Before providing building code inspection services within a local building official's jurisdiction, a private provider must provide to the local building official a certificate of insurance evidencing that the coverages required under this subsection are in force.

(17) When performing building code inspection services, a private provider is subject to the disciplinary guidelines of the applicable professional board with jurisdiction over his or her license or certification under chapter 468, chapter 471, or chapter 481. All private providers shall be subject to the disciplinary guidelines of s. 468.621(1)(c)-(h). Any complaint processing, investigation, and discipline that arise out of a private provider's performance of building code inspection services shall be conducted by the applicable professional board.

(18) Each local building code enforcement agency may audit the performance of building code inspection services by private providers operating within the local jurisdiction. Work on a building or structure may proceed after inspection and approval by a private provider if the provider has given notice of the inspection pursuant to subsection (9) and, subsequent to such inspection and approval, the work shall not be delayed for completion of an inspection audit by the local building code enforcement agency.

(19) The local government, the local building official, and their building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a private provider or its duly authorized representative, in connection with building code inspection services as authorized in this act.

History.—s. 17, ch. 2002-293; s. 106, ch. 2005-2; s. 11, ch. 2005-147; s. 1, ch. 2005-216; s. 6, ch. 2006-65; s. 6, ch. 2007-187; s. 141, ch. 2008-4; s. 77, ch. 2012-30.

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468.621 Disciplinary proceedings.—

(1) The following acts constitute grounds for which the disciplinary actions in subsection (2) may be taken:

(a) Violating or failing to comply with any provision of this part, or a valid rule or lawful order of the board or department pursuant thereto.

(b) Obtaining certification through fraud, deceit, or perjury.

(c) Knowingly assisting any person practicing contrary to the provisions of:

1. This part; or

2. The building code adopted by the enforcement authority of that person.

(d) Having been convicted of a felony against this state or the United States, or of a felony in another state that would have been a felony had it been committed in this state.

(e) Having been convicted of a crime in any jurisdiction which directly relates to the practice of building code administration or inspection.

(f) Making or filing a report or record that the certificateholder knows to be false, or knowingly inducing another to file a false report or record, or knowingly failing to file a report or record required by state or local law, or knowingly impeding or obstructing such filing, or knowingly inducing another person to impede or obstruct such filing.

(g) Failing to properly enforce applicable building codes or permit requirements within this state which the certificateholder knows are applicable or committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.

(h) Issuing a building permit to a contractor, or any person representing himself or herself as a contractor, without obtaining the contractor's certificate or registration number, where such a certificate or registration is required.

(i) Failing to lawfully execute the duties and responsibilities specified in this part and ss. [553.73](#), [553.781](#), [553.79](#), and [553.791](#).

(j) Performing building code inspection services under s. [553.791](#) without satisfying the insurance requirements of that section.

(k) Obstructing an investigation or providing or inducing another to provide forged documents, false forensic evidence, or false testimony to a local or state board or member thereof or to a licensing investigator.

(l) Accepting labor, services, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the enforcement official and who is not an immediate family member of the enforcement official. The term "immediate family member"

includes a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the enforcement official.

(2) When the board finds any person guilty of any of the grounds set forth in subsection (1), it may enter an order imposing one or more of the following penalties:

- (a) Denial of an application for certification.
- (b) Permanent revocation.
- (c) Suspension of a certificate.
- (d) Imposition of an administrative fine not to exceed \$5,000 for each separate offense. Such fine must be rationally related to the gravity of the violation.

- (e) Issuance of a reprimand.
- (f) Placement of the certificateholder on probation for a period of time and subject to such conditions as the board may impose, including alteration of performance level.

(g) Satisfactory completion of continuing education.

(h) Issuance of a citation.

(3) Where a certificate is suspended, placed on probation, or has conditions imposed, the board shall reinstate the certificate of a disciplined building code administrator, plans examiner, or building code inspector upon proof the disciplined individual has complied with all terms and conditions set forth in the final order.

(4) No person may be allowed to apply for certification under this part for a minimum of 5 years after the date of revocation of any certificate issued pursuant to this part. The board may by rule establish additional criteria for certification following revocation.

History.—s. 24, ch. 93-166; s. 9, ch. 98-287; s. 8, ch. 99-254; s. 9, ch. 99-386; s. 118, ch. 2000-141; s. 19, ch. 2000-372; s. 35, ch. 2001-186; s. 4, ch. 2001-372; s. 3, ch. 2005-147; s. 2, ch. 2005-216; s. 4, ch. 2007-227.

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<u>Title XXXIII</u> REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS	<u>Chapter 553</u> BUILDING CONSTRUCTION STANDARDS <u>Entire Chapter</u>	SECTION 80 Enforcement.
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553.80 Enforcement.—

(1) Except as provided in paragraphs (a)-(g), each local government and each legally constituted enforcement district with statutory authority shall regulate building construction and, where authorized in the state agency's enabling legislation, each state agency shall enforce the Florida Building Code required by this part on all public or private buildings, structures, and facilities, unless such responsibility has been delegated to another unit of government pursuant to s. [553.79](#)(9).

(a) Construction regulations relating to correctional facilities under the jurisdiction of the Department of Corrections and the Department of Juvenile Justice are to be enforced exclusively by those departments.

(b) Construction regulations relating to elevator equipment under the jurisdiction of the Bureau of Elevators of the Department of Business and Professional Regulation shall be enforced exclusively by that department.

(c) In addition to the requirements of s. [553.79](#) and this section, facilities subject to the provisions of chapter 395 and parts II and VIII of chapter 400 shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of chapter 395 and parts II and VIII of chapter 400 and the certification requirements of the Federal Government. Facilities subject to the provisions of part IV of chapter 400 may have facility plans reviewed and shall have construction surveyed by the state agency authorized to do so under the requirements of part IV of chapter 400 and the certification requirements of the Federal Government.

(d) Building plans approved under s. [553.77](#)(3) and state-approved manufactured buildings, including buildings manufactured and assembled offsite and not intended for habitation, such as lawn storage buildings and storage sheds, are exempt from local code enforcing agency plan reviews except for provisions of the code relating to erection, assembly, or construction at the site. Erection, assembly, and construction at the site are subject to local permitting and inspections. Lawn storage buildings and storage sheds bearing the insignia of approval of the department are not subject to s. [553.842](#). Such buildings that do not exceed 400 square feet may be delivered and installed without need of a contractor's or specialty license.

(e) Construction regulations governing public schools, state universities, and community colleges shall be enforced as provided in subsection (6).

(f) The Florida Building Code as it pertains to toll collection facilities under the jurisdiction of the turnpike enterprise of the Department of Transportation shall be enforced exclusively by the turnpike enterprise.

(g) Construction regulations relating to secure mental health treatment facilities under the jurisdiction of the Department of Children and Family Services shall be enforced exclusively by the department in conjunction with the Agency for Health Care Administration's review authority under paragraph (c).

The governing bodies of local governments may provide a schedule of fees, as authorized by s. [125.56](#)(2) or s. [166.222](#) and this section, for the enforcement of the provisions of this part. Such fees shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. The authority of state enforcing agencies to set fees for enforcement shall be derived from authority existing on July 1, 1998. However, nothing contained in this subsection shall operate to limit such agencies from adjusting their fee schedule in conformance with existing authority.

(2)(a) Any two or more counties or municipalities, or any combination thereof, may, in accordance with the provisions of chapter 163, governing interlocal agreements, form an enforcement district for the purpose of enforcing and administering the provisions of the Florida Building Code. Each district so formed shall be registered with the department on forms to be provided for that purpose. Nothing in this subsection shall be construed to supersede provisions of county charters which preempt municipal authorities respective to building codes.

(b) With respect to evaluation of design professionals' documents, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code and issue a permit, to reject design documents required by the code three or more times for failure to correct a code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose, each time after the third such review the plans are rejected for that code violation, a fee of four times the amount of the proportion of the permit fee attributed to plans review.

(c) With respect to inspections, if a local government finds it necessary, in order to enforce compliance with the Florida Building Code, to conduct any inspection after an initial inspection and one subsequent reinspection of any project or activity for the same code violation specifically and continuously noted in each rejection, including, but not limited to, egress, fire protection, structural stability, energy, accessibility, lighting, ventilation, electrical, mechanical, plumbing, and gas systems, or other requirements identified by rule of the Florida Building Commission adopted pursuant to chapter 120, the local government shall impose a fee of four times the amount of the fee imposed for the initial inspection or first reinspection, whichever is greater, for each such subsequent reinspection.

(3)(a) Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

(b)1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the Florida Building Code relating to:

a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet or the square footage of the primary structure, whichever is less.

b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.

c. Building and inspection fees.

2. However, the exemptions under subparagraph 1. do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.

3. Each code exemption, as defined in sub-subparagraphs 1.a., b., and c., shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

(4) When an enforcement district has been formed as provided herein, upon its registration with the department, it shall have the same authority and responsibility with respect to building codes as provided by this part for local governing bodies.

(5) State and regional agencies with special expertise in building code standards and licensing of contractors and design professionals shall provide support to local governments upon request.

(6) Notwithstanding any other law, state universities, community colleges, and public school districts shall be subject to enforcement of the Florida Building Code under this part.

(a)1. State universities, state community colleges, or public school districts shall conduct plan review and construction inspections to enforce building code compliance for their building projects that are subject to the Florida Building Code. These entities must use personnel or contract providers appropriately certified under part XII of

chapter 468 to perform the plan reviews and inspections required by the code. Under these arrangements, the entities are not subject to local government permitting requirements, plans review, and inspection fees. State universities, state community colleges, and public school districts are liable and responsible for all of their buildings, structures, and facilities. This paragraph does not limit the authority of the county, municipality, or code enforcement district to ensure that buildings, structures, and facilities owned by these entities comply with the Florida Building Code or to limit the authority and responsibility of the fire official to conduct firesafety inspections under chapter 633.

2. In order to enforce building code compliance independent of a county or municipality, a state university, community college, or public school district may create a board of adjustment and appeal to which a substantially affected party may appeal an interpretation of the Florida Building Code which relates to a specific project. The decisions of this board, or, in its absence, the decision of the building code administrator, may be reviewed under s. [553.775](#).

(b) If a state university, state community college, or public school district elects to use a local government's code enforcement offices:

1. Fees charged by counties and municipalities for enforcement of the Florida Building Code on buildings, structures, and facilities of state universities, state colleges, and public school districts may not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

2. Counties and municipalities shall expedite building construction permitting, building plans review, and inspections of projects of state universities, state community colleges, and public school districts that are subject to the Florida Building Code according to guidelines established by the Florida Building Commission.

3. A party substantially affected by an interpretation of the Florida Building Code by the local government's code enforcement offices may appeal the interpretation to the local government's board of adjustment and appeal or to the commission under s. [553.775](#) if no local board exists. The decision of a local board is reviewable in accordance with s. [553.775](#).

(c) The Florida Building Commission and code enforcement jurisdictions shall consider balancing code criteria and enforcement to unique functions, where they occur, of research institutions by application of performance criteria in lieu of prescriptive criteria.

(d) School boards, community college boards, and state universities may use annual facility maintenance permits to facilitate routine maintenance, emergency repairs, building refurbishment, and minor renovations of systems or equipment. The amount expended for maintenance projects may not exceed \$200,000 per project. A facility maintenance permit is valid for 1 year. A detailed log of alterations and inspections must be maintained and annually submitted to the building official. The building official retains the right to make inspections at the facility site as he or she considers necessary. Code compliance must be provided upon notification by the building official. If a pattern of code violations is found, the building official may withhold the issuance of future annual facility maintenance permits.

This part may not be construed to authorize counties, municipalities, or code enforcement districts to conduct any permitting, plans review, or inspections not covered by the Florida Building Code. Any actions by counties or municipalities not in compliance with this part may be appealed to the Florida Building Commission. The commission, upon a determination that actions not in compliance with this part have delayed permitting or construction, may suspend the authority of a county, municipality, or code enforcement district to enforce the Florida Building Code on the buildings, structures, or facilities of a state university, state community college, or public school district and provide for code enforcement at the expense of the state university, state community college, or public school district.

(7) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. [125.56](#)(2) or s. [166.222](#) and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, shall be used solely for carrying out the local government's responsibilities in enforcing the Florida Building Code. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees,

and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances shall be carried forward to future years for allowable activities or shall be refunded at the discretion of the local government. The basis for a fee structure for allowable activities shall relate to the level of service provided by the local government and shall include consideration for refunding fees due to reduced services based on services provided as prescribed by s. [553.791](#), but not provided by the local government. Fees charged shall be consistently applied.

(a) As used in this subsection, the phrase “enforcing the Florida Building Code” includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.

(b) The following activities may not be funded with fees adopted for enforcing the Florida Building Code:

1. Planning and zoning or other general government activities.
2. Inspections of public buildings for a reduced fee or no fee.
3. **Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.**
4. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code as defined in paragraph (a).

(c) A local government shall use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in paragraph (a).

(8) The Department of Agriculture and Consumer Services is not subject to local government permitting requirements, plan review, or inspection fees for agricultural structures, such as equipment storage sheds and pole barns that are not used by the public.

History.—s. 11, ch. 74-167; s. 3, ch. 75-111; s. 5, ch. 77-365; s. 3, ch. 85-97; s. 805, ch. 97-103; ss. 50, 51, ch. 98-287; ss. 85, 86, ch. 2000-141; ss. 34, 35, ch. 2001-186; ss. 3, 4, ch. 2001-372; s. 87, ch. 2002-1; s. 27, ch. 2002-20; s. 12, ch. 2005-147; s. 64, ch. 2006-1; s. 15, ch. 2008-191; s. 37, ch. 2010-176.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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STAFF REPORT
Case 2019-0175
City of Fernandina Beach Code Enforcement & Appeals Board
August 1, 2019

Violation Information

Owner Jessup Properties
24409 Moss Creek Lane
Ponte Vedra, Florida 32082

Violation City of Fernandina Beach – Code Of Ordinances, Section 42-117, Exterior Structure (Maintenance) & Section 42-116, Duty To Maintain Property.

Location: 11 South 7th Street, Fernandina Beach, Florida 32034

Summary and Background Information

April 24, 2019, During a proactive sweep I observed the Thompson House and Lu Lu's needed to have the yard and surrounding area cut and cleaned up. The main house has rotten wood on the exterior in multiple places (fascia, soffit, siding, porch ceiling, hand rails, window trim, door and trim and trim in general). All of these areas need to be addressed and repaired. All peeling paint will need to be scraped, sealed, and painted. It was noted all work had to have a HDC COA. I recorded a photo of the violations and the notice of visit.

May 28, 2019, 2nd inspection was performed where there was no change to the original violations.

May 30, 2019, I mailed out a NOV/NOH letter via certified mail to the owner. The signature card was returned with a signature. The owner was given until 6/30/19 to come into compliance or appear before the CEAB on 8/1/19.

July 24, 2019, Pre-agenda inspection was performed and the property is still in violation of 42-116 & 42-117.

Conclusion:

In October 2018 Michelle Forstrom and I met with the owners of this property because we had received a complaint about this property unrelated to this case. The owners were excited and explained there plans for the house and restaurant and were on a fast track on getting it done. And then all of a sudden all work had stopped and nothing else was done. From that point on we did not have any communication with the owners. The property started to run down and decline and started the first phases of demo by neglect.

Recommendation:

The City recommends a fine of \$ 150.00 a day per 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
11 South 7th Street
As of 8/1/19
CODE CASE #2019-0175**

STAFF PERSONNEL OR ITEMS

	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Manager	1	\$25.24	\$25.24
George Wells, Code Compliance Officers	4.5	\$21.63	\$97.34
Katie Newton, Board Secretary/Legal Assistant	1	\$23.40	\$23.40
Tammi Bach, City Attorney	0.5	\$68.64	\$34.32
Gayle Murray	0.5	\$13.00	\$6.50
 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

\$204.00

****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 30, 2019

Case Number: CODE-2019-0175

Cert. #: 7016 1370 0001 9997 8176

IN THE MATTER OF:

Jessup Properties
24409 Moss Creek Lane
Ponte Vedra, Florida 32082

PREMISES: 11 S 7TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 37 LOT 7 IN OR 2202/409 ESMT PT OR 1547/1328

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:

- | | | |
|---------------|--|---------------------|
| 42-116 | Duty to Maintain Property | |
| | Cut and/or clean up property | By 6/30/2019 |
| 42-117 | Exterior Structure (Maintenance) | |
| | Repair all exterior wood trim that is rotten. Scrape and paint all peeling paint areas. Need to get a HDC COA before commencing work. | By 6/30/2019 |

(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: August 1, 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).

A handwritten signature in blue ink, appearing to read "George Wells", is written over a faint, larger blue signature that is partially obscured.

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:

Jessup Properties, Inc
24409 Moss Creek Ln
Ponte Vedra, FL 32082



9590 9402 3035 7124 1634 70

2. Article Number (Transfer from service label)

7016 1370 0001 9997 8176

PS Form 3811, July 2015 PSN 7500-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

\$

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

- ☒ Return Receipt (hardcopy) \$ 3.45
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☒ Adult Signature Required \$ 2.75
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. #

City, State, ZIP+

Jessup Properties, Inc
24409 Moss Creek Ln
Ponte Vedra, FL 32082

PS Form 3800, July 2015 PSN 7500-02-000-9000

7016 1370 0001 9997 8176



7.24.2019 14:08



4.24.2019 14:03



7.24.2019 11:52



4.24.2019 14:09



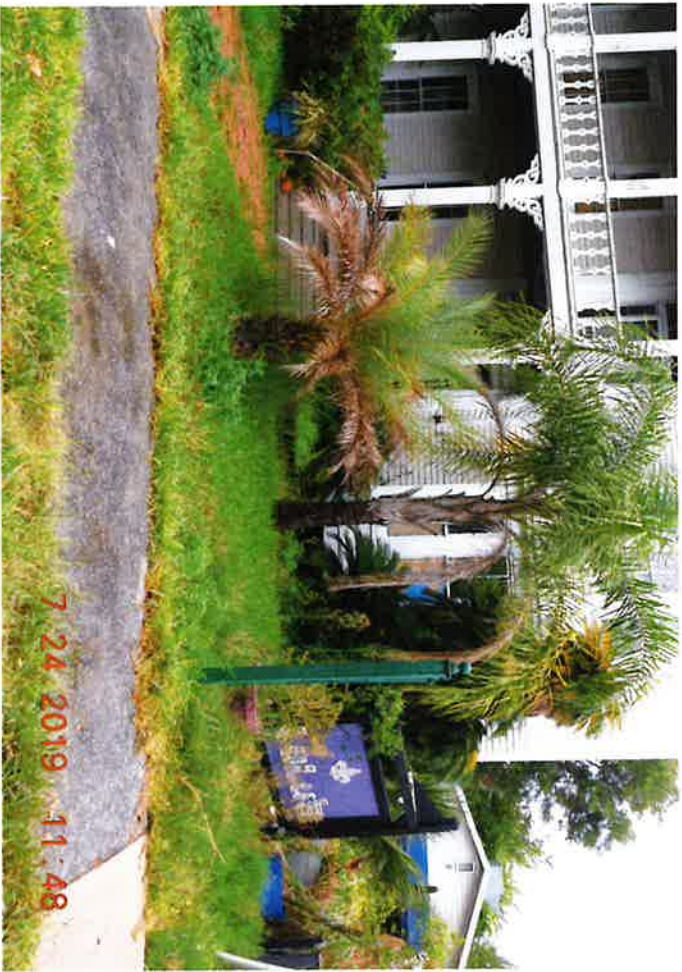












7/24/2019 11:48

STAFF REPORT
Case 2019-0195
City of Fernandina Beach Code Enforcement & Appeals Board
August 1, 2019

Violation Information

Owner Nancy Starr
404 S. 11th 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: 404 S. 11th Street, Fernandina Beach, Florida 32034

Summary and Background Information

May 2, 2019, during a proactive sweep I observed a Dodge Neon parked in front of this house with an expired tag. I left a notice of visit on the front door giving the occupant ten (10) to correct the violation. I recorded a photo of the violation and the notice of visit.

May 13, 2019, The 2nd inspection was performed where there was no change to the original violation.

May 30, 2019, I mailed out a NOV/NOH letter via certified mail to the owner. The return receipt card was returned signed. The owner was given until June 13, 2019 to come into compliance or appear before the CEAB on 8/01/19.

June 17, 2019, The NOV/NOH inspection was performed and no change to original violation was noted.

July 24, 2019, The pre-agenda inspection was performed and the vehicle was still in violation with an expired tag.

Conclusion: The owner of this property has not made any contact with our office about this case. We called and left a message for the tenant to call code enforcement but have not received a call back.

Recommendation

The City recommends a fine of \$ 50.00 a 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
404 S 11th St
As of 8/1/19
CODE CASE #2019-0195**

<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	\$25.24	\$25.24
George Wells, Code Enforcement Officer	4.5	\$21.63	\$97.34
Katie Newton, Board Secretary/Legal Assistant	1	\$23.40	\$23.40
Tammi Bach, City Attorney	0.5	\$68.64	\$34.32
Gayle Murray, Staff Assistant	0.5	\$13.00	\$6.50
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

\$204.00

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



CITY OF FERNANDINA BEACH

Code Enforcement Department

George Wells

Code Enforcement Officer

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

June 3, 2019

Case Number: CODE-2019-0195

Cert. #: 7016 1370 0001 9997 8190

IN THE MATTER OF:

Nancy Starr
404 S 11th ST
Fernandina Beach, FL 32034

PREMISES: 404 S 11TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 215
LOT S1/2 OF A OF 1 OR 2091/1217 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:

**42-173 Wrecked or inoperable motor vehicles on private property
declared a nuisance and prohibited; exceptions
Vehicle needs current tag.**

By 6/13/2019

(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: August 1, 2019

TIME: 5:30 PM

LOCATION: City Commission Chambers, 204 Ash St

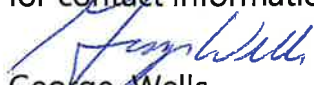
YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

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.

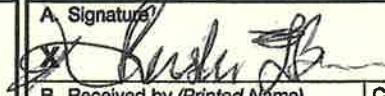
If you have any questions, please feel free to contact me (please see my attached business card for contact information).



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.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature:  ☐ Agent ☐ Addressee	
1. Article Addressed to: Nancy Starr 404 S 11th St Fernandina Beach, FL 32304		B. Received by (Printed Name): _____ C. Date of Delivery: _____	
2. Article Addressed to: Nancy Starr 404 S 11th St Fernandina Beach, FL 32304		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 3035 7124 1626 02 7016 1370 0001 9997 8190		(over \$500)	

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 fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 3.45
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ 2.75
☐ Adult Signature Restricted Delivery	\$
Postage	
\$ 1.50	
Total Postage and Fees	
\$ 6.70	
Sent To	
Street and Apt. No.	
City, State, ZIP+4	
Nancy Starr 404 S 11th St Fernandina Beach, FL 32304	
PS Form 3800, April 2014 PSN 7530-02-000-9053	

Code Font

Postmark Here

USPS-32304

In Pursuit of Health, Safety & Quality of Community



**CITY OF FERNANDINA BEACH
CODE ENFORCEMENT**

204 Ash Street

(904) 310-3442

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

NOTICE OF VISIT

Address:

404 S 11th St

Date:

5-2-19

Time: 1:19

AM ☒ PM ☐

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

REASON FOR VISIT:

City to Maintain Property

Exterior Structure (Maintenance)

Repair

Component Serviceability

45-118

Rubbish and Garbage

Pest Elimination

45-119

Visual Obstruction and Land Maintenance

45-280

Swimming Pools (Maintenance)

45-282

Water and Electric Service

45-287

Recreational Vehicle, Heavy Trailer or Trailer Solution

45-288

Removal or Altering of Property Structure or a Side or Rear Yard

45-289

Accessibility of Driveways and Bicycle Connections

45-290

No Visible Address Numbers

45-291

Violations of any other city ordinance or provision of the Code of Ordinances

45-292

Other:

45-293

Please contact George Wells, Code Compliance Officer at (904) 310-3442 or at gwells@fbfl.city, within 5 Days of this notice, by 5/7/2019 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:

Code Compliance Officer

2.2019 13:21



5.2.2019 13:20

404

5.2.2019 13:20

STAFF REPORT
Case 2019-0197
City of Fernandina Beach Code Enforcement & Appeals Board
August 1, 2019

Violation Information

Owner Willie & Paula Evans
810 South 11th 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 & Section 42-116, Duty To Maintain Property.

Location: 810 South 11th Street, Fernandina Beach, Florida 32034

Summary and Background Information

May 2, 2019, During a proactive sweep I observed a van parked on the front driveway with flat tires. The yard was overgrown and was in need to be cut and cleaned up. I left a notice of visit on the front door giving the occupant ten (10) days to correct the violations. I recorded a photo of the violations and the notice of visit.

May 13, 2019, 2nd inspection was performed where there was no change to the original violations.

June 03, 2019, I mailed out a NOV/NOH letter via certified mail to the owner. The certified letter was returned to sender unclaimed.

July 15, 2019, 2nd NOV/NOH letter was hand delivered and posted on the front door of this residence. I took a photo of the posting. An affidavit of service was filled out and notarized.

July 25, 2019, Pre-agenda inspection was performed and the property is still in violation of 42-173 & 42-116.

Conclusion:

The owner of this property has not made any contact with our office about this case.

Recommendation:

The City recommends a fine of \$ 50.00 a day per 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
810 South 11th St
As of 8/1/19
CODE CASE #2019-0197

<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	\$25.24	\$25.24
George Wells, Code Enforcement Officer	4.5	\$21.63	\$97.34
Katie Newton, Board Secretary/Legal Assistant	1	\$23.40	\$23.40
Tammi Bach, City Attorney	0.5	\$68.64	\$34.32
Gayle Murray, Staff Assistant	0.5	\$13.00	\$6.50
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

\$204.00

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



CODE ENFORCEMENT & APPEALS BOARD

2ND NOTICE OF VIOLATION/NOTICE OF HEARING

July 15, 2019

Case Number: CODE-2019-0197

PROPERTY POSTED

IN THE MATTER OF:

Willie & Paula Evans
810 S 11th St.
Fernandina Beach, FL 32034

PREMISES: 810 S 11TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 213 PT OF LOT 1 (S-6) IN OR 941/1374 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:

- | | | |
|---------------|--|---------------------|
| 42-173 | Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited; exceptions | |
| | Vehicle needs current tag/tires need to be inflated. | By 7/25/2019 |
| 42-116 | Duty to Maintain Property | |
| | Cut and/or clean up property | By 7/25/2019 |

(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: August 1, 2019

TIME: 5:30 PM

LOCATION: City Commission Chambers, 204 Ash St
204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3442 • TDD/TTY 711
www.fbfl.us/Code
Equal Opportunity Employer

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: 2019-0197

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 15th Day of July, 2019, at 11:28 A.M., I posted a Notice of Violation/Notice of Hearing letter for **Case 2019-0197, Evans, Willie B. & Paula, at 810 South 11th St., Fernandina Beach, FL 32034** to Willie B. & Paula Evans, 810 S. 11th St., Fernandina Beach, FL 32034.

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____

George Wells

(Printed name of Code Compliance Officer)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 15th day of July, 2019.

(SEAL)



Signature: _____

Gayle Murray

(Printed name of Notary)



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

June 3, 2019

Case Number: CODE-2019-0197

Cert. #: 7016 1370 0001 9997 8220

IN THE MATTER OF:

Willie & Paula Evans
810 S 11th ST
Fernandina Beach, FL 32034

PREMISES: 810 S 11TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 213 PT OF LOT 1 (S-6) IN OR 941/1374 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:

- | | | |
|---------------|--|---------------------|
| 42-173 | Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited; exceptions | |
| | Vehicle needs current tag/tires need to be inflated. | By 6/13/2019 |
| 42-116 | Duty to Maintain Property | |
| | Cut and/or clean up property | By 6/13/2019 |

(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: August 1, 2019

TIME: 5:30 PM

LOCATION: City Commission Chambers, 204 Ash St
204 Ash Street • Fernandina Beach, FL 32034 • (904) 310-3442 • TDD/TTY 711
www.fbfl.us/Code
Equal Opportunity Employer

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.

Is Parents of Health, Safety & Quality of Community



**CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 Ash Street
(904) 310-3442**

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

NOTICE OF VISIT

Date: 5-2-19 Time: 1:30 AM ^{PM}

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

REASON FOR VISIT:

☒ Dog on Muttant Property

CODE #

Exterior Structure (Maintenance)

42-116

Component Serviceability

42-117

Roofing and Gutters

42-118

Pest Elimination

42-119

Vehicle Structures and Land (Maintenance)

42-120

Swimming Pools (Maintenance)

42-121

Water and Electric Service

42-122

Motorized Vehicle, Boat, Trailer or Similar Vehicle

42-123

Removal or short to a proper situation of its side or rear yard

42-124

Assembly of Garages and Recreational Vehicles

42-125

No Vehicle Address Numbers

60-141

Vehicle and/or equipment on public property, abandoned or inoperative and prohibited - remove, repair, or transfer vehicle & equipment (42-126)

42-126

Please contact George Wells, Code Compliance Officer at (904) 310-3442 or at gwells@fbfl.city, within 10 days of this notice, by 5-12 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: Cut all high grass & weeds

Gene Van on property has flat

Wells

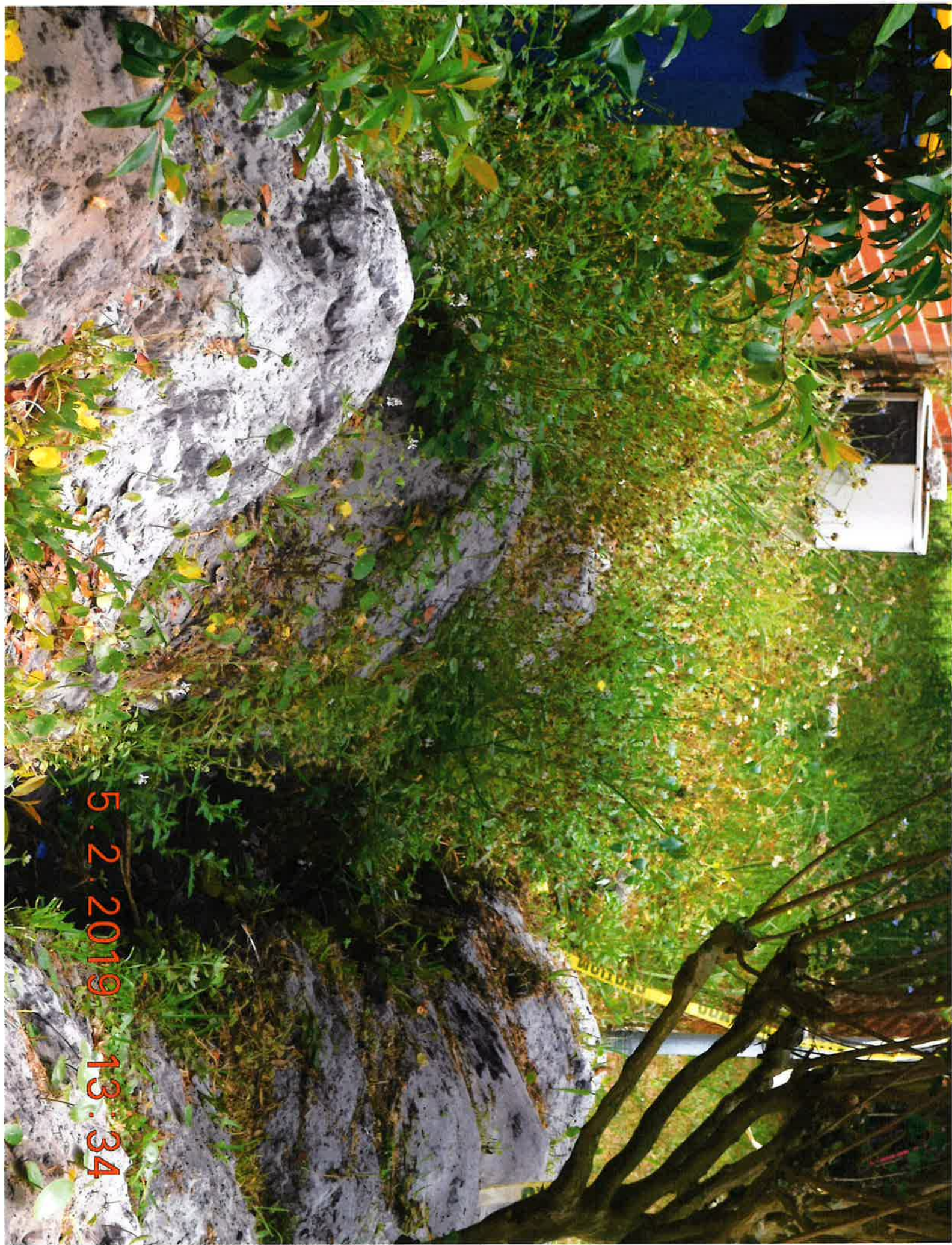
Code Compliance Officer

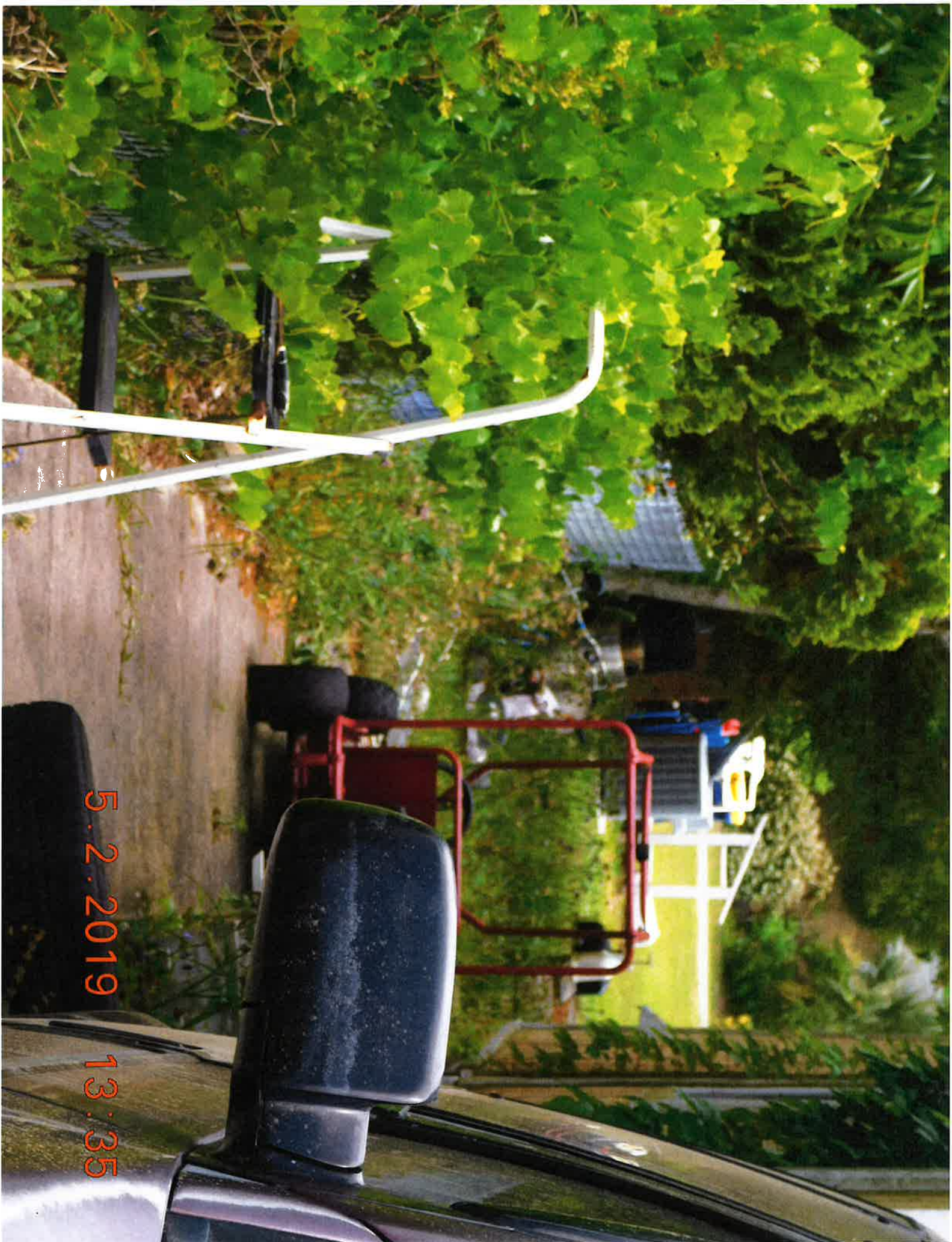
5.2.2019 13:35



5.2.2019 13:34

5.2.2019 13:34





5.2.2019 13:35



Code Enforcement Department

Code Enforcement Officer

CODE ENFORCEMENT & APPEALS BOARD

2ND NOTICE OF VIOLATION/NOTICE OF HEARING

July 15, 2019

Case Number: CODE-2019-0197

PROPERTY POSTED

IN THE MATTER OF:

Willie & Paula Evans
810 S 11th St.
Fernandina Beach, FL 32034

PREMISES: 810 S 11TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 213 PT OF LOT 1 (S-6) IN OR 941/1374 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:

42-173	Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited; exceptions	By 7/25/2019
42-116	Vehicle needs current tag/tires need to be inflated.	By 7/25/2019
	Duty to Maintain Property	
	Cut and/or clean up property	By 7/25/2019

(These can be found on the City's website: www.fbi.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:
TIME:
LOCATION:

August 1, 2019
5:30 PM

City Commission Chambers, 204 Ash St
404 Ash Street • Fernandina Beach, FL 32034 • (904) 350-3440 • TDD: 111-711

www.fbi.us/code
Equal Opportunity Employer

7.15.2019 11:28

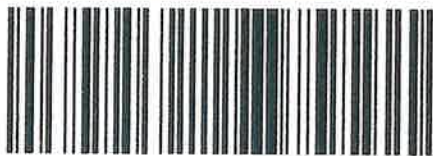


7.15.2019 11:28



7:15:2019 11:29

CERTIFIED MAIL



7016 1370 0001 9997 8220

Hasler

06/03/2019

US POSTAGE \$006.70⁰⁰



ZIP 32034
011D11650330

Willie & Paula Evans
810 S. 11th St
Fernandina Beach, FL 32034

6/9
6/19

NIXIE B22 DE 1 0000/26/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

EC: 320344250004 *2737-03164-26-19

320344250

U.S. Postal ServiceTM
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 as appropriate)

☐ Return Receipt (hardcopy)

\$ 3.45

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

PS Form 380

Willie & Paula Evans
810 S. 11th St
Fernandina Beach, FL 32034

7016 1370 0001 9997 8220

STAFF REPORT
Case 2019-0238
City of Fernandina Beach Code Enforcement & Appeals Board
August 1, 2019

Violation Information

Owner Mary Bowman
1622 Highland 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: 1622 Highland Street, Fernandina Beach, Florida 32034

Summary and Background Information

May 22, 2019, during a proactive sweep I observed an inoperable vehicle parked in front of this house without the tires and up on jack stands with an expired tag. I spoke with the lady occupant about the vehicle, giving her a notice of visit with ten (10) days to correct the violation. The occupant explained that the vehicle was in this condition to keep her sibling from driving this vehicle. I explained that other arrangements would have to be made because as the vehicle sat it was in violation.

June 03, 2019, The 2nd inspection was performed where there was no change to the original violation.

June 03, 2019, I mailed out a NOV/NOH letter via certified mail to the owner. The return receipt card was returned signed. The owner was given until June 14, 2019 to come into compliance or appear before the CEAB on 8/01/19.

June 17, 2019, The NOV/NOH inspection was performed and the tires are back on the vehicle but the vehicle is still inoperable because it is still on jack stands and the tag is still expired.

July 24, 2019, The pre-agenda inspection was performed and the vehicle is still in violation. I recorded photos of the violation.

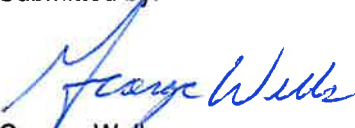
Conclusion:

No further contact has been made with the owner other than the original conversation I had with the owner of this property.

Recommendation:

The City recommends a fine of \$ 50.00 a 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
1622 Highland St
As of 8/1/19
CODE CASE #2019-0238**

<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	\$25.24	\$25.24
George Wells, Code Compliance Officers	4.5	\$21.63	\$97.34
Katie Newton, Board Secretary/Legal Assistant	1	\$23.40	\$23.40
Tammi Bach, City Attorney	0.5	\$68.64	\$34.32
Gayle Murray	0.5	\$13.00	\$6.50
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

\$204.00

****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

June 4, 2019

Case Number: CODE-2019-0238

Cert. #: 7016 1370 0001 9997 8244

IN THE MATTER OF:

Mary Bowman
1622 Highland St.
Fernandina Beach, FL 32034

PREMISES: 1622 HIGHLAND ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK J LOT W1/2 OF 2 IN OR 716/1179 ATLANTIC HIGHLANDS SUB

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:

**42-173 Wrecked or inoperable motor vehicles on private property
declared a nuisance and prohibited.**

**The vehicle on the jack stands need to be removed off of By 6/14/2019
the stands along with being operable with a current license
tag.**

(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: August 1, 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.



7.24.2019 12:02

MYFLORIDA.COM
282 RMU
NASSAU

11-18

7.24.2019 12:02

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature * <i>MDBowman</i> B. Received by (Printed Name) <i>MDBOWMAN</i> C. Date of Delivery <i>6-5-19</i> D. Is delivery address different from item 1? ☐ Yes Yes, enter delivery address below: ☐ No	
1. Article Addressed to: Mary Donn Bowman 1622 Highland St Fernandina Beach, FL 32034 9590 9402 3035 7124 1626 57		RECEIVED JUN 10 2019 CODE ENFORCEMENT FERNANDINA BEACH, FLORIDA	
2. Article Number (Transfer from...) 7016 1370 0001 9997 8244		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

Domestic Return Receipt

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

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

7016 1370 0001 9997 8244

OFFICIAL USE

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$ 3.45

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$ 2.75

☐ Adult Signature Restricted Delivery \$

Postage \$ 50

Total Postage and Fees \$ 66.70

Sent To

Street and Apt. No.

City, State, ZIP+4®

Mary Donn Bowman
1622 Highland St
Fernandina Beach, FL 32034

Postmark Here

USPS-32034

PS Form 3800, April 2013

STAFF REPORT
Case 2019-0270
City of Fernandina Beach Code Enforcement & Appeals Board
August 1, 2019

Violation Information

Owner United States Of America
971 West Duval Street STE 190
Lake City, Florida 32055

Violation City of Fernandina Beach – Code Of Ordinances, Section 42-116 – Duty To Maintain Property.

Location: 314 South 13th Street, Fernandina Beach, Florida 32034

Summary and Background Information

June 24, 2019, During a proactive sweep I observed the yard at this address needed to be cut and cleaned up. I left a notice of visit on the front door giving the occupant ten (10) days to correct the violation. I took a photo of the violation and the notice of visit. Since the property is vacant I decided to send a NOV/NOH letter to the owner.

June 24, 2019, Upon returning to the office I mailed out a certified NOV/NOH letter to the new owner. The return receipt card came back with a signature. The new owner was given until 7/5/19 to come into compliance or appear before the CEAB on 8/1/19.

July 08, 2019, The NOV/NOH inspection was performed where there was no change to the original violation.

July 24, 2019, The pre-agenda inspection was performed and the property is still in violation.

Conclusion:

I do not know a lot about this property other than the government has taken over this property.

Recommendation:

The City recommends a fine of \$ 50.00 a 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
314 S. 13th St
As of 8/1/19
CODE CASE #2019-0027

<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	\$25.44	\$25.44
George Wells, Code Compliance Officer	4	\$21.63	\$86.52
Katie Newton, Board Secretary/Legal Assistant	1	\$23.40	\$23.40
Tammi Bach, City Attorney	1	\$68.64	\$68.64
Gayle Murray, Code Enforcement Staff Assistant	1	\$13.00	\$13.00
Record Findings of Facts with the Clerk of Circuit Court of Nassau County		\$10.00	\$0.00
Certified letters mailed	1	\$6.70	\$6.70
First Class letters mailed	1	\$0.50	<u>\$0.50</u>

TOTAL ADMINISTRATIVE FEES DUE

\$224.20

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



CITY OF FERNANDINA BEACH

Code Enforcement Department

George Wells

Code Enforcement Officer

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

June 24, 2019

Case Number: CODE-2019-0270

Cert. #: 7016 1370 0001 9997 8688

IN THE MATTER OF:

United States Of America
971 W Duval ST STE 190
Lake City, FL 32055

PREMISES: 314 S 13TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 2 IN OR 747/495 SHADY WOOD PB 5/277

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:

42-116 Duty to Maintain Property
Cut and/or clean up property

By 7/5/2019

(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: August 1, 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.



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 Ash Street
(904) 310-3442
gwells@fbcity www.fbci.us/Civic

Address: 314 **NOTICE OF VISIT**
Date: 6-24-19 Time: 10:00 AM PM

THIS IS TO SERVE AS A WARNING THAT YOU MAY BE IN VIOLATION OF THE FOLLOWING CITY ORDINANCES:

REASON FOR VISIT:

☒ Due to Malicious Property

Exterior Structure (Performance)

Repair

CODE #

4-2-10

4-2-12

Competition Signage

4-2-18

Rubbish and Garbage

4-2-19

Pest Infestation

4-2-20

Vacant Structures and Land (Maintenance)

4-2-21

Settling Pools (Maintenance)

4-2-22

Water and Electric Service

4-2-23

Recreational Vehicle, House, Trailer or Similar Vehicle

7-01-05, 11-02

Removal or store in a proper structure or in site or rear yard

6-6-14

Accessibility of Garbage and Recycle Containers

6-6-14

No Visible Address Numbers

16-1 & 7-01-02, 1-02

Worked or inoperable motor vehicles on private property, defunct, a nuisance and prohibited - remove, repair, or register vehicle & put vehicle tags on it

4-2-15

Other

Please contact George Wells, Code Compliance Officer at (904) 310-3442 or at gwells@fbcity, within 10 Days of this notice, by 7-5, 2019 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:

Cut all high grass
+ weeds

Code Compliance Officer

6

24.2019 10:02

6.24.2019 10:01



314

6.24.2019 10:01

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:

United States of America
971 W Duval St . Ste 190
Lake City, FL 32055



9590 9402 3035 7124 1628 62

2. Article Number (Transfer from service label)

7016 1370 0001 9997 8688

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Caldwell

C. Date of Delivery

7-1-19

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

3. Service Type

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

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

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

Domestic Return Receipt

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

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

Certified Mail Fee

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

- ☒ Return Receipt (hardcopy) \$ 3.45
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☒ Adult Signature Required \$ 2.75
- ☐ Adult Signature Restricted Delivery \$

Postage

\$.50

Total Postage on

\$ 6.70

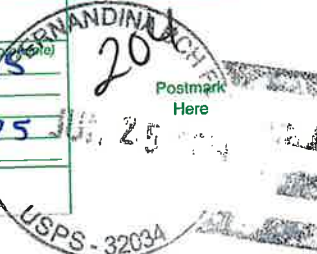
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 7-15

United States of America
971 W Duval St . Ste 190
Lake City, FL 32055



7016 1370 0001 9997 8688