



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
DECEMBER 2, 2021
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. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes from the November 4, 2021, Regular hearing are presented for approval.

4. OLD BUSINESS

4.1 **DAVIS-TAYLOR, CECILIA, 112 S 9TH ST., CASE 2020-0240.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure Maintenance. *Owner to provide the board with update on case.*

4.2 **LORE, PAUL A. & MAESTRE, RUTH E., 11 S 7TH ST., CASE 2021-0073.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure Maintenance. *Owner to provide the board with update on case.*

5. NEW BUSINESS

5.1 **RUSSELL, ANGELA, 311 N 11TH ST., CASE 2021-0473** 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.*

6. BOARD BUSINESS

7. ADJOURNMENT

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

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

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



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
NOVEMBER 4, 2021
5:30 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

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

The meeting was called to order at 5:30?

Members Present:

Chair Adam Kaufman
Vice Chair Nicole Kresse
Member Buddy Boyd
Member Cindy Crow
Member Gail Shults
Member Bernard Thompson
Member Andy Fotiades

Members Absent: Travis Young (Alt 1)

Staff Present:

Crystal Turner (Board Secretary)
Katie Newton (Legal Assistant)
Tammi Bach (City Attorney)
George Wells (Code Enforcement Officer)
Michelle Forstrom (Code Enforcement Director)
Brian Armstrong (Systems Administrator)
Sal Cumella (Sr. Planner Preservation)

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

- 3.1 Chair Kaufman asked the Board if everyone has had a chance to look over the minutes from the meeting on October 7th and if there were any corrections or additions. He inquired about a motion to accept the minutes.

According to the agenda support documents, the minutes for the October 7, 2021, regular hearing were presented for approval. **A motion was made by Member Thompson, seconded by Vice Chair Kresse. The motion passed unanimously.**

4. OLD BUSINESS

***Not on the agenda:**

Case 2021-0073 Paul Lore & Ruth Maestre, 11 S 7th St. “Thompson House” Update from owner:

Paul Lore was unable to attend the last hearing, but came to speak to the Board. He does not believe that six months will be enough time to complete the exterior maintenance on the home. He noted that the paint work is going to be completed by the owners, the exterior of the home is going to be completely redone. Mr. Lore’s time and financial investment are imperative and wanted to see if changes could be made by the board at this hearing. Chair Kaufman explained that this was not on the agenda, changes cannot be made from a previous hearing. The board gave them until April and the ruling of the board remains the same.

5. NEW BUSINESS

Changes in agenda: Ms. Forstrom explained that Item 5.2 was removed from the agenda.

Chair Kaufman requested Attorney Tammi Bach describe the quasi-judicial hearing process.

Ms. Bach said the two cases are to be heard under a quasi- judicial hearing; explanation of process was announced.

Chair Kaufman asked if any member of the Board had ex parte communications for any case before them; none did. Board Secretary Turner swore in witnesses and staff.

5.1 RACHRIDGE LLC., 117 CENTRE ST., CASE 2020-0442. Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 - Exterior Structure (Maintenance): Land Development Code 8.03.03. *Requesting Board determination of the case.*

Michelle Forstrom, Code Enforcement Director, presented the case on behalf of the City of Fernandina. She would like to make a note that violations that did exist 11.00.05 & 22-105.1 were removed, and staff was only presenting the violation of 42-117 (G) at this hearing.

Ms. Forstrom presented a timeline on the case. On May 9, 2017, the City’s Historic Preservation Planner, Sal Cumella, was notified that the cornice centerpiece on the building was missing. He reached out to the General Manager of the Palace and was told it was removed before Shrimp Festival to avoid liability. Assurance was made that it would be repaired and reinstalled. On July 6, 2017, HDC certificate of approval was issued to paint the building. When it was painted, a damaged portion of the cornice was painted over without the reinstallation of the cornice centerpiece. On September 21, 2020, Anthony DiBuono and Benjamin Morrison appeared before the Technical Review Committee to discuss the northern part of the property and 30 days were given for compliance. On October 24, 2020, Benjamin Morrison explained they were working towards compliance and a 30-day extension was granted. On January 26, 2021, Ms. Forstrom again reached out to Mr. Morrison. On January 29th, 2021, Mr. Morrison followed up with her and stated that fencing, surfacing, and ADA compliance were all priorities of the Palace to bring that property into compliance, with no mention of the cornice violation. On May 12, 2021, Mr. Cumella addressed the cornice centerpiece with Mr. Morrison. Mr. Cumella also suggested that this would be a suitable candidate to receive the \$5,000 PRAG grant since this was such a notable building. On June 30, 2021, Mr. Cumella met with Mr. Morrison and a contractor to evaluate the cornice, where it was determined that removal of top half of cornice and replacement with a replica would be the best course of action. Ms. Forstrom spoke with Mr. Morrison a few times after, and finally sent out a notice of violation/ notice of hearing letter on September 14, 2021, giving them until October 14, 2021, to bring the property into compliance. On October 16, 2021, she received an email from Anthony DiBuono, Ms. Forstrom read the rest of the email correspondence from the Palace and their representatives. The City’s recommendation is for administrative fees charged to the respondent and a \$100 fine per day beginning on January 4, 2022, if not in compliance by January 3, 2022, along with filing a lien on the property on April 18, 2022. Ms. Forstrom introduced her witness, Planner Sal Cumella, to make a statement.

Chair Kaufman inquired about the HDC and matrix in section 8.03.03 that only required staff approval. Mr. Cumella took the stand and stated he agreed with the statements made by Ms. Forstrom, and that there is nothing specific about cornices in the matrix. It is more than a repair, it is a full fabrication, and those type of projects would have to go before the Board. It could be heard at the January 2022 HDC meeting. Ms. Bach wanted to note that there is no way for a respondent to get compliance by January unless compliance is an application to the HDC. Chair Kaufman said that either way, for them to complete this they would have to go before the Historic District Council to make any changes.

The City submitted the staff reports, pictures, and evidence into record without objection

Benjamin Morrison, of Cotner and Associates, representing The Palace Saloon, spoke on behalf of the property owner. He commented on the City Staff doing an excellent job on summarizing where they are in this case. The timeline goes back into 2017, when the Palace was under different management. He did not realize this issue with cornice was happening until May 2021. Since finding out they researched on metal fabrication companies that are qualified in preservation. There have not been many well-known companies who can do this in the area. A company named Edwards Oriental gave an estimate of \$43,000 to remove the cornice, fabricate, powder coat, and reproduce a replica, more money than the owner of the Palace was initially expecting. They are looking now to see if another company may be qualified to do this job so they can get another quote for the work. They have found another company called "Rubin Ironworks" that is located out of Jacksonville. They do understand the case is not going away, but they are hoping for reasonable time and a hold on the fines and fees so they can come into compliance. Once the process is chosen to work with, they will have to produce specific details about removing the existing cornice, while making plans with the historic preservation and looking over any safety issues and the City's streets department. They will need a crane to remove the cornice then the company will need time to fabricate it, powder coat it, then install it. Mr. Morrison has spoken for many contractors in the last few days, and he estimates 12 months to finalize this.

Member Crow asked if the company that provided the quote provided a timeline for how long this would take to complete. Mr. Morrison said no, they did not state how long they had in mind at this time. He is hoping that if the project takes longer than anticipated now, the owners or representatives of the Palace could return to the Code Enforcement Board to receive an extension. He does believe this can be finished within 12 months' time. Member Fotiades asked about the actual time of fabrication of the product. Mr. Morrison said he is not sure but would say 2-3 months.

Mr. Morrison stated that he and Mr. Cumella have spoken about the cast iron elements in the City. They came out of kits and part catalogs when they were being mass-produced. Mr. Cumella has tried researching this exact cornice to see if it could still be ordered and they think this could have been a specialty item made.

Member Crow asked Mr. Cumella if that was a reasonable timeframe. Mr. Cumella replied he just wants to get it repaired. It is a specialized project and with everyone being busy, it seems quite difficult. He would hate for it to get in worse shape than it already is and does feel like it's necessary to get the repairs completed within reason. He does believe this is a realistic period and sees no trouble getting it complete within a year's time.

Member Fotiades asked Mr. Cumella if there were safety issues involved. Mr. Cumella responded with he does not believe so, there are a lot of different things that are holding it together. The cornice is hollow where the centerpiece was located. Chair Kaufman asked if there were any more questions and closed the hearing. He proceeded to ask what the will of the board was.

Board Discussion

Member Boyd commented on a construction standpoint, he does not understand why it could not be removed now and 12 months is a long time for a contractor to be working on a project at \$40,000. Mr. Morrison said the hardest part about the project is not the project itself but having to go through the proper channels within the City's approval. Member Boyd was surprised nothing related to permitting or engineering had been done since 2017. Mr. Morrison responded that they were unaware of the issue until last May. Member Boyd would like to know how to hold the owner to a proper time frame. Mr. Morrison said a year would be plenty to hold them accountable. Chair Kaufman asked when the application to the Historic District Council will be made. Mr. Morrison said within 30 days, then 30 days to receive the documents and plans to submit to them thoroughly, and 60 Days before breaking ground. Member Crow asked Mr. Morrison if he must have everything completed and worked out with the vendor before presenting to HDC. Mr. Morrison said he thinks depending on who the fabricator is they could have a different procedure to complete it accurately. Member Boyd thinks they can give them 12 months if needed but if not completed by then, they should begin fines if a year rolls over. The Board discussed if there was any reason for the owners to provide a report back while the project is ongoing.

A motion was made by Member Crow and seconded by Member Thompson, finding them in violation of 42-117 (G); to assess administrative fees, and to give the respondent one year to come into compliance, and to assess fines of \$150 per day if not in compliance. The motion passed unanimously.

- 5.2 **JOHNSON, KEITH A., 409 S 12TH ST., CASE 2021-0369.** 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 and Section 78-84 (5) Stopping, standing, or parking prohibited in specified places- All vehicles must be currently tagged and registered. *Requesting Board determination of the case.*

This property came into compliance.

- 5.3 **HUFFMAN, HAL N. & LISA M., 421 S 4TH ST., CASE 2021-0464.** 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.*

Officer Wells made the presentation for the City and submitted documents and photos into the record. Officer Wells showed photos of the first time he observed the property and a picture of the property today. He began to present a timeline of the case. On September 28, 2021, he observed overgrown vacant lot. On September 29, 2021, a certified letter was sent to the owner, giving them until October 13, 2021, along with a date and time to appear before the Code Enforcement Board. On October 13, 2021, a notice of violation inspection was performed. October 15, 2021, the return receipt came to the office and showed proper service. On October 26, 2021, the pre-agenda inspection was performed, and the violation still exists. He concluded that the property remains overgrown and is in violation of Code 42-116. The owners have been properly notified. The City's recommendation is finding this property in violation of Code of Ordinances, Section 42-116, Duty to Maintain Property, give them ten additional days to correct the violation, by November 14, 2021, require all administration fees to be paid by the respondent, and assess a fine of \$50 per day beginning on November 15, 2021, if not in compliance, along with filing a lien on property by December 30, 2021.

Member Crow asked if Officer Wells had heard back from the respondents. Officer Wells responded that they have tried to telephone owners as well but the number on file has been disconnected. They live in Georgia. Member Crow asked about previous violations on this property. Officer Wells stated this violation has taken place this year. Member Boyd asked if the owner signed the return receipt card. Officer Wells explained that since COVID- 19, the post office handles mail receipts differently, but it

was returned as delivered to their address with good service.

Chair Kaufman opened Board discussion.

Member Boyd was ready to make a motion to find the property in violation and accept the City's recommendation.

A Motion was made by Member Boyd and seconded by Member Crow to accept the City's recommendation and find the property in violation of 42-116, Duty to Maintain Property, assess administrative fees, and if not in compliance by November 14, 2021, assess fines of \$50 per day. The motion passed unanimously.

6. BOARD BUSINESS

7. ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 6:41 pm.



City of Fernandina Beach
Code Enforcement and Appeals
Board

George “Chip” Wells

November 22, 2021

IN THE MATTER OF:

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

Case Number 2020-0240

Premises: 112 South 9th Street, Fernandina Beach, FL 32034

At the October 7, 2021, Code Enforcement and Appeals Regular Hearing, the Board heard the Case above and made the following motion **Case Number 2020-0240, to grant an extension of six months to come into compliance, and to request regular status updates at 60 days intervals from the property owner regarding the alleged violation of:**

42-117	Exterior Structure (Maintenance)	
	Repair or replace all damaged or rotten wood on the exterior of the house. Scrape, seal, and paint all peeling and unprotected wood on the exterior of the house. Obtain necessary COA and building permits as required.	

Please be advised that per the Board’s motion, a status report is requested for the Board’s consideration at the **December 2, 2021, Regular Hearing, held at 5:30 p.m. in City Commission Chambers.**

If the property is not in compliance on or before April 6, 2022, it may be referred to the Code Enforcement and Appeals Board for action at the date and time listed below.

Date: April 7, 2022

Time: 5:30 p.m.

Location: City Commission Chambers, 204 Ash Street

If you have any questions, please feel free to contact the Code Enforcement Department at (904) 310-3440.

George Wells,



City of Fernandina Beach
Code Enforcement and Appeals
Board

George “Chip” Wells
Code Enforcement Officer

November 22, 2021

IN THE MATTER OF:
RUTH E. MAESTRE & PAUL A. LORE (JT/RS)
11 S. 7th Street
Fernandina Beach, FL 32034

Case Number 2021-0073
Premises: 11 S. 7th Street, Fernandina Beach, FL 32034

At the October 7, 2021, Code Enforcement and Appeals Regular Hearing, the Board heard the Case above and made the following motion: **To postpone action on Case Number 2021-0073, to grant an extension of six months to come into compliance, and to request regular status updates at 60 days intervals from the property owner regarding the alleged violation of:**

42-117	Exterior Structure (Maintenance)	
	Repair or replace all rotten wood siding, fascia, soffit, porch ceilings, porch floors, handrails and balusters, all wood trim around windows and doors. Scrape, seal, and paint all peeling and unprotected wood. Obtain a COA from the HDC/Planning Dept. for all repairs and painting. Pull all permits required by the Building Dept.	

Please be advised that per the Board’s motion, a status report is requested for the Board’s consideration at the **December 2, 2021, Regular Hearing, held at 5:30 p.m. in City Commission Chambers.**

If the property is not in compliance on or before April 6, 2022, it may be referred to the Code Enforcement and Appeals Board for action at the date and time listed below.

(Note the date of the hearing has changed from previous letter)

Date: April 7, 2022

Time: 5:30 p.m.

Location: City Commission Chambers, 204 Ash Street

If you have any questions, please feel free to contact the Code Enforcement Department at (904) 310-3440.

George Wells,

STAFF REPORT
Case 2021-0473
City of Fernandina Beach Code Enforcement & Appeals Board
December 2, 2021

Violation Information

Owner	Angela Russell 311 N. 11 th 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. – Remove, repair, or register all vehicles on private property and affix current tags on them.
Location:	311 N. 11 th Street, Fernandina Beach, Florida 32034

Summary and Background Information

September 29, 2021 – I observed (2) two inoperable vehicles parked on and by the front driveway with either an expired tag or no tag at all. Each vehicle has several flat tires. I recorded photographs of the violation and I posted a Notice of Visit on the front door giving the respondent 10 days to correct the violations.

October 13, 2021 – A second inspection was performed confirming (1) vehicle had been removed, but one vehicle remained with no tag and flat tires.

October 18, 2021 – A certified NOV/NOH letter was mailed to the owner with a return receipt requested.

October 20, 2021 – The certified letter was delivered to the address and left with an Individual. Delivery signature was verified by the postman.

November 01, 2021 – I performed a NOV/NOH inspection which confirmed the property was still in violation of Code of Ordinances, Section 42-173.

November 22, 2021 – A pre-agenda inspection was performed confirming the property is still in violation of Code of Ordinances, Section 42-173. I knocked on the front door trying to communicate with the owner about compliance, but there was no answer at the door.

November 23, 2021 – I returned to the property early in the morning to try to catch Mrs. Russell at home. She answered the door telling me she was trying to get her daughter to have the remaining inoperable vehicle removed. I reminded her that the vehicle needed to be removed before the hearing on 12/02/21 @ 5:30 PM.

Conclusion.

This property is still in violation of Code of Ordinances, Section 42-173 with (1) one remaining inoperable vehicle parked by the front driveway with flat tires and no tag on it. We will proceed with this code case until compliance is achieved.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-173 Wrecked or inoperable motor vehicle on private property declared a nuisance and prohibited, allowing the Respondent (10) ten additional days to come into compliance by 12/12/2021. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$50.00 per day for the violation to begin on 12/13/2021 if not in compliance, with a lien placed on this property on 01/28/2022.

George Wells



Code Enforcement Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
311 N 11TH STREET
12/2/2021
CODE CASE #2021-0473**

<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	\$28.42	\$28.42
George Wells, Code Enforcement Officer	4.5	\$24.40	\$109.80
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$20.19	\$40.38
Tammi Bach, City Attorney	0.5	\$72.29	\$36.15
Katie Newton, Legal Assistant	0.5	\$27.16	\$13.58
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	1	\$6.98	\$6.98
First Class letters mailed	1	\$0.51	\$0.51

TOTAL ADMINISTRATIVE FEES DUE **\$259.32**

****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

Mr. George Wells
gwells@fbfl.org

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

October 18, 2021

Case Number: CODE-2021-0473

Cert. #: 7020 0090 0001 9419 7230

IN THE MATTER OF:

Angela Russell
311 N. 11th Street
Fernandina Beach, FL 32034

PREMISES: 311 N. 11TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 82 LOT 7 IN OR 2249/1023 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**

**All vehicles on private property must be operable with tires By 10/28/2021
inflated with current tags displayed on them. There are
two (2) vehicles on or beside the front driveway that do
not have current tags on them. Vehicles that do not have
current tags and registration may be stored inside a
structure, but a car cover is not sufficient. Proof of
registration is required.**

(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: December 2, 2021
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 Enforcement 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.

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- November 23, 2021

USPS Tracking Intranet
Delivery Signature and Address

Tracking Number: 7020 0090 0001 9419 7230

This item was delivered on 10/20/2021 at 15:42:00

[< Return to Tracking Number View](#)

Signature	98-C-2 5-19
Address	311 N. 11

Enter up to 35 items separated by commas.

Select Search Type:

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Tracking Number: 70200090000194197230

Remove X

Your item was delivered to an individual at the address at 3:42 pm on October 20, 2021 in FERNANDINA BEACH, FL 32034.

✔ Delivered, Left with Individual

October 20, 2021 at 3:42 pm
FERNANDINA BEACH, FL 32034

Feedback

Get Updates ▼

Text & Email Updates

▼

Tracking History

^

October 20, 2021, 3:42 pm
Delivered, Left with Individual
FERNANDINA BEACH, FL 32034
Your item was delivered to an individual at the address at 3:42 pm on October 20, 2021 in FERNANDINA BEACH, FL 32034.

October 20, 2021, 1:09 am
Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

October 18, 2021, 8:05 pm
Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

Product Information



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FAQs

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



7020 0090 0001 9419 7230
7020 0090 0001 9419 7230

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 \$ 3.60	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ 2.85	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$.53	
Total Postage and Fees \$ 6.98	
Sent To Angela Russell	
Street and 311 N. 11 th St.	
City, State Fernandina Beach, FL 32034	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

2021-0473		311 N. 11 th St.	
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ X ☐ Agent ☐ Addressee	
1. Article Addressed to: Angela Russell 311 N. 11 th St. Fernandina Beach, FL 32034		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 6323 0296 8474 93		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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

NOTICE OF VISIT

In Pursuit of Health, Safety & Quality of Community



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
516 South 10th Street, Suite 211
P.O. Center
(904) 310-3442
gwells@fbfl.city www.fbfl.us/Code

Address: 311 N 11th St
Date: 9-29-21 Time: 2:23 AM EST

THIS IS TO SERVE AS A WARNING THAT VIOLATIONS WERE
OBSERVED OF THE FOLLOWING CITY ORDINANCE(S):

REASON FOR VISIT:	CODE #
☐ Day to Maintain Property	38-110
☐ Exterior Structure (Maintenance) Repair	42-117
☐ Rubbish and Garbage	42-149
☒ Wheeled or motorizable motor vehicles on private property displayed in violation and prohibited - Remove, repair, or register vehicle & pay parking fee and	48-173
☐ No Visible Address Numbers	48-187 01.09 (a) 1307
☐ Accessibility of Entrances and Recycle Containers	56-44
☐ Encroachments to the public Right-of-way prohibited except permit	70-100
☐ Parking prohibited in specified places - Overlight Parking 78-8 (a) 64 on public property (Right-of-Way) for Boats, Trailers, RVs	
☐ Parking prohibited in specified places - All Vehicles parked 78-84 (a) 15 on public property (Right-of-Way) shall be correctly tagged and displayed on vehicle	
☐ On-site Storage	501.09 150
☐ Mobile Modular Storage Units (PMU) - Permit required	502.06 100
☐ Recreational Vehicle, Boat, Trailer or Similar Vehicle Remove or store in a proper structure or in side or rear yard	701.06 100
☐ Other	

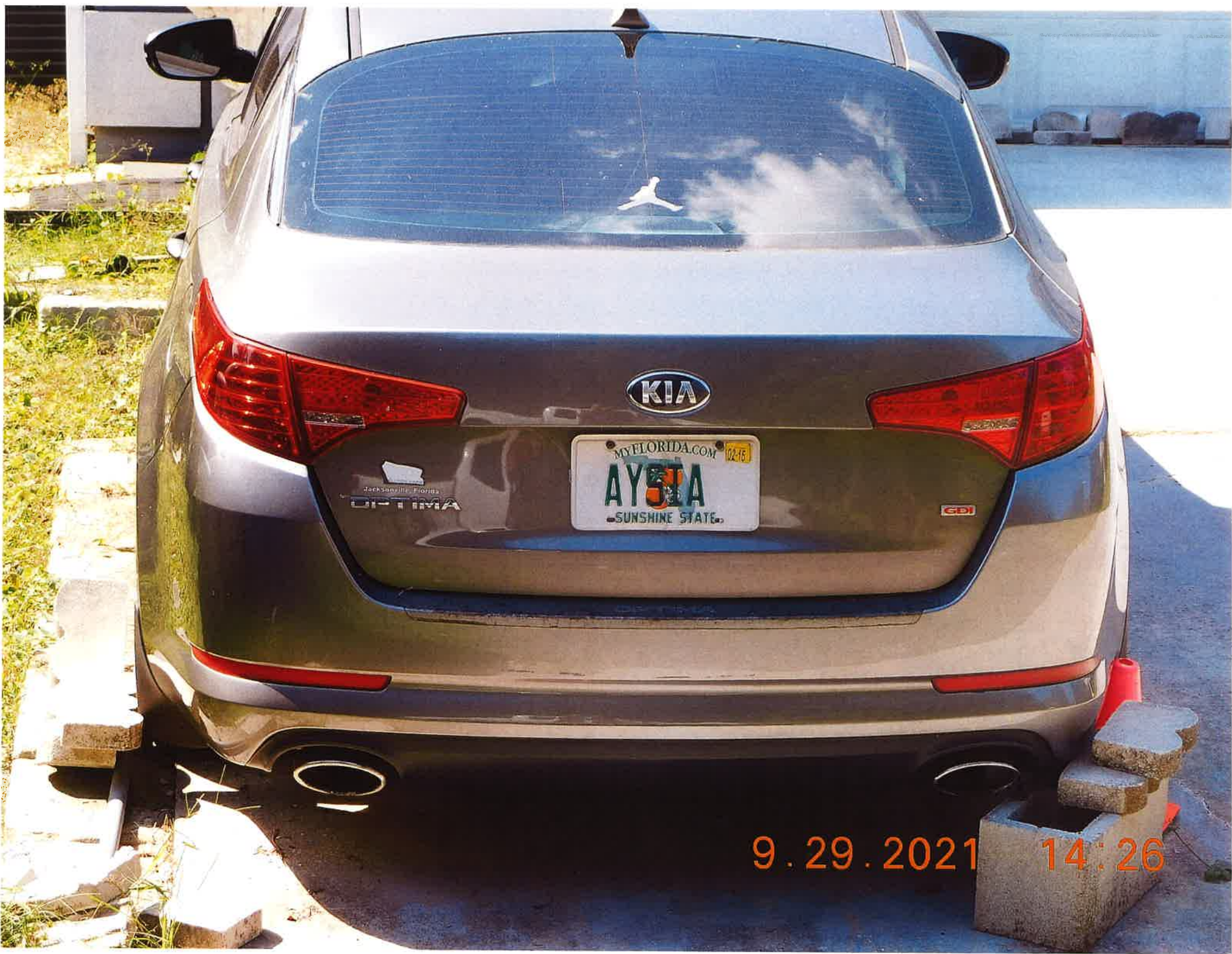
Please contact George Wells, Code Enforcement Officer at (904)
310-3442 or at gwells@fbfl.city, within 5 Days of this notice to
discuss compliance with the above listed issue, or bring this
property into compliance by 10-9 2021.
Failure to do so will result in an official written notice with a
possible outcome of fines.

Comments: Kia optima has an expired tag
Cherry Toyota has flat tires w/
grass growing up around it
Wells
Code Enforcement Officer

2021 14:27







9.29.2021 14:26



9.29.2021 14:28



City of Fernandina Beach
Code Enforcement and Appeals
Board

George “Chip” Wells
Code Enforcement Officer

November 22, 2021

IN THE MATTER OF:
RUTH E. MAESTRE & PAUL A. LORE (JT/RS)
11 S. 7th Street
Fernandina Beach, FL 32034

Case Number 2021-0073
Premises: 11 S. 7th Street, Fernandina Beach, FL 32034

At the October 7, 2021, Code Enforcement and Appeals Regular Hearing, the Board heard the Case above and made the following motion: **To postpone action on Case Number 2021-0073, to grant an extension of six months to come into compliance, and to request regular status updates at 60 days intervals from the property owner regarding the alleged violation of:**

42-117	Exterior Structure (Maintenance)	
	Repair or replace all rotten wood siding, fascia, soffit, porch ceilings, porch floors, handrails and balusters, all wood trim around windows and doors. Scrape, seal, and paint all peeling and unprotected wood. Obtain a COA from the HDC/Planning Dept. for all repairs and painting. Pull all permits required by the Building Dept.	

Please be advised that per the Board’s motion, a status report is requested for the Board’s consideration at the **December 2, 2021, Regular Hearing, held at 5:30 p.m. in City Commission Chambers.**

If the property is not in compliance on or before April 6, 2022, it may be referred to the Code Enforcement and Appeals Board for action at the date and time listed below.

(Note the date of the hearing has changed from previous letter)

Date: April 7, 2022

Time: 5:30 p.m.

Location: City Commission Chambers, 204 Ash Street

If you have any questions, please feel free to contact the Code Enforcement Department at (904) 310-3440.

George Wells,

STAFF REPORT
Case 2021-0473
City of Fernandina Beach Code Enforcement & Appeals Board
December 2, 2021

Violation Information

Owner	Angela Russell 311 N. 11 th 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. – Remove, repair, or register all vehicles on private property and affix current tags on them.
Location:	311 N. 11 th Street, Fernandina Beach, Florida 32034

Summary and Background Information

September 29, 2021 – I observed (2) two inoperable vehicles parked on and by the front driveway with either an expired tag or no tag at all. Each vehicle has several flat tires. I recorded photographs of the violation and I posted a Notice of Visit on the front door giving the respondent 10 days to correct the violations.

October 13, 2021 – A second inspection was performed confirming (1) vehicle had been removed, but one vehicle remained with no tag and flat tires.

October 18, 2021 – A certified NOV/NOH letter was mailed to the owner with a return receipt requested.

October 20, 2021 – The certified letter was delivered to the address and left with an Individual. Delivery signature was verified by the postman.

November 01, 2021 – I performed a NOV/NOH inspection which confirmed the property was still in violation of Code of Ordinances, Section 42-173.

November 22, 2021 – A pre-agenda inspection was performed confirming the property is still in violation of Code of Ordinances, Section 42-173. I knocked on the front door trying to communicate with the owner about compliance, but there was no answer at the door.

November 23, 2021 – I returned to the property early in the morning to try to catch Mrs. Russell at home. She answered the door telling me she was trying to get her daughter to have the remaining inoperable vehicle removed. I reminded her that the vehicle needed to be removed before the hearing on 12/02/21 @ 5:30 PM.

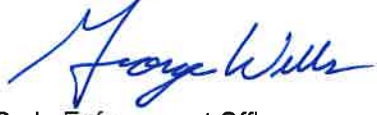
Conclusion.

This property is still in violation of Code of Ordinances, Section 42-173 with (1) one remaining inoperable vehicle parked by the front driveway with flat tires and no tag on it. We will proceed with this code case until compliance is achieved.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-173 Wrecked or inoperable motor vehicle on private property declared a nuisance and prohibited, allowing the Respondent (10) ten additional days to come into compliance by 12/12/2021. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$50.00 per day for the violation to begin on 12/13/2021 if not in compliance, with a lien placed on this property on 01/28/2022.

George Wells



Code Enforcement Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
311 N 11TH STREET
12/2/2021
CODE CASE #2021-0473**

<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	\$28.42	\$28.42
George Wells, Code Enforcement Officer	4.5	\$24.40	\$109.80
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$20.19	\$40.38
Tammi Bach, City Attorney	0.5	\$72.29	\$36.15
Katie Newton, Legal Assistant	0.5	\$27.16	\$13.58
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	1	\$6.98	\$6.98
First Class letters mailed	1	\$0.51	\$0.51

TOTAL ADMINISTRATIVE FEES DUE **\$259.32**

****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

Mr. George Wells
gwells@fbfl.org

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

October 18, 2021

Case Number: CODE-2021-0473

Cert. #: 7020 0090 0001 9419 7230

IN THE MATTER OF:

Angela Russell
311 N. 11th Street
Fernandina Beach, FL 32034

PREMISES: 311 N. 11TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 82 LOT 7 IN OR 2249/1023 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**

**All vehicles on private property must be operable with tires By 10/28/2021
inflated with current tags displayed on them. There are
two (2) vehicles on or beside the front driveway that do
not have current tags on them. Vehicles that do not have
current tags and registration may be stored inside a
structure, but a car cover is not sufficient. Proof of
registration is required.**

(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: December 2, 2021
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 Enforcement 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.

Product Tracking & Reporting

[Help](#)



- Home
- Search
- Reports
- Manual Entry
- Rates/
Commitments
- PTR / EDW
- USPS Corporate
Accounts

November 23, 2021

USPS Tracking Intranet
Delivery Signature and Address

Tracking Number: 7020 0090 0001 9419 7230

This item was delivered on 10/20/2021 at 15:42:00

[Return to Tracking Number View](#)

Signature	981-02 5-19
Address	311 N. 11

Enter up to 35 items separated by commas.

Select Search Type: Quick Search

Submit

Product Tracking & Reporting, All Rights Reserved
Version: 22.1.1.0.29

Track Another Package +

Tracking Number: 70200090000194197230

Remove X

Your item was delivered to an individual at the address at 3:42 pm on October 20, 2021 in FERNANDINA BEACH, FL 32034.

✔ Delivered, Left with Individual

October 20, 2021 at 3:42 pm
FERNANDINA BEACH, FL 32034

Feedback

Get Updates ▼

Text & Email Updates

▼

Tracking History

^

October 20, 2021, 3:42 pm
Delivered, Left with Individual
FERNANDINA BEACH, FL 32034
Your item was delivered to an individual at the address at 3:42 pm on October 20, 2021 in FERNANDINA BEACH, FL 32034.

October 20, 2021, 1:09 am
Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

October 18, 2021, 8:05 pm
Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

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



7020 0090 0001 9419 7230
7020 0090 0001 9419 7230

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 \$ 3.60	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ 2.85	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$.53	
Total Postage and Fees \$ 6.98	
Sent To Angela Russell	
Street and 311 N. 11 th St.	
City, State Fernandina Beach, FL 32034	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

2021-0473		311 N. 11 th St.	
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ X ☐ Agent ☐ Addressee	
1. Article Addressed to: Angela Russell 311 N. 11 th St. Fernandina Beach, FL 32034		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 6323 0296 8474 93		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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

NOTICE OF VISIT

In Pursuit of Health, Safety & Quality of Community



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
516 South 10th Street, Suite 211
P.O. Center
(904) 310-3442
gwells@fbfl.city www.fbfl.us/Code

Address: 311 N 11th St
Date: 9-29-21 Time: 2:23 AM EST

THIS IS TO SERVE AS A WARNING THAT VIOLATIONS WERE
OBSERVED OF THE FOLLOWING CITY ORDINANCE(S):

REASON FOR VISIT:	CODE #
☐ Day to Maintain Property	38-110
☐ Exterior Structure (Maintenance) Repair	42-117
☐ Rubbish and Garbage	42-149
☒ Wheeled or motorizable motor vehicles on private property displayed in violation and prohibited - Remove, repair, or register vehicle & pay parking fee and	48-173
☐ No Visible Address Numbers	48-187 01.09 (a) 1307
☐ Accessibility of Entrances and Recycle Containers	56-44
☐ Encroachments to the public Right-of-way prohibited except permit	70-100
☐ Parking prohibited in specified places - Overlight Parking 78-8 (a) 64 on public property (Right-of-Way) for Boats, Trailers, RVs	
☐ Parking prohibited in specified places - All Vehicles parked 78-84 (a) 15 on public property (Right-of-Way) shall be correctly tagged and displayed on vehicle	
☐ On-site Storage	501.09 150
☐ Mobile Modular Storage Units (PMU) - Permit required	502.06 100
☐ Recreational Vehicle, Boat, Trailer or Similar Vehicle Remove or store in a proper structure or in side or rear yard	701.06 100
☐ Other	

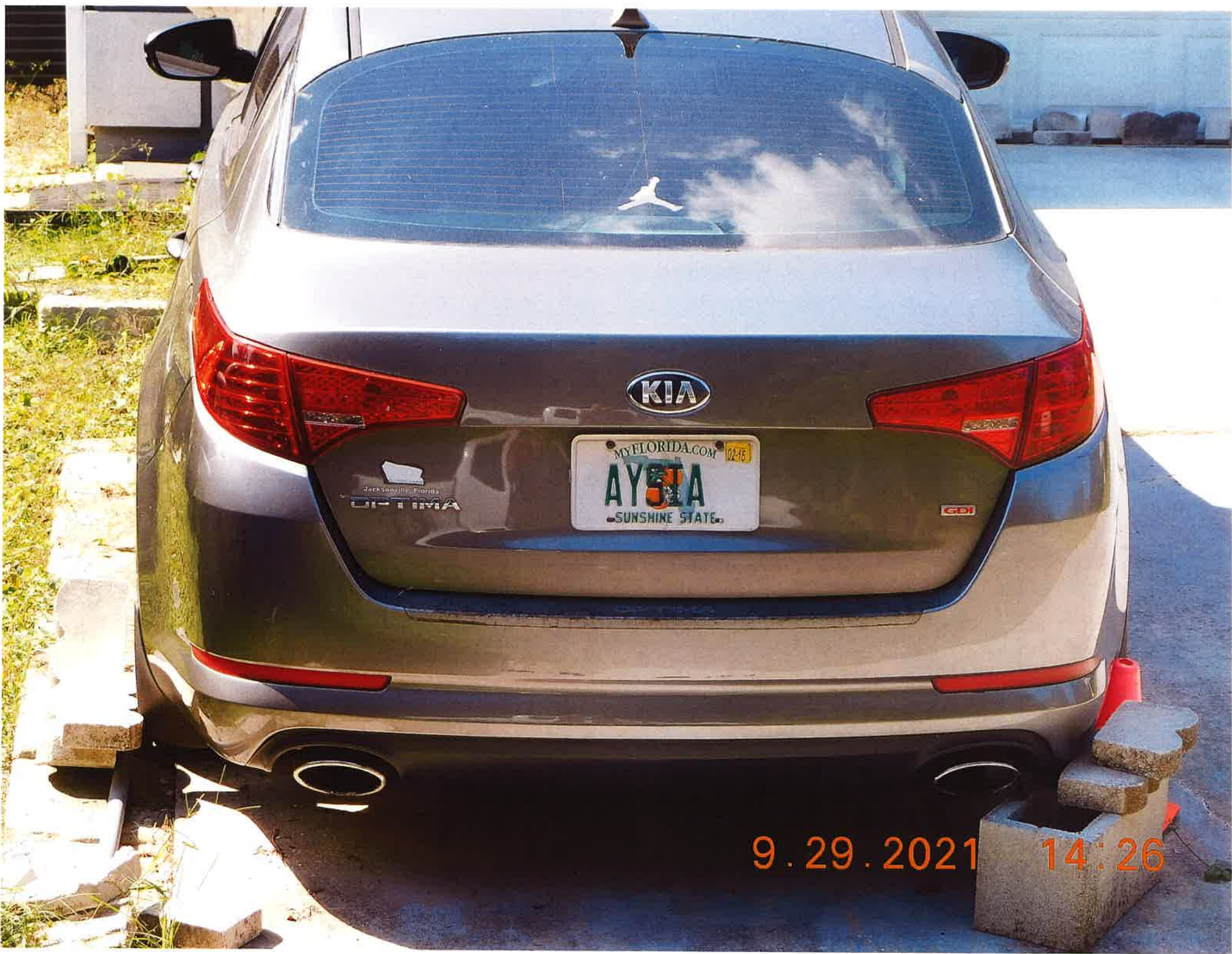
Please contact George Wells, Code Enforcement Officer at (904)
310-3442 or at gwells@fbfl.city, within 5 Days of this notice to
discuss compliance with the above listed issue, or bring this
property into compliance by 10-9 2021.
Failure to do so will result in an official written notice with a
possible outcome of fines.

Comments: Kia optima has an expired tag
Cherry Toyota has flat tires w/
grass growing up around it
Wells
Code Enforcement Officer

2021 14:27







9.29.2021 14:26



9.29.2021 14:28