



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
APRIL 7, 2022
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 for February 3, 2022, are presented for approval.

4. OLD BUSINESS

4.1 **WILLIAMS, MARGARET, 113 N. 10TH ST., CASE 2019-0277.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117: Exterior Structure (Maintenance). *Property owner requesting extension for compliance.*

4.2 **BUSH, JAMES W. & LINDA K., 105 N. WOLFF ST., CASE 2021-0018.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117: Exterior Structure (Maintenance). *Property owner requesting extension for compliance.*

4.3 **MAESTRE, RUTH E. & LORE, PAUL A., 11 S. 7TH ST., CASE 2021-0073.** Violation(s) of the City of Fernandina Beach Code of Ordinances exists: Section 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*

5. NEW BUSINESS

5.1 **FERNANDINA PORT DEVELOPMENT, 501 N. 3RD ST., CASE 2021-0558.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117: Exterior Structure (Maintenance); *Requesting Board determination of the case.*

6. BOARD BUSINESS

6.1 **There are 2 Board Vacancies available.** You can apply for a spot online at the City Clerks office.

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.

DRAFT



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
FEBRUARY 3, 2022
5:30 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1.

CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF A QUORUM

BOARD MEMBERS PRESENT:

Cindy Crow	Bernard Thompson
Andy Fotiades	Barbara Kent
Nicole Kresse (Vice Chair)	Adam Kaufman (Chair)

MEMBERS ABSENT:

None

OTHERS PRESENT:

Michelle Forstrom - Code Enforcement Director, George Wells - Code Enforcement Officer, Tammi Bach - City Attorney, Crystal Turner - Board Secretary

Chair Kaufman requested if anyone would like to make a motion to seat an alternate.

ACTION TAKEN: A motion was made by Member Crow, seconded by Vice Chair Kresse to seat an alternate, Barbara Kent.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

WELCOMING NEW MEMBER Chair Kaufman welcomed Barbara Kent.

6.1

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

3.1 Approval of Minutes from the January 6, 2022, Board Hearing.

ACTION TAKEN: A motion was made by Vice Chair Kresse, seconded by Member Fotiades to approve the minutes.

Vote upon passage was taken by ayes and nays and being all ayes, carried.

There were no witnesses present for testimony.

City Attorney, Tammi Bach explained the Quasi- Judicial hearing procedures.

4. OLD BUSINESS

- 4.1 **WILLIAMS, MARGARET, 113 N. 10TH ST., CASE 2019-0277.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117:Exterior Structure (Maintenance); Section 42-116 Duty to Maintain Property. *Property owner requesting extension for compliance.*

Officer Wells and the Board discussed the absence of the property owner. The purpose of this case was for the owner to request an extension. With the owner's absence, there was no need for the case to be presented.

5. NEW BUSINESS

- 5.1 **MCCOY, BERTHA EST. C/O MCNEAR, THELMA & BAPTIST, RACHEL & SMITH, BARBARA, PARCEL 00-00-31-1800-0168-0090, CASE 2021-0552.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Land Development Code 7.01.05 - Specific Parking Restriction for Boats and Trailers. *Requesting Board determination of the case.*

This case has reached compliance and has been removed from the agenda.

- 5.2 **DEVLIN, STEPHEN J. & JANET L. FAMILY TRUST, 130 S. 14TH ST., CASE 2021-0552.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Land Development Code 5.01.10 Fences and Walls. *Requesting Board determination of the case.*

This case has reached compliance and has been removed from the agenda.

6. BOARD BUSINESS

City Attorney, Tammi Bach explained she had a few updates to present.

The Special Magistrate ordinance update, it passed at the first reading and is now on hold now at the request of the Housing of Urban Development. Last Fall, the City received a complaint on Henry Green's behalf. Mr. Henry Green and the property owners that came before the Code Enforcement and Appeals Board regarding Group Homes that had more residents allowed than the zoning category. The complaint was filed to Washington D.C., and then to HUD and now HUD has sent a letter to the office of the City Attorney notifying the City that a complaint has been file. The City Attorney had 20 days to respond, City Attorney Bach responded accordingly. Two weeks prior to this hearing, City Attorney received a call from a HUD investigator. The investigator reported Mr. Green had a conciliation agreement which is a proposal to settle the differences, and to make accommodations for the disabled parties. The proposal was reviewed by the City's Attorney. The property owners are requesting a cash settlement for less than \$10,000. Mr. Green requested loss income of \$49,000 for the year of 2020, and accommodations to allow Mr. Green to use the homes to provide services to the disabled persons, which totaled the request to \$336,000. The City's insurance company has received the paperwork regarding the money damages that are claimed, and they are assigning defense council.

The accommodations for HUD allow two heartbeats per bedroom. Our Code currently allows for two-bedroom homes to equal 4 persons living in the home. The City plans to re-write the Land Development Code for Recovering Residences. There are other Cities in Florida that have this as well for recovering addicts. The other towns requirements for Recovering Residences are very strict, including, requiring certifications by the State of Florida, several inspections per year, and all things related to Fire and Life Safety. The City Attorney explained issues regarding fire safety in the previous Henry Green cases and how new procedures that will have to be followed.

Someone on behalf of Mr. Green, said that the Special Magistrate change was a form of retaliation, and it was recommended to the City to put that ordinance on hold until the HUD compliant is resolved.

Member Young had three absences from previous Code Enforcement Board Hearings, and it went before the City Commission, and he was removed as a member from the Board.

Administrative Fees:

City Bach explained that the Administrative Fee's assessed for Code Enforcement are being evaluated. Typically, Code Enforcement charges the Administrative Fee's if any case is brought before the Board. It has been brought to the attention of the City's Attorney that this is not correct. This is under further investigation by City Attorney Bach. An update will be provided accordingly.

6.2 **Reappointment - Chair & Vice Chair**

In January it must be opened to reappoint the Chair.

ACTION TAKEN: Motion made by Member Kent and seconded by Member Crow to keep the Chair as Adam Kaufman and the Vice Chair as Nicole Kresse.

Vote upon passage was taken by ayes and nays and being all ayes, carried.

6.3 **Board Vacancies**

Member Kent needs to be moved as a Member.

There are two Board vacancies. It can be applied online with the City Clerks office.

7. **ADJOURNMENT**

This hearing was adjourned at 5:53 PM.

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).

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180-day Case Update & Extension Request

113 N. 10TH St.

Margaret Williams

Violation: 42-117 Exterior Structure (Maintenance)



The last Code Enforcement hearing about this property was held on July 1, 2021. The Board determined that they would find it in violation of 42-116; Duty to Maintain Property & 42-117 Exterior Structure Maintenance. Violation 42-116 has come into compliance. They gave Ms. Williams 180 days to come into compliance. The Board will assess administrative fees as of July 1, 2021, and fines at the end of 180 days if the property is not brought into compliance. After the hearing, Ms. Williams did as she said she would, she came into the office on 7-2-22 and paid her administrative fees in full.

Update: Ms. Williams has hired a contractor to complete the Exterior Structure remodel. Per Ms. Williams email correspondence, the contractor has taken her deposit and has not pulled the proper permits needed to complete the job. The contractor is no longer working on the project with Ms. Williams and refuses to refund her money for the deposit. The owner of 113 N 10th Street has been diligent with her correspondence in our department and is currently recouping her money lost from the previous contractor while looking for a replacement to complete this project. Ms. Williams is requesting an extension due to unforeseen circumstances so she can diligently find and hire a contractor to assist her mother's property to come into compliance.

-Code Enforcement Department



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: July 1, 2021
Case Number: 2019-0277

IN THE MATTER OF: Respondent Name: **MARGARET WILLIAMS**
Respondent Address: 113 N. 10TH ST
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on July 1, 2021, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on May 13, 2021, and the Respondent was present at the hearing.
2. The real property on which the violations occurred 113 N. 10th Street, Fernandina Beach, FL and a brief legal description being **BLOCK 79 LOT N1/2 OF 7 IN OR 211 PG 20 CITY OF FDNA BEACH.**
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **42-117: Exterior Structure (Maintenance); 42-116: Duty to Maintain Property.**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of **42-117: Exterior Structure (Maintenance)** and to give the respondent one hundred and eighty days (180) days to come into compliance. **The Board will assess administrative fees as of July 1, 2021, and fines at the end of one hundred and eighty (180) days if the property is not brought into compliance at that time.**
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order will constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines and administrative fees are not paid within thirty (30) days.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

STAFF REPORT
Case 2019-0277
City of Fernandina Beach Code Enforcement & Appeals Board
July 1, 2021

Violation Information

Owner Margaret Williams
113 N. 10th Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances, Section 42-117 Exterior Structure (Maintenance).

Location: 113 N. 10th Street, Fernandina Beach, Florida 32034

Summary and Background Information

June 25, 2019 – I observed the yard was overgrown and the exterior siding had rotten areas, along with unprotected wood with peeling paint. I posted a courtesy notice on the front door. I recorded a photograph of the posting and the violations.

July 25, 2019 – A second inspection confirmed the violations have not been corrected.

October 07, 2019 – We emailed a copy of the NOV/NOH letter to the owners' attorney.

October 17, 2019 – A field inspection showed the yard had been cut, but no repairs to the structure.

November 07, 2019 – A follow up inspection was performed showing the structure was still in violation.

April 20, 2021 – An inspection was performed to assess compliance showing some of the rotten siding had been replaced, but the structure is still in violation.

May 6, 2021 – An inspection was performed showing (3) three siding boards were replaced, but not painted. The property is still in violation of 42-117 with other rotten wood and peeling paint.

May 13, 2021 – We mailed a 2nd NOV/NOH certified letter to the owner.

June 1, 2021 – We received the return receipt card with the owners' signature from the post office giving us good service.

June 14, 2021 – A follow up inspection was conducted. No change to the violation.

June 23, 2021 – A pre-agenda inspection was performed showing the property is still in violation of 42-117.

Conclusion.

This property was involved with two other houses side by side that were in probate for a long time. We have talked to the daughter of Mrs. Williams and other family members about these properties. The problem this family is experiencing is there are multiple family members that want to give their opinion who needs to do what and who will pay for these repairs, and nothing gets done. The yard has been maintained and 3 boards on the front siding were replaced on the house, but there is still rotten wood siding and peeling paint that needs to be corrected.

Recommendation.

The City recommends a motion to be made to find the property in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance) giving the respondent (30) thirty additional days to come into compliance by 08/01/21. The City recommends a motion to be made that all administration fees be paid by the Respondent and that a fine of \$ 100.00 per day to begin on 08/02/2021 if not in compliance, along with filing a lien on this property on 09/16/2021.

Submitted by:



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
113 N. 10th St.
AS OF 7/01/2021
CODE CASE #2019-0277**

<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	\$27.07	\$27.07
George Wells, Code Enforcement Officer	7	\$23.24	\$162.68
Katie Newton, Legal Assistant	1	\$25.87	\$25.87
Tammi Bach, City Attorney	0.5	\$72.29	\$36.15
Harriet Davis, Administrative Coordinator	2.5	\$19.29	\$48.23
 Record Findings of Facts with the Clerk of Circuit Court of Nassau County	 1	 \$23.50	 \$23.50
 Certified letters mailed	 1	 \$6.90	 \$6.90
First Class letters mailed	1	\$0.50	<u>\$0.50</u>

TOTAL ADMINISTRATIVE FEES DUE

\$330.89

****TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE****



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

May 13, 2021

Case Number: CODE-2019-0277

Cert. #: 7020 0090 0001 9419 6257

IN THE MATTER OF:

Margaret Williams
113 N. 10th Street
Fernandina Beach, FL 32034

PREMISES: 113 N 10TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 79 LOT N1/2 OF 7 IN OR 211 PG 20 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)	
	Replace all rotten exterior wood siding, along with scraping and painting all peeling paint on the exterior of the house.	By 6/13/2021
42-116	Duty to Maintain Property	
	Cut and/or clean up property	By 6/13/2021

(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: July 1, 2021

TIME: 5:30 PM

LOCATION: City Commission Chambers, 204 Ash St

Mailing Address: 204 Ash Street • Fernandina Beach, FL 32034 - Physical Address 516 S. 10th Street, Fernandina Beach, FL 32034
(904) 310-3440 • 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 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.

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 <i>Margaret Williams</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: MARGARET WILLIAMS 113 N. 10TH STREET FERNANDINA BEACH, FL 32034		B. Received by (Printed Name) <i>Margaret Williams</i>	C. Date of Delivery <i>5/25/21</i>
2. Article Number (Transfer from service label) 7020 0090 0001 9419 6257		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 5816 0034 1940 16		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery X ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		☐ 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

Code Enforcement

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

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
X Return Receipt (hardcopy)	\$ 2.85
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.51
Total Postage and Fees	\$ 6.91
Sent To	
Street	
City	
MARGARET WILLIAMS 113 N. 10TH STREET FERNANDINA BEACH, FL 32034	

Postmark Here

FERNANDINA BEACH FL 32034
MAY 14 2021
11:58 AM

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

October 7, 2019

Case Number: CODE-2019-0277

Emailed

IN THE MATTER OF:

Margaret Williams
113 N. 10th St.
Fernandina Beach, FL 32034

PREMISES: 113 N 10TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 79 LOT N1/2 OF 7 IN OR 211 PG 20 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:

42-116	Duty to Maintain Property	
	Cut and/or clean up property.	By 10/17/2019
42-117	Exterior Structure (Maintenance)	
	Replace all rotten exterior wood siding, along with scraping and painting all peeling paint on the exterior of the house. Pull all applicable building permits as required.	By 11/7/2019

(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: December 5, 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.

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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.

CC: Arthur I. Jacobs, Esquire
Lawrence Levy, P.A.

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: 113 N. 10th St
Date: 6-25-19 Time: 2:30 AM ☒ PM

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

REASON FOR VISIT	CODE #
☒ Duty to Maintain Property <u>yard weeds cutting</u>	42-106
☒ Exterior Structures (Maintenance)	42-117
Repair <u>rotten wood on side</u>	
Component Serviceability	42-118
Rubbish and Garbage	40-149
Pool Illumination	42-150
Vacant Structures and Land (Maintenance)	42-151
Swimming Pools (Maintenance)	42-152
Water and Electric Service	44-153
Recreational Vehicle, Boat, Trailer or Motor Vehicle	56-155 LOC
Removal or sale to a person residing or in state in rear yard	
Accessibility of Garbage and Recycling Containers	65-161
No Vehicle Address Numbers	45-167 (see LOC)
Unwanted or Inoperable Motor Vehicles on private property (ordered)	42-173
Violations and prohibited: - Excessive repair, to require vehicle to not remain - 30 days or	
Other	

Please contact George Wells, Code Compliance Officer at (904) 310-3442 or at gwells@fbfl.city, within 30 Days of this notice by 7-25 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: Scrape & paint all peeling paint

Wells

6.25.2019 14:30



6.25.2019 14:31







6.25.2019 14:31



6.25.2019 14:31



6.25.2019 14:32

From: [Michelle Forstrom](#)
To: [Crystal Turner](#)
Subject: FW: Formal Complaint - Lesley Skipper, Permit Specialist, Building Department, Nassau County, Florida
Date: Monday, December 6, 2021 12:03:43 PM
Attachments: [image118856.png](#)
[image703053.png](#)
[image389741.png](#)

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
516 South 10th Street, Suite 211
Fernandina Beach, Florida 32034
(904) 310-3441 | mforstrom@fbfl.org
www.fbfl.us



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Michelle Forstrom
Sent: Monday, December 6, 2021 11:07 AM
To: Pat Williams <mpatricewilliams@gmail.com>
Subject: RE: Formal Complaint - Lesley Skipper, Permit Specialist, Building Department, Nassau County, Florida

Ms. Williams,

We are going to put your case on the agenda for the Code Enforcement & Appeals Board for January 6, 2022. The hearing is held at 204 Ash Street, in the City Commission Chambers, beginning at 5:30pm.

If you have any questions, please feel free to contact me.

Regards,

From: Pat Williams <mpatricewilliams@gmail.com>
Sent: Saturday, December 4, 2021 8:21 AM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: Re: Formal Complaint - Lesley Skipper, Permit Specialist, Building Department, Nassau County, Florida

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Thank you for your condolences. Should we be added to the agenda to inform the City Council what is going on?

On Fri, Dec 3, 2021, 11:27 AM Michelle Forstrom <mforstrom@fbfl.org> wrote:

I am so sorry to hear about your sister. You and your family will be my prayers.

That's crazy about Ms. Skipper. I hope that you get some resolve.

Regards,

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
516 South 10th Street, Suite 211
Fernandina Beach, Florida 32034
(904) 310-3441 | mforstrom@fbfl.org
www.fbfl.us



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From: Pat Williams <mpatricewilliams@gmail.com>

Sent: Friday, December 3, 2021 8:35 AM

To: Michelle Forstrom <mforstrom@fbfl.org>

Subject: Fwd: Formal Complaint - Lesley Skipper, Permit Specialist, Building Department, Nassau County, Florida

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Ms. Forstrom, wanted you to know what me and my mom have been experiencing. We immediately started working on this but we're scammed by a Nassau County employee. Also my sister died which has taken the wind out of our sails. I stopped by you office a few weeks ago but you were in the field. Wanted you to know we are people of our word.

----- Forwarded message -----

From: **Pat Williams** <mpatricewilliams@gmail.com>

Date: Tue, Nov 23, 2021, 9:09 AM

Subject: Formal Complaint - Lesley Skipper, Permit Specialist, Building Department, Nassau County, Florida

To: <mmullin@nassaucountyfl.com>, <mliddell@nassaucountyfl.com>, <ametz@nassaucountyfl.com>, <kellis@nassaucountyfl.com>, Patrice Williams <mpatricewilliams@gmail.com>

Good morning Mr. Ellis and Ms. Liddell and others,

Ms. Liddell, thank you for taking time out of your busy day to speak with me yesterday.

It is with great sadness that I write this email outlining my business relationship with Nassau County employee Ms. Lesley Skipper. I have proof of financial and business fraud and professional malpractice associated with Ms. Skipper's business Kearnes Construction LLC and that she used her position with Nassau County to facilitate business transactions. Therefore, I am sending this email as a formal complaint alleging Ms. Skipper used her position as a Permit Specialist with Nassau County to further her business transactions, conducted Kearnes Construction LLC business during official working hours while being paid as a Permit Specialist with Nassau

County, and used her Nassau County email address lskipper@nassaucountyfl.com and electronic assets to engage in fraudulent activities against me and possible others and conduct business related to Kearnes Construction LLC.

Ms. Skipper was hired because: 1. BOCC felt she possessed the skills to perform the duties to which she was appointed and/or hired to perform. 2. Ms. Skipper impressed BOCC as an honest, congenial and out-going person who enjoys being with and working with people. 3. Ms. Skipper conveyed to BOCC the feeling that she is a person who will work in harmony with fellow employees and maintain the utmost harmony. Ms. Skipper in her transaction with me has violated all of the above.

I submit the following summary of what occurred as well as a few of many documents to support my allegations. (More available upon request.)

Kearnes Construction LLC was recommended by my General Contractor to demolish property located at 113 North 10th Street, Fernandina Beach FL 32034. Kearnes Construction LLC provided a quote \$6,310.52, which I accepted. Due to multiple attempts to pay the deposit via Kearnes Construction LLC payment system and the inconveniences associated with the payment attempts, Kearnes offered me a \$500 discount. I paid the deposit in the amount of \$3,200 which was picked up from my home on July 11, 2021 by Ms. Lesley Skipper.

On or about July 18, 2021, Ms. Skipper submitted application number DEMR-2021-0071 with the City of Fernandina Beach for demolition of the structures and improvements located at 113 North 10th Street. In facilitation of her ongoing fraudulent transaction with the City of Fernandina Beach and myself, Ms. Skipper utilized her government email address lskipper@nassaucountyfl.com to communicate with the City of Fernandina Permit Office and did so during working hours. In addition, Ms. Skipper and her fiancé used her position with Nassau County as a selling point for their business.

As part of the incomplete application Ms. Skipper submitted for a Demolition Permit with the City of Fernandina she misrepresented the amount Kearnes Construction LLC was charging for the demolition project. Ms. Skipper misrepresented the amount as \$2,000 when it was in fact \$5,810.52. In my opinion this was an attempt to defraud the City of Fernandina Beach of the appropriate and legal permit fees associated with the demolition. As a Nassau County employee and one that works in an office performing the same functions as the office she is communicating with, Ms. Skipper knows the impact of misrepresenting the amount the project is costing and the adverse impact to CoFB by depriving them of the appropriate permit fees necessary to manage and balance CoFB budget.

Other than misappropriating and fraudulently accepting my \$3,200 deposit and starting a shell of an demolition permit application with the City of Fernandina (which did not contain one piece of documentation), Ms. Skipper's business has not taken one step toward executing the contract for demolition of structures and improvements located at 113 North 10th Street, Fernandina Beach, Florida 32034 and have not returned my deposit.

Ms. Skipper is actively committing acts involving moral turpitude and dishonesty and using Nassau County assets to do the same.

Ms. Skipper conduct, both on and off duty are disgraceful and reflects poorly on the Nassau County Building Department and is prejudicial to the interests of the County.

Please acknowledge receipt of my formal complaint, and let me know what actions are being taken to correct this serious breach of public trust and violation of Nassau County ethics and regulations.

Respectfully,

[M. Patrice Williams](#)

904-866-2879

When you think you are at the end of your rope, tie a knot and hold on tight.

----- Forwarded message -----

From: Karen Austin <kaustin@fbfl.org>

To: mpatricewilliams <mpatricewilliams@gmail.com>

Cc:

Bcc:

Date: Tue, 10 Aug 2021 12:16:58 +0000

Subject: RE: FW: 113 N 10th St

I received a call from Ms. Skipper yesterday asking to void the application.

Karen Austin
Permit Specialist
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3145 | kaustin@fbfl.org
www.fbfl.us

If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: mpatricewilliams <mpatricewilliams@gmail.com>

Sent: Tuesday, August 10, 2021 5:58 AM

To: Karen Austin <kaustin@fbfl.org>; mpatricewilliams@gmail.com; Kearnes Construction LLC

<kearnesconstruction@gmail.com>; jeffrey kearnes <tkearnes21@gmail.com>

Subject: RE: FW: 113 N 10th St

-

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Good afternoon,

-

Thank you for this email. I have included the email address of the company I hired to do the demolition, Kearnes Construction LLC. I added my email address to the permit so that I could track the status and progress of the project.

-

Not sure why anyone said I was going to apply because I have a contract with Kearnes Construction LLC which includes the permit and cost and I have paid them. If they aren't going to move forward with the contract they should notify me, return the cash deposit given to Leslie Skipper, (co-owner of Kearnes Construction LLC) and terminate the business relationship legally.

-

I can provide the contract, emails and texts to attach to the permit if that would help? I have not heard from them since July 20, 2021 when I asked for the status of the project.

-

Best regards,

-

Margaret Williams

-

-

Sent from my T-Mobile 4G LTE Device

-

-

----- Original message -----

From: Karen Austin <kaustin@fbfl.org>

Date: 8/9/21 3:27 PM (GMT-05:00)

To: mpatricewilliams@gmail.com

Subject: FW: 113 N 10th St

-

I was following up on application for a demo with applicant and she said you were going to apply. We still have not received any contractor information, pictures, asbestos statement or a sub list. Please upload the documents so this can be routed.

Thank you

karen

-

-

Karen Austin

Permit Specialist

City of Fernandina Beach

204 Ash Street

Fernandina Beach, FL 32034

(904) 310-3145 | kaustin@fbfl.org

www.fbfl.us

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From: Lesley Skipper <lskipper@nassaucountyfl.com>

Sent: Monday, August 9, 2021 2:59 PM

To: Karen Austin <kaustin@fbfl.org>

Subject: Re: 113 N 10th St

-

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It was pulled by owner.

-

-

Have a great day!

Lesley Skipper

Nassau County Permit Specialist

Building Department 904-530-6250

lskipper@nassaucountyfl.com

-

From: Karen Austin <kaustin@fbfl.org>

Sent: Monday, August 9, 2021 1:08 PM
To: Lesley Skipper <lskipper@nassaucountyfl.com>
Subject: 113 N 10th St

-

Hello, I am following up on the demo application that was submitted, we still have not received any contractor information, pictures, asbestos statement and a sub list. Please upload the documents so this can be routed.

Have a great day!

karen

-

Karen Austin
Permit Specialist
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3145 | kaustin@fbfl.org
www.fbfl.us

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Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

----- Forwarded message -----

From: Pat Williams <mpatricewilliams@gmail.com>
To: jeffrey kearnes <kearnes21@gmail.com>, Kearnes Construction LLC <kearnesconstruction@gmail.com>, Patrice Williams <mpatricewilliams@gmail.com>
Cc:
Bcc:
Date: Thu, 22 Jul 2021 20:22:48 -0400
Subject: Re: Update 113 North 10th Street Fernandina Beach Florida
Mr. Kearnes,

-

Two days ago I sent you an email with two questions.

1. What is the new timeframe for when you will be applying the permit?
2. Once you have an approved permit, when will you schedule demolition of the structures located at 113 North 10th Street, Fernandina Beach, Florida 32034?

-

To date, I have not received a response. Please note that if I have not heard from you by 5:00 pm, close of business, July 23, 2021, I will be sending you notification that I no longer want to do business with Kearnes Construction LLC due to breach of contract and a demand letter for a full refund of my \$3,200 cash deposit you received on July 11, 2021.

-

I have given you every opportunity to provide the application number so that I can track the status of the project without calling or emailing you. A representative from your company stated an application was submitted, that it would take 1 or 2 days. If that is not the case, I would like to know that.

-

July 8, 2021, I received this communication from you: "Demolition will start as soon as permit is excepted. So within 5-7 business days. Will give you two days heads up so as to be able to clean out what is needed in the home . Thank you . Please let us know when deposit is made . Thank you"

- July 15, 2021, I received the following comment "We are currently waiting the permit approval, and a calm back for the disconnect of power and sewer. As soon as the process is finished you will receive an email , notification."

- You respond with hostility when I request information despite the fact that you have my deposit.

- I was insulted for contacting the electric and sewer to provide information as to where to send the final bill. This is when I discovered they did not have a cut off date which I provided.

- I fulfilled my responsibilities, provided the deposit, told you I needed at least 2 days notice prior to demolition, paid the deposit 4 times, 3 of which were returned due to issues internal to your financial processing system.

- I have been accused of holding up your company's schedule and believing your schedule revolves around me. All the while, I can't get a response to basic questions with anything definitive. Approximately half of the time responses are unprofessional and hostile.

- Two days ago, in your hostile email, you stated, "So As soon as we are able to move forward and complete the project we are going to do so as we agreed" In what world do you get an open ended start date AND get to tell the customer, they are wrong for asking why the timeline has shifted and they are out of line for terminating their utility services?

- Your schedule as a business owner is just as important as mine and I acknowledge that, but unless there is honest, open communication with your customer, issues cannot be resolved and therefore you are in breach of contract by implying an application for demolition of the structures located at 113 North 10th Street, Fernandina Beach, Florida 32034 had been submitted, when in fact, based on the staff in City permitting office stated an application had not been submitted.

- M. Patrice Williams

- When you think you are at the end of your rope, tie a knot and hold on tight.

- On Tue, Jul 20, 2021 at 7:51 PM mpatricewilliams <mpatricewilliams@gmail.com> wrote:

Mr. Kearnes,

I am developing a project timeline of which the demolition contract I have with your company is the beginning. The rest of my schedule depends on providing accurate information to other contractors. The tone of my communications will remain professional, even though I have not received the same from you.

There is no need to go back and forth; we both know what happened, and what was promised. I have very direct questions: What is the new timeframe for application for the permit? Once you have an approved permit, when will you scheduled demolition of the structures located at 113 North 10th Street, Fernandina Beach, Florida 32034?

If your proposed new schedule is unacceptable, I will hire another company and requesting a full refund due to breach of contract.

- Sent from my T-Mobile 4G LTE Device

- ----- Original message -----

From: jeffrey kearnes <tkearnes21@gmail.com>

Date: 7/20/21 11:31 AM (GMT-05:00)

To: Pat Williams <mpatricewilliams@gmail.com>

Subject: Re: Update 113 North 10th Street Fernandina Beach Florida

-
I am currently working on getting everything taken care of . I also run a company and you have hired me to do a job yet you are going over my head to do what you have hired my company to do and continue to take matters into your own hands being impatient with the process. I have more than one job going at the moment and am not dropping everything at once to accommodate one individual . As the schedules progress so do the jobs . I gave you an update that the permitting was being taken care of and not two days later you went over my head and impatiently are trying to do the job yourself including , permitting , owed, water and the like . So As soon as we are able to move forward and complete the project we are going to do so as we agreed . My schedule does not solely revolve around one individual .

Sent from my iPhone

On Jul 20, 2021, at 9:25 AM, Pat Williams <mpatricewilliams@gmail.com> wrote:

Good morning,

-
I tried calling Kearnes Construction before emailing the City to request additional information. I am emailing the City to find out why the permit is being held up. I have some contacts that will be able to assist me. Will let you know what I find out. The demolition will impact other contracts I have in place. My mother and I are stressed due to the lack of information based on what was previously agreed to. I need to find some answers so that we can plan accordingly.

-
M. Patrice Williams

-
When you think you are at the end of your rope, tie a knot and hold on tight.

-
On Mon, Jul 19, 2021 at 9:35 AM mpatricewilliams <mpatricewilliams@gmail.com> wrote:

Good morning,

-
I just left the permit office in Fernandina Beach. They do not have an application for a demolition permit for 113 North 10th Street, Fernandina Beach FL 32034 on record. Please provide the application number so that I can track it. In addition I have set up dates for termination of electric, water, and sewer for the property.

-
Regards,

-
Margaret Patrice Williams

-
Sent from my T-Mobile 4G LTE Device

-



Nine Month Case Update & Extension Request

105 N. Wolff St.

James W. & Linda K. Bush

Violation: 42-117 Exterior Structure (Maintenance)



This case went before the Code Enforcement & Appeals Board on July 1, 2021. Based on the findings of fact, the Board voted to find the property in violation of Section 42-117: Exterior Structure (Maintenance) and give the respondent nine months to come into compliance. The Board will assess Administrative fees and fines of \$200.00 per day, beginning April 1, 2022, if the property is not brought into compliance at this time.

Complied Hearing Minutes from July 1, 2021:

Code Enforcement received many complaints about this property. This is a repeat violator case. At this hearing, the owner made no effort towards compliance. City's Recommendation was: Find property in violation of 42-117, give 30 days to come into compliance, assess Administrative fees and Fines of \$250.00/ Per day beginning August 2, 2021, with a lien filed on September 16, 2021. Mr. Bush entered site plans into evidence. He did not dispute Officer Well's facts from the case. Mr. Bush hired a contractor (David Sturges with Sturges & Sturges) and applied for permits the day the hearing took place on July 1, 2021. The owner's intent is to demo, remodel the interior and exterior of the home with a requested time frame being 6 to 9 months.

Recent Case Update:

March 4, 2022: Owner called Code Enforcement and requested to go back before the Board to request an extension. He understood his compliance date was for April 1, 2022, and the hearing would not take place until April 7, 2022. The plans have changed from a partial demo to intending a complete demo of the home. It was recommended that he pull a full permit from the City's Building Department.

March 14, 2022: Owner spoke to Code Enforcement Officer Wells, his request to go back before the board in April was granted. Demo Permit expired on 1/18/22. The plans have been revised for a complete demo on 3-29-22 and the status is "in review" as of March 31, 2022.

-Code Enforcement Department

**Extension Request:****George (Chip) Wells**

From: jim bush <archigator@gmail.com>
Sent: Tuesday, March 15, 2022 10:04 AM
To: George (Chip) Wells
Cc: David Sturges
Subject: 105 North Wolff Street

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Mr. Wells:

Thank you for speaking with me this morning concerning the City of Fernandina Code Enforcement case for my residence at 105 N. Wolff St. By way of this email I am requesting an extension of time to comply with the City's requirements. The due date is April 1, 2022. I request to appear before the Board at the next meeting on April 7th, 2022. A change of plans has been made and the house will be demolished and a new structure erected in its place.

Jim Bush

Findings of Fact:**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT**

Date: July 1, 2021
Case Number: 2021-0018

IN THE MATTER OF: Respondent Name: **JAMES W. & LINDA K. BUSH**
Respondent Address: 105 N. WOLFF STREET
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on July 1, 2021, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on June 8, 2021, and the Respondent was present at the hearing.
2. The real property on which the violations occurred 105 N. Wolff Street, Fernandina Beach, FL and a brief legal description being **LOTS 9 & E25 FT OF LOT 10 IN OR 701/370 ALTA VISTA #2 PB2/44.**
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **42-117: Exterior Structure (Maintenance).**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of **42-117: Exterior Structure (Maintenance)** and to give the respondent nine months to come into compliance. **The Board will assess administrative fees as of July 1, 2021, and fines of \$200.00 per day, beginning April 1, 2022, if the property is not brought into compliance at that time.**
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order will constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines and administrative fees are not paid within thirty (30) days.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

**Building Department Documents:****Revised**
03/29/2022**Revisions**
Duplicate Plans
Additional Information
Revised
10/25/21

This form is to be utilized when submitting a plan revision – whether initiated by the permit holder or required by the plans reviewer, also when submitting duplicate plans for review, when requesting a duplicate set of approved drawings, when requesting a preliminary plans review and when requested information is required by the building or planning department.

Incomplete forms may result in denial of request

Date	3/14/2022	Permit number:	DEM R-2021-0068
Job Address	105 N Wolff St., Fernandina Beach, FL 32034		
Project type	Residential Demolition		
Project name	105 N Wolff St.		
Design professional	Jim Bush		
Contractor	Sturges & Sturges Construction, Inc.		
Describe revision, request, or additional information to current scope of work Expand scope of work to completely demo existing home except for 120 sqft section of existing basement to be used in new home design plan			
Type of revision (circle one)	Construction	or	Site plan
Additional job cost for revision			
☐ Corrections/revisions submitted-plans reviewer denied plans			
☒ Owner/contractor revisions submitted			
☐ Requesting a duplicate set of approved plans for field			
☐ Preliminary plan review (review is done as staffing permits)			
Number of sheets submitted	Submitted by		
1	Contractor/Owner		
Name of individual to contact relating to this submittal	Contact information		
David Sturges	Phone number 904-753-2445		
	Email address Sturgesandsturges@gmail.com		
Office use only			
Building approval	Planning approval		
Number of sheets	Number of sheets		

Residential: Per fee schedule \$40.00 for five sheets plus \$5.00 for each additional sheet
Commercial: Per fee schedule \$50.00 for five sheets plus \$5.00 for each additional sheet

Number of sheets _____ Total charge _____



Building Department Documents:

Sturges & Sturges
CONSTRUCTION INC. 904-261-6227
P.O. Box 15505, Fernandina Beach, Florida 32035

To:
City of Fernandina Beach
Building Dept.
204 Ash Street
Fernandina Beach, FL 32034

Permit # 2021-0068

Dear Permitting Staff and Building Official,

I'm Writing to reopen My partial demo permit at 105 N Wolff Street for the purpose of revising my current permit to expand the scope of work to completely Demolish the existing home except for a 120 sq ft section of the existing basement, which will be used in the new home design plan.

Thank you for your help with this matter. If you have any questions, please feel free to call me.
904-753-2445.

Thanks,

Sturges & Sturges Construction Inc.
CBC1250394

Please see the amended scope that adds fill dirt lose from this file.

STAFF REPORT
Case 2021-0018
City of Fernandina Beach Code Enforcement & Appeals Board
July 1, 2021

Violation Information

Owner James W. & Linda K. Bush
105 North Wolff Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances, Section 42-117 Exterior Structure (Maintenance).

Location: 105 North Wolff Street, Fernandina Beach, Florida 32034

Summary and Background Information

January 12, 2021 – We received a complaint about this property having outside storage of items and debris in the front yard and driveway.

January 27, 2021 – The first inspection was performed. The complaint filed was confirmed. The property was also in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance).

February 3, 2021 – We received a call from a Title company asking for details about the code enforcement case. We were led to believe the property was in the process of a sale. We found out later the property was being refinanced to make the repairs.

March 1, 2021 – A second inspection was performed. Some of the outside items and debris had been removed but are still in violation. All the violations related to the repair and maintenance of the structure have not been corrected. The roof over the rear porch has been partially torn off with further damage from the first inspection.

June 3, 2021 – A field inspection was performed confirming the property is still in violation.

June 8, 2021 – A certified Repeat NOV/NOH letter was mailed to the owner requesting an appearance before the Code Enforcement and Appeals Board for a hearing on July 1, 2021, at 5:30 p.m.

June 16, 2021 – We received the signed return receipt card from the post office from the certified letter with the owners' signature on it giving us proper service.

June 23, 2021 – A pre-agenda inspection was performed showing the property is still in violation of 42-117.

Conclusion.

The owner has received a Repeat Notice of Violation/ Notice of Hearing letter because of a previous CEAB finding on October 4, 2018, of 42-117. We have been more than generous with time to bring this property into compliance. The owner has done nothing to correct the violations on the structure.

Recommendation.

The City recommends a motion to be made to find the property in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance) giving the respondent (30) thirty additional days to come into compliance by 08/01/21. The City recommends a motion to be made that all administration fees be paid by the Respondent and that a fine of \$ 250.00 per day to begin on 08/02/2021 if not in compliance, along with filing a lien on this property on 09/16/2021.

Submitted by:



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
105 N. Wolff St.
AS OF 7/01/2021
CODE CASE #2021-0018**

<u>STAFF PERSONNEL OR ITEMS</u>	# OF	PRICE OR	<u>TOTAL</u>
	UNITS OR	RATE PER	
	<u>HOURS</u>	<u>HOURLY</u>	
Michelle Forstrom, Code Enforcement Director	1	\$27.07	\$27.07
George Wells, Code Enforcement Officer	5.5	\$23.24	\$127.82
Katie Newton, Legal Assistant	1	\$25.87	\$25.87
Tammi Bach, City Attorney	0.5	\$72.29	\$36.15
Harriet Davis, Administrative Coordinator	2.5	\$19.29	\$48.23
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	1	\$6.90	\$6.90
First Class letters mailed	1	\$0.50	\$0.50

TOTAL ADMINISTRATIVE FEES DUE

\$296.03

****TOTAL AMOUNT DUE MUST BE PAID IN FULL TO CLOSE THIS CASE****



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

June 8, 2021

Case Number: CODE-2021-0018

Cert. #: 7020 0090 0001 9419 6523

IN THE MATTER OF:

James W. & Linda K. Bush
105 N. Wolff Street
Fernandina Beach, FL 32034

PREMISES: 105 N WOLFF ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOTS 9 & E25 FT OF LOT 10 IN OR 701/370 ALTA VISTA #2 PB 2/44

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

42-117

Exterior Structure (Maintenance)

The exterior of the house needs to be pressure washed to remove all dirt, mildew, and algae from the exterior. Remove all vegetation growing out of the house or roof. Replace all rotten wood around all windows, doors. and the exterior of the house. Repair or replace all damaged roof and shingles on the rear of the house. Scrape, seal, and paint all unprotected wood on the entire structure. Properly store all items laying in the yard and driveway inside a shed or a structure. The garage door needs to operate as per design so that it can be opened and closed. This is a repeat violation of the Maintenance of Structure. No additional time given.

Appear before the Code Enforcement and Appeals Board for hearing on July 1, 2021.

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

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

DATE: July 1, 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 \$500.00 per day, per violation), and in some cases demolition.

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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



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.

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 <i>[Signature]</i>	
1. Article Addressed to: JAMES W. & LINDA K. BUSH 105 N. WOLFF STREET FERNANDINA BEACH, FL 32034		B. Received by (Printed Name) <i>JAMES W. BUSH</i> C. Date of Delivery <i>6.9.21</i>	
2. Article Number (Transfer from service label) 7020 0090 0001 9419 6523		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
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	

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 \$ **3.55**

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 \$ **.51**

Total Postage and Fees \$ **6.91**

Sent to: **JAMES W. & LINDA K. BUSH**
 105 N. WOLFF STREET
 FERNANDINA BEACH, FL 32034

PS Form 3800, April 2015 PSN 7530-02-000-3047

See Reverse for Instructions

Code Enforcement

Postmark Here

FERNANDINA BEACH FL 32034

JUN 08 2021

USPS - 32034

In Pursuit of Health, Safety & Quality of Community



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT

516 South 10th Street, Suite 211
Peck Center

(904) 310-3442

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

Address: 105 N. WOLFF ST
Date: 1-27-21 Time: 2:00 AM ☒ PM

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

REASON FOR VISIT:

	CODE #
Duty to Maintain Property	42-110
X Exterior Structure (Maintenance) Repair: <u>SEE ITEMS ON BACK</u>	42-112
Rubbish and Garbage	42-119
Wrecked or Inoperable motor vehicles on private property declared a nuisance and prohibited - Remove, repair, or Register vehicle & put current tags on it	42-172
No Visible Address Numbers	46-1 & 7 (a) (2)(c) LDC
Accessibility of Garbage and Recycle Containers	50-44
Encroachments in the public Right-of-way prohibited w/out permit	70-2(4)
... Parking prohibited in specified places - Overnight Parking on public property (Right-of-Way) for Boats, Trailers, RV's	76-84(a)(4)
... Parking prohibited in specified places - All Vehicles parked on public property (Right-of-Way) shall be currently tagged and displayed on vehicle	76-84(a)(5)
Outside Storage	77-01.09 LDC
Movable Mobile Storage Units (POD) - Permit required	77-02.09 LDC
Recreational Vehicle, Boats, Trailers or Similar Vehicles Remove or store in a proper structure or in side or rear yard	77-03.09 LDC
Other	

Please contact George Wells, Code Enforcement Officer at (904)
310-3442 or at gwwells@fbfl.city, within 5 Days of this notice to
discuss compliance with the above listed issue, or bring this
property into compliance by 2-27-21 2021.
Failure to do so will result in an official written notice with a
possible outcome of fines.

Comments:

Wells

Code Enforcement Officer

1-27-2021

14:05

Pressure Wash exterior- remove dirt, mold & algae on exterior

All exterior wood trim if rotten replace. scrape, seal & paint all exposed unprotected wood

Remove all vegetation growing on the house or roof.

Properly store all items laying around on the property

1.27.2021 14:05





1.27.2021 14:44









Postponed Case Number 2021-0073

11 South 7TH Street (Historic District) "The Thompson House"

Ruth E. Maestre & Paul A. Lore (JT/RS)

Violation: 42-117 Exterior Structure (Maintenance)



Case History:

Case Number 2021-0073 was opened on 2-16-2021 (415 total days). The violations carried over from a previous code case with different owners. Gave 30 days to come into compliance, the owner informed Code Enforcement that was not enough time. The case was sent a Notice of Violation/ Notice of Hearing letter for October 7, 2021, CEAB Hearing.

CEAB Hearing 10-7-2021 Conclusion:

To postpone action on Case Number 2021-0073, to grant a six-month extension to come into compliance and to request regular status updates at 60-day intervals from the property owners regarding the Municipal Code of Ordinances, Section 42-117 Exterior Structure (Maintenance).

Update:

The owners worked with Architect, Jose Miranda on sending updates to the City. On March 31, 2022, Historic Preservationist, Sal Cumella updated Code Enforcement and said the case is pending to go before HDC on April 21, 2022. Once it goes before HDC they can re- apply for a COA and get the required building permits.



City of Fernandina Beach
Code Enforcement and Appeals
Board

Chair Adam Kaufman

October 8, 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 2, 2022, it may be referred to the Code Enforcement and Appeals Board for action at the date and time listed below.

Date: April 2, 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.

Adam Kaufman, Chair



THOMPSON HOUSE

11 7th

Thompson House

2.16.2021 11:49

STAFF REPORT
Case 2021-0073
City of Fernandina Beach Code Enforcement & Appeals Board
October 7, 2021

Violation Information

Owner Ruth E. Maestre & Paul A. Lore (JT/RS)
11 South 7th Street.
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances, Section 42-117 Exterior Structure (Maintenance)

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

Summary and Background Information

February 16, 2021 – I performed an inspection of this property and opened a new code case with the new owners of record listed on this property. This property had a prior code case with standing violations from the previous owner Jessup Properties who let the property go into foreclosure. I recorded photographs of the violation.

February 16, 2021 – I received an e-mail from Mr. Paul Lore, which explained due to the extent of work to be done there was no way to complete these repairs within the 30 days given for compliance.

March 16, 2021 – A second inspection was performed confirming the violation of Code of Ordinances, Section 42-117 is still in violation.

August 9, 2021 – A field inspection was performed to update and document compliance progress. I recorded photographs of some of the work in progress.

August 10, 2021 – A certified NOV/NOH letter was mailed to the owners with a return receipt requested. The owner signed the return receipt card.

August 18, 2021 – We received the return receipt card from the post office with the owner's signature on it showing proper service.

September 13, 2021 – I performed a NOV/NOH inspection which confirmed the property was still in violation of Code of Ordinances, Section 42-117.

September 23, 2021 – We received an e-mail from the respondent giving an update on completed items and course of future actions.

September 30, 2021 – A pre-agenda inspection was performed confirming the property is still in violation of Code of Ordinances, Section 42-117.

Conclusion.

This property is still in violation of Code of Ordinances, Section 42-117. We have allowed the owners sufficient time to correct the violation cited by Code Enforcement. We had multiple conversations with Mr. Lore about this property. Mr. Lore has a different approach to repairs and time frame beyond what our department can allow. We would like all

the exterior items be addressed first and corrected, so the code case can be closed. Mr. Lore feels double work will happen if this process is followed. We suggested that he appear before the CEAB and present his case and allow the CEAB to determine a time frame and possible fines and fees assessed.

Recommendation.

The City recommends a motion to be made to find the property in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance) giving the owner (30) thirty additional days for the violation to come into compliance by 11/07/21. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$ 100.00 per day for the violation to begin on 11/08/2021 if not in compliance, along with filing a lien on this property on 12/23/2021.

Submitted by:



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
11 SOUTH 7TH STREET
7-Oct-21
CASE # 2021-0073**

<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	\$27.07	\$0.00
George Wells, Code Enforcement Officer	5	\$23.24	\$116.20
Crystal Turner, Administrative Coordinator/Board Secretary	1.5	\$19.23	\$28.85
Tammi Bach, City Attorney	1	\$72.29	\$72.29
Katie Newton, Legal Assistant	2	\$25.87	\$51.74
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$0.00
Certified letters mailed	1	\$6.91	\$6.91
First Class letters mailed	1	\$0.51	\$0.51

TOTAL ADMINISTRATIVE FEES DUE

\$276.50

****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

August 10, 2021

Case Number: CODE-2021-0073

Cert. #: 7020 0090 0001 9419 6950

IN THE MATTER OF:

Ruth E. Maestre & Paul A. Lore (JT/RS)
11 S 7th St.
Fernandina Beach, FL 32034

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

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)

Repair or replace all rotten wood siding, fascia, soffit, porch ceilings, porch floors, hand rails 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.

By 9/30/2021

(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: October 7, 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.

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>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Ruth E. Maestre & Paul A. Lore 11 S 7th St. Fernandina Beach, FL 32034		B. Received by (Printed Name) <i>Paul Lore</i>	C. Date of Delivery <i>8/19/11</i>
2. Article Number (Transfer from service label) 7020 0090 0001 9419 6950		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 ☐ Mail Restricted Delivery (0)		☐ 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®.

OFFICIAL USE *204*

Certified Mail Fee
\$ **3.55**

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
\$ **.51**

Total Postage and Fees
\$ **6.91**

Sent To
Ruth E. Maestre & Paul A. Lore
11 S 7th St.
Fernandina Beach, FL 32034

Postmark
AUG 1 / 2011
USPS-32034

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

George (Chip) Wells

From: Paul Lore <paulalore@comcast.net>
Sent: Thursday, September 23, 2021 9:37 AM
To: George (Chip) Wells
Cc: Michelle Forstrom; Crystal Turner; ruth maestre
Subject: Re: 11 S. 7th St.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

George, thanks for the information and update. Below is an outline of items completed and our course of action moving forward with regard to 11 S 7th Street:

Outline Past Action Completed:

- August 5, 2020 purchased house
- August 27, 2020 first architectural meeting
- September 2020 met with PAB
- November 2020 Completed field measurement of home
- January 2021 - concept parking drawings
- February 20, 2021 - received 1st drawings of home
- March 18, 2021 - met with City Preservation Planner about parking
- March 27, 2021 met with brick layer
- March 2021- 1st foundation repair contact with Hygema Foundation and Home Movers
- April 8, 2021 - met with TRC
- May 2021 - Stop concept of B&B because of parking
- May 2021 - conversation with architect to focus on house restoration
- May 6, 2021 - brick layer (Covid/another job)
- May 15, 2021 - installed brand new 2nd floor a/c
- July 20, 2021 - introduced conceptual ideas for kitchen/master bathroom/carriage house
- August 13, 2021 - submitted house paint color and front entrance to city
- September 12, 2021 - received approval for house paint color
- September 21, 2021 - 1st roofing company estimate

Present Action:

- we have been weeding/trimming landscape back
- we have been slowly removing old electrical wires
- we have been repairing interior walls and painting
- awaiting estimate foundation repairs (company selected)
- meeting with three roof companies for new roof on main house
- awaiting final draft of house plans for master bath/ main kitchen/carriage house
- September 20th - we started washing/scraping old paint on front porch area and main door as well as garage area
- Oct 4th - porch being supported to continue to take down old porch boards to assess rot and damage

In summary, we apologize for our informal and slow approach in notifying the city of our past actions as well as our present actions. However, given that there is no immediate safety concerns of the physical structure and home, mainly ascetic, we are doing the best we can at the moment.

To City of Fernandina,

As the soon to be owners of 11 S. 7th Street also know as the Thompson House, we have immediate plans to restore the property upon possession, see below:

- Based on the 92-page pre-purchase inspection our first concern is securing the property; that is securing all doors and windows.
- Our next immediate task will be installing a new roof along with associated roof rake, fascia, eave and frieze board for the main house.
- While working on roof we will be searching for an architect.

We expect the entire restoration project will take the better part of 2 years, however. During this period of major restoration the owners will continue to make exterior improvements to the home. During our restoration, it is important to us that things get done correctly and with care needed for such a beautiful historical home.

Sincerely,
Ruth Maestre
Paul Lore

RECEIVED

JUL 14 2020

**CODE ENFORCEMENT
FERNANDINA BEACH, FLORIDA**

NOTICE OF VISIT

In Pursuit of Health, Safety & Quality of Community



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

Address: 11 South 7th street
Date: 2-16-21 Time: 11:47 AM / PM

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

REASON FOR VISIT:

		CODE #
☒	Duty to Maintain Property	42-116
☒	Exterior Structure (Maintenance)	
	Repair <u>exterior of structure</u>	42-117
☐	Rubbish and Garbage	42-119
☐	Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited — Remove, repair, or Register vehicle & put current tags on it	42-173
☐	No Visible Address Numbers	46-1 & 7.01.02(c) LDC
☐	Accessibility of Garbage and Recycle Containers	66-44
☐	Encroachments in the public Right-of-way prohibited w/out permit	70-2(a)
☐	...Parking prohibited in specified places — Overnight Parking on public property (Right-of-Way) for Boats, Trailers, RVs	78-84(a)(4)
☐	...Parking prohibited in specified places — All Vehicles parked on public property (Right-of-Way) shall be currently tagged and displayed on vehicle	78-84(a)(5)
☐	Outside Storage	5.01.09 LDC
☐	Movable Module Storage Units (POD) -Permit required	5.02.06 LDC
☐	Recreational Vehicle, Boats, Trailers or Similar Vehicles Remove or store in a proper structure or in side or rear yard	7.01.05 LDC
☐	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 3-16-21, 2020.
Failure to do so will result in an official written notice with a
possible outcome of fines.

Comments: See Reverse side
for items that need correction.

Wells
Code Enforcement Officer

2.16.2021 11:45

Replace all rotten wood siding,
soffit, fascia, porch floors, porch
ceilings, all rotten handrails and
bailusters. Replace all rotten wood
trim around the windows and doors.

Scrape, seal, and paint all peeling
paint and all unprotected wood.

Obtain a COA from the
Planning Dept. for all repairs
and painting.

check with the building
dept for any permit
requirements.

2.16.2021 11:45









2.16.2021 11:48

A photograph of a building's entrance. The ceiling is painted a deep blue with white clouds, and a small lantern hangs from the center. The entrance is framed by light-colored wood, with the address "11 S 7th" mounted above the door. The building's exterior is clad in horizontal siding. A decorative wooden cornice runs along the top of the entrance.

11 S 7TH

2.16.2021 11:47





2.16.2021

11:4











THOMPSON HOUSE

8.9.2021 11:





8.9.2021 11:







8.9.2021 11:00



11 S 7TH

2.16.2021 11:47



2.16.2021 11:48



2.16.2021 11:48



2.16.2021 11:50



8.9.2021 11:12



11 S 7TH

Thompson House

8.9.2021 11:11



10.7.2021 10:17

From: [Michelle Forstrom](#)
To: [Crystal Turner](#)
Subject: FW: Online Form Submittal: Michelle Forstrom
Date: Monday, January 31, 2022 8:29:20 AM
Attachments: [image941916.png](#)
[image560915.png](#)
[image221972.png](#)

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
516 South 10th Street, Suite 211
Fernandina Beach, Florida 32034
(904) 310-3441 | mforstrom@fbfl.org
www.fbfl.us



If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, January 28, 2022 4:45 PM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: Online Form Submittal: Michelle Forstrom

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Michelle Forstrom

Name	Jose Miranda
------	--------------

E-mail address	jmirandaarch@gmail.com
----------------	--

(Their response will come to your email Inbox.)

Subject	Maestre Lore (Thompson House)
---------	-------------------------------

Message	Michelle, I'm writing to give you an update on the Maestre/Lore Residence at 11 South 7th Street. Both Ruth Maestre and Paul Lore are out of town as Paul is completing his trans-Atlantic rowing fundraiser this week. I've just completed a Conceptual Design for the addition/renovation to the house. Since Ruth and Paul are out of town I will need to review the design with them in advance of application to HDC for a Certificate of Approval. I anticipate submittal to HDC in mid February for their next available meeting
---------	---

(probably March). Ruth has been in touch with Hygema House Movers for foundation repairs and shoring. We are awaiting Hygema's schedule availability to commence work. Once we submit our design to HDC we'll give the Code Enforcement Board an update on renovation schedule for the house. Let me know if you have any questions.

Photo

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: [Crystal Turner](#)
To: [George \(Chip\) Wells](#)
Subject: 11 S. 7th St.- Return Call
Date: Tuesday, September 14, 2021 11:54:00 AM

Chip,

Paul Lore called and wanted to speak to you about the address 11 S 7th St. Could you please call him back when you get a chance?

#734-657-6295

Thanks!

From: [George \(Chip\) Wells](#)
To: paulalore@comcast.net
Cc: [Michelle Forstrom](#); [Crystal Turner](#)
Subject: Re: 11 S. 7th St.
Date: Thursday, September 16, 2021 9:41:36 AM
Attachments: [image929744.png](#)
[image411769.png](#)
[image575418.png](#)
[Attached Image.msg](#)

Good morning, Mr. Lore,

I discussed your case with Michelle concerning your upcoming hearing. She asked me to forward these two pieces of correspondence you had sent to the City of Fernandina regarding your property. It is my understanding that you were to submit a detailed plan of action in an email, which has not been done as of this date. I would ask that you call Michelle and I to discuss the best course of action in regard to the upcoming CEAB hearing.

George (Chip) Wells
Code Compliance Officer
City of Fernandina Beach
516 South 10th Street, Suite 211
Fernandina Beach, Florida 32034
(904) 310-3442 | gwells@fbfl.org
www.fbfl.us



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From: [Paul Lore](#)
To: [George \(Chip\) Wells](#)
Cc: [Michelle Forstrom](#); [Crystal Turner](#); [ruth.maestre](#)
Subject: Re: 11 S. 7th St.
Date: Thursday, September 23, 2021 9:37:28 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

George, thanks for the information and update. Below is an outline of items completed and our course of action moving forward with regard to 11 S 7th Street:

Outline Past Action Completed:

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Present Action:

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- Oct 4th - porch being supported to continue to take down old porch boards to assess rot and damage

In summary, we apologize for our informal and slow approach in notifying the city of our past actions as well as our present actions. However, given that there is no immediate safety concerns of the physical structure and home, mainly ascetic, we are doing the best we can at the moment.

We are confident in our approach and our plan for the historic house on 11 S 7th street house. We are sorry for the slow pace, however that is a reality given the amount of neglect of the home over the last 30-years. I don't want to work or paint on areas that I know will be redone or modified or that are already rotten from past neglect or enforcement.

If someone is complaining or if this is strictly a city driven action, I'm hoping that either party takes into consideration that the restoration of 11 S 7th is going to be a process and that will take a few years given the significant neglect of the home and that the current owners want to be a part of the restoration process and accomplish a lot of work themselves along with the assistance of professionals.

In summary, as home owners we are requesting reasonable extensions on dates that will sincerely meet the past neglect of the home coupled with the high construction demand currently present in the city and county of

northeastern Florida.

If that can't be achieved please let me know? In the meantime, we will continue to move forward working on the home, we will provide your office with formal updates and plan on attending the October 7th meeting if this can't be resolved at the lowest level within your office.

Thanks again for your time.

Best, Paul
USMC 1981-1988
FOAR FROM HOME Sponsorship
<https://www.foarfromhome.com/>

Sent from my iPhone

On Sep 16, 2021, at 9:41 AM, George (Chip) Wells <gwells@fbfl.org> wrote:

Good morning, Mr. Lore,

I discussed your case with Michelle concerning your upcoming hearing. She asked me to forward these two pieces of correspondence you had sent to the City of Fernandina regarding your property. It is my understanding that you were to submit a detailed plan of action in an email, which has not been done as of this date. I would ask that you call Michelle and I to discuss the best course of action in regard to the upcoming CEAB hearing.

George (Chip) Wells
Code Compliance Officer
City of Fernandina Beach
516 South 10th Street, Suite 211
Fernandina Beach, Florida 32034
(904) 310-3442 | gwells@fbfl.org
www.fbfl.us

If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

<mime-attachment>

From: [Michelle Forstrom](#)
To: paulalore@comcast.net; [George \(Chip\) Wells](#)
Cc: [Crystal Turner](#); [ruth maestre](#)
Subject: RE: 11 S 7th Street
Date: Friday, November 12, 2021 3:38:35 PM
Attachments: [image545582.png](#)
[image816894.png](#)
[image463065.png](#)

Paul,

Thank you for your email. Please understand that once a code case is heard by the Code Enforcement & Appeals Board, Code Enforcement has no more say in what the Board orders. Hopefully your update in December will please the Board.

Regards,

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
516 South 10th Street, Suite 211
Fernandina Beach, Florida 32034
(904) 310-3441 | mforstrom@fbfl.org
www.fbfl.us



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From: Paul Lore <paulalore@comcast.net>
Sent: Friday, November 12, 2021 1:27 PM
To: George (Chip) Wells <gswells@fbfl.org>; Michelle Forstrom <mforstrom@fbfl.org>
Cc: Crystal Turner <cturner@fbfl.org>; ruth maestre <remaestre@cs.com>
Subject: 11 S 7th Street

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Mrs. Forstrom and Mr. Wells,

Since our home will undertake a significant renovation including three (3) sides of the home, we believe that the letter received from the Code of Enforcement and Appeals Board to "repair or replace all..." is unrealistic and places an undue burden on us the homeowner. In simple terms, we don't want to have to accomplish work twice on our renovation.

We hope that during our next update that a more reasonable expectation of work and timeline be granted given the historical significance of the home, and state of construction resources available at the moment.

Jose along with Ruth will attend our next December 2nd update and I hope that both the Board, and your office

will witness a genuine effort of a future plans as well as actual current work.

Best, Paul

USMC 1981-1988

FOAR FROM HOME Sponsorship

<https://www.foarfromhome.com/>

Sent from my iPhone

STAFF REPORT
Case 2021-0558
City of Fernandina Beach Code Enforcement & Appeals Board
April 7, 2022

Violation Information

Owner	Fernandina Port Development 501 North 3 rd Street Fernandina Beach, Florida 32034
Violation	City of Fernandina Beach – Code of Ordinances, Section 42-117 Exterior Structure (Maintenance).
Location:	501 N. 3 rd Street, Fernandina Beach, Florida 32034

Summary and Background Information

December 06, 2021 – We received a complaint about maintenance of structure issues on this structure in the historic district. I recorded photographs of the multiple issues that were presently in violation. I posted a notice of visit on the front door giving the owner (30) thirty days to correct the violations. As I was exiting the property the CEO walked up and I explained the reason for the visit and the corrections that needed to be repaired.

January 10, 2022 – A second inspection was performed at this address. There have been no repairs to the structure at this time.

February 04, 2022 – We mailed a certified NOV/NOH letter to the owner giving an additional 30 days to correct the maintenance of structure violations.

February 07, 2022 – The return receipt card was obtained from the post office with the mailman's covid protocol verifying a signature from an individual at this location.

March 07, 2022 – I performed a NOV/NOH inspection which confirmed the property was still in violation of Code of Ordinances, Section 42-117.

March 29, 2022 – A pre-agenda inspection was performed confirming the property is still in violation of Code of Ordinances, Section 42-117.

Conclusion.

This property is still in violation of Code of Ordinances, Section 42-117. There has been no application for a HDC COA or building permit for the work to be done to correct the current violations.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance), allowing the Respondent (30) thirty additional days to come into compliance by 05/07/2022. The City recommends a motion to be made that a fine of \$100.00 per day for the violation to begin on 05/08/2022 if not in compliance, with a lien placed on this property on 06/21/2022 if not in compliance.

George Wells

Code Enforcement Officer



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

February 4, 2022

Case Number: CODE-2021-0558

Cert. #: 7020 2450 0002 0267 3505

IN THE MATTER OF:

Fernandina Port Development
501 N. 3rd Street
Fernandina Beach, FL 32034

PREMISES: 501 N. 3RD ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 57 LOTS 27 28 29 & 30 PT OR 624/450 & W1/2 & N1/2 OF VACATED 3RD ST LYING E & S

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)

Repair or replace all rotten and unprotected wood on all exterior window frames, sashes, and sills, along with the crown molding above the head of the windows. Repair, replace and secure loose exterior wood siding. Repair and replace rotten section of the soffit on the left side. Scrape, seal and paint all peeling and unprotected wood on the exterior. Pull all required COA's and building permits as needed to complete the repairs.

By 3/6/2022

(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: April 7, 2022

TIME: 5:30 PM

LOCATION: City Commission Chambers, 204 Ash St. Fernandina Beach, FL 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/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.

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

CERTIFIED MAIL®



7020 2450 0002 0267 3505
7020 2450 0002 0267 3505

U.S. Postal Service™ Code Enforcement
CERTIFIED MAIL® RECEIPT

Domestic Mail Only 501 N. 3rd St. 2021-0558

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

OFFICIAL USE

Certified Mail Fee	
\$	3.60
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	
Street and Apt.	
City, State, ZIP	

Postmark
Here

FERNANDINA PORT DEVELOPMENT
501 N. 3RD STREET
FERNANDINA BEACH, FL 32034

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

2021-0558

501 N. 3rd St.

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:

Fernandina Port Development
501 N. 3rd Street
Fernandina Beach, FL 32034



9590 9402 6323 0296 8473 94

2. Article Number (Transfer from service label)

7020 2450 0002 0267 3505

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Product Tracking & Reporting

[Home](#)[Search](#)[Reports](#)[Manual Entry](#)[Rates/
Commitments](#)[PTR / EDW](#)[USPS Corporate
Accounts](#)

March 09, 2022

USPS Tracking Intranet

Delivery Signature and Address

Tracking Number: 7020 2450 0002 0267 3505

This item was delivered on 02/07/2022 at 12:26:00

[< Return to Tracking Number View](#)

Signature	95-0-2 C19
Address	501 N. 3RD N-3 RD

Enter up to 35 items separated by commas.

Select Search Type:

Quick Search

Product Tracking & Reporting, A
Version: 22.2.2.0

7020 2450 0002 0267 3505

U.S. Postal Service™ <i>Code Enforcement</i>	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only 501 N. 3RD ST. 2022-0558	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ 3.60	
Extra Services & Fees (check box, add fee if appropriate)	
☒ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	Postmark Here
☐ Adult Signature Restricted Delivery \$	
Postage \$.53	
Total Postage and Fees \$ 4.98	
Sent To FERNANDINA PORT DEVELOPMENT 501 N. 3RD STREET FERNANDINA BEACH, FL 32034	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NOTICE OF VISIT
In Pursuit of Health, Safety & Quality of Community



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

Address: 501 N. 3rd St
Date: 12-6-21 Time: 3:30 AM ☒ PM

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

REASON FOR VISIT:	CODE #
☐ Duty to Maintain Property	42-116
☒ Exterior Structure (Maintenance) Repair <u>Windows + siding</u>	42-117
☐ Rubbish and Garbage <u>(over)</u>	42-119
☐ Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited — Remove, repair, or Register vehicle & put current tags on it	42-173
☐ No Visible Address Numbers	46-1 & 7.01.02(c) LDC
☐ Accessibility of Garbage and Recycle Containers	66-44
☐ Encroachments in the public Right-of-way prohibited w/out permit	70-2(a)
☐ ...Parking prohibited in specified places — Overnight Parking on public property (Right-of-Way) for Boats, Trailers, RVs	78-84(a)(4)
☐ ...Parking prohibited in specified places —All Vehicles parked on public property (Right-of-Way) shall be currently tagged and displayed on vehicle	78-84(a)(5)
☐ Outside Storage	5.01.09 LDC
☐ Movable Module Storage Units (POD) -Permit required	5.02.06 LDC
☐ Recreational Vehicle, Boats, Trailers or Similar Vehicles Remove or store in a proper structure or in side or rear yard	7.01.05 LDC
☐ 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 1-6-22, 2022.
Failure to do so will result in an official written notice with a
possible outcome of fines.

Comments: See other side

12-6-2021 15:36
George Wells
Code Enforcement Officer



12.6.2021 15:12



12.6.2021 15:12



12.6.2021 15:13



12.6.2021 15:13



12.6.2021 15:13



12.6.2021 15:14



12.6.2021 15:15



12.6.2021 15:16



12.6.2021 15:17



12.6.2021 15:17

① Repair or replace all damaged window frames, sashes, and sills that have rotten and exposed wood. Scrape + paint all unprotected wood.

② Repair or replace siding that has come loose from the exterior walls.

③ Seal and paint all unprotected wood on the exterior that is peeling.

④ Repair, or replace, and seal all molding installed above the head of the window that is rotten needing replacement.

⑤ Pull all required HDC COA's thru the Planning HDC Dept.

⑥ Pull any building permits that may be needed.

12.6.2021

15:36

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0057-0272

Owner Name FERNANDINA PORT DEVELOPMENT

Mailing Address 501 NORTH 3RD ST

FERNANDINA BEACH, FL 32034

Location Address 501 3RD ST N

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Milage 19.5052

Homestead No

Property Usage OFFICE BUI 001700

Deed Acres 0

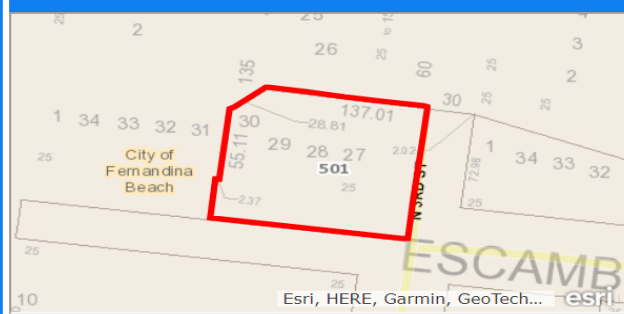
Short Legal BLK 57 LOTS 27 28 29 & 30 PT OR 624/450 & W1/2 & N1/2 OF
VACATED 3RD ST LYING E & S

2021 Certified Values

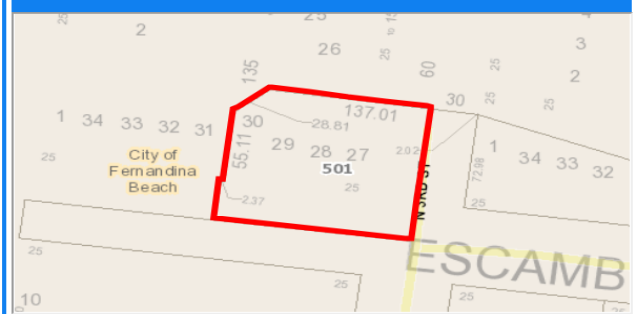
Land Value	\$32,505
(+) Improved Value	\$237,780
(=) Market Value	\$270,285
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$147,962
(=) Assessed Value	\$122,323
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$270,285
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$122,323

Note - *10% Cap does not apply to School Taxable Value

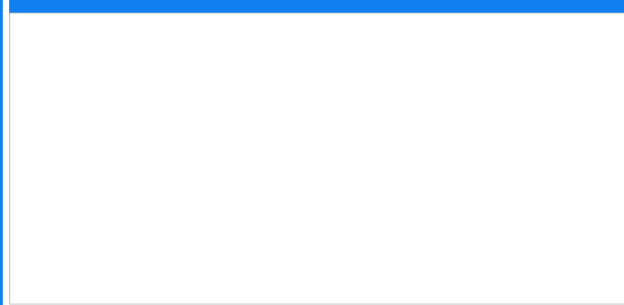
PARCEL MAP



2021 AERIAL MAP

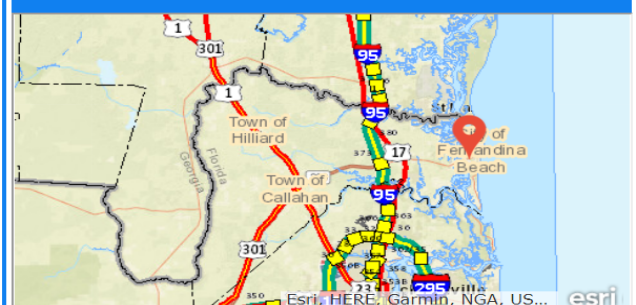


PROPERTY PHOTO



If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
OFFICE HGH	3899	3010	2	2	AVERAGE		AIR DUCTED	FORCED AIR	1900

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
BRICK	0 X 0	368	1987
BRICK	0 X 0	232	1987
LWN SPRK H	0 X 0	9	2000
WD DECK A	0 X 0	518	2020

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1991-04-13	624 / 450	\$100	WD	U	Y	OCEAN HWY & PORT	FERNANDINA PORT DEVELOPMENT INC
1989-12-19	586 / 614	\$1,496,200	WD	U	Y	VAN OMMEREN PORT	OCEAN HWY & PORT
1989-10-23	582 / 264	\$963,500	WD	U	Y	FDNA PORT DEVELOP	VAN OMMEREN PORT DEV
1987-08-13	524 / 648	\$262,300	MS	U	Y	CODY BRENDA C	FERNANDINA PORT DEV