



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
MAY 5, 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 April 7, 2022, are presented for approval.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **SPAULDING, ANNETTE & JOHNSON, GEORGIA L. EST ET AL, 913 CEDAR ST., CASE 2020-0337.** 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

7. ADJOURNMENT

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

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

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



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
APRIL 7, 2022
5:30 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

040

1. CALL TO ORDER AT 5:00 PM.

ROLL CALL/ DETERMINATION OF A QUORUM

BOARD MEMBERS PRESENT:

Bernard Thompson

Andy Fotiades

Barbara Kent

Adam Kaufman (Chair)

MEMBERS ABSENT:

Cindy Crow

Nicole Kresse (Vice Chair)

OTHERS PRESENT:

Michelle Forstrom – Code Enforcement Director, George “Chip” Wells – Code Enforcement Officer, Crystal Turner – Board Secretary, Tammi Bach – City Attorney

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes for February 3, 2022, are presented for approval.

ACTION TAKEN: Approve, Moved by Barb Kent, Seconded by Bernard Thompson.

Motion passed unanimously.

Chair Kaufman asked if there were any changes to the agenda? Officer Wells responded “no”. Attorney explains Quasi-Judicial Proceedings. Chair Kaufman asked if anyone who has ex parte communications. There were none.

Board Secretary swore in the witnesses who plan to testify.

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.*

Officer Wells submitted all evidence into record. This is a return cases that went before the Code Enforcement and Appeals board on July 1, 2021. Ms. Margaret Williams is requesting an

extension on the case.

Margaret Williams, her daughter Margaret Williams is speaking on her behalf. She thanked the board for the generous time that has been given. The contractor they hired not long after the last hearing, scammed Ms. Williams. She is confident in the work getting completed just needs more time. She believes 60-90 days would work. Chair Kaufman asked Officer Wells if the City would approve of a 60–90-day extension. Officer Wells agreed to the time requested.

Member Kent suggested to Ms. Williams that she request more than 90 days due to the delays in materials. Member Thompson asked if there have been any permits pulled as of today. Ms. Williams explained there were no permits pulled. The permits were going to be pulled with the last contractor that was involved with the scamming. They will be soon. Member Kent asked what was being done to the home. Mrs. Williams responded with a demolished.

A motion was made by Chair Kaufman and seconded by Member Kent to grant a one-hundred and twenty (120) days to come into compliance by August 5, 2022. The motion passed unanimously.

- 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.*

Officer Wells would like to submit all evidence into the record. This case was heard by the Code Enforcement Hearing on July 1, 2021. The course of a remodel that was planned has now been changed to completing a full demolition on the home.

Contractor, David Sturges spoke on the behalf of Mr. Wolff. He explained the whole home needed to be removed. Plan are drawn for a complete house and waiting for bank approval. Submitted the permit as of last week. They would love an extension of 90 days or less. He ultimately believes this can be done in 40 days.

Member Kent made a motion to give the respondent a 90-day extension, this was seconded by member Shults. Did not complete a vote. Officer Wells announced they had daily fines that began on April 1st and the hearing being on April 7, 2022. This means his daily fines has began accruing. What would the board like to do about these?

A motion was made by Member Kent and seconded by Member Thompson to give the respondent ninety (90) days to come into compliance and to suspend the fines that have already began. The board will assess fines of \$200.00 per day beginning July 6, 2022, if the property is not brought into compliance at that time. The motion passed unanimously.

- 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.*

This case is going to be heard as a Quasi- Judicial Hearing. City Attorney, Tammi Bach explained the procedures.

Officer Wells entered the evidence at this time into the record. He presented the photos of the

property he took on this day (04/07/2022). Everything he sees is from a right-of-way view. He is requesting to find this case in violation of 42-117.

Chair Kaufman confirmed that the case is in the Historic District. He is in the understanding that this case will go to HDC at the end of the month.

Paul Lore 11 S 7th St. Mr. Lore is asking for an extension to the Fall. Mr. Lore presented photos of the property located at 11 S. 7th St. to the Board. Tree removal, Cage company came out and has removed some trees. There is a tree that has fractured the pylon structure on the home. Mr. Lore has the permit and is moving forward with that. The garden area has had much work completed to it. Adding limestone and shell will be completed. The owners have removed a massive number of invasive vines that were growing off of the brick buildings that back up to the home. Nothing has been completed with the structure of the porch due to the support beam that is holding up the second story porch having water damage. They have picked a paint color and began painting the carriage house. Jose Miranda has assessed the porch and is completing the drawings for the new porch and front side of the home, this will include a addition to the left side of the home. A company named Hygema, will be conducting the work on the porch. Mr. Lore is currently awaiting a metal roof quote from a local roofing company called Shore Break. Ms. Ruth Maestre spoke on behalf of the case as well they are working hard to get this completed and she explained the support ceiling for the porch area in more detail and explained how this has change the direction of the plan.

Member Fotiades asked the property owners if they anticipate any financial surprises with this project. Mr. Lore responded they do not. Member Fotiades asked the owners if the footings of the home were the first project that needed addressing? Mr. Lore explained the structure of the home is great, it is only the footings of the porch that need to be repaired. They will begin on the footings in July 2022.

City Attorney Bach explained why the City wanted to find the property in violation. This is a standard procedure to keep the case going until it is in compliance.

Member Thompson requested a timeframe of completion of the entire project. Mr. Lore responded with 3 years, this includes everything completed from top to bottom, inside to outside of the home.

Board Discussion

A motion was made by Member Fotiades and seconded by Member Kent to find the property in violation of 42-117 & postpone any penalties and return before the Code Enforcement and Appeals Board on October 6, 2022. The motion was carried by unanimous roll call vote, all being ayes.

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.*

Representative Thomas Waters for Worldwide Terminals - Fernandina Port Development spoke on behalf of the company. He is requesting an extension of maintenance for the exterior of home. Mr. Waters explained the letter that was sent by Christopher Ragucci, to the City of Fernandina was requesting an extension. Mr. Waters explained how this process could take longer than 90 days. The board asked the City if they had any objections for a 90-day extension. Officer Wells responded "no". City Attorney explained that to find them in violation, the City must first present the case.

A motion was made by Member Kent to grant a 90-day extension and return to the board to continue the hearing on July 7, 2022. None Seconded.

Board Discussion

A motion was made by Member Fotiades to find the property in violation, return to the board in 90 days to asses' penalties if the property is not in compliance at that time. None seconded.

Mr. Waters requested the board not find them in violation on this day, so the company has time to address what violations need resolving if that is an option.

Chair Kaufman requested the City to present the case.

Officer Wells submitted the evidence into record. His presentation began with a timeline of the case. He presented the recorded photographs of the property. His timeline included all inspections. There is no application through the building department or the HDC. The city's recommendation is to find the property in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance). Allow the respondent 30 additional days to come into compliance by May 7, 2022. A motion to be made that a fine of \$100.00 per day for the violation to begin on May 8, 2022, if not in compliance, along with filing a lien on this property on June 21, 2022, if not in compliance.

Mr. Waters questioned some of the photographs that were entered into evidence. If given a fair amount of time, contractors can get hired and they can go through the proper channels to comply with the City's Code of Ordinances. Chair Kaufman asked if Mr. Waters had any objections about Mr. Raguccis letter that was sent to the Board and entered evidence? Mr. Waters had no objections regarding the letter.

Member Thompson asked Chair Kaufman if this is the first-time hearing from Worldwide Terminals since this case has begun. Chair Kaufman explained this is the first time this case has been on the agenda. The board wanted to know if this is the first-time hearing from the company, since this case has begun before tonight? Officer Wells explained that the first response from the owners were today on April 7, 2022, when they received a letter in the mail from Christopher Ragucci.

A motion was made by Member Kent, seconded by Member Fotiades to find the property in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance) and

to suspend fines for 90 days and return to the July 7, 2022, Code Enforcement and Appeals Board hearing. Motion carried with all ayes.

6. BOARD BUSINESS

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

Board Discussion and questions were conducted, Amongst Member Kent and Attorney Bach.

David Sturges made a recommendation for the Boards process.

Board Discussion continued.

7. ADJOURNMENT

This hearing was adjourned at 7:32 PM.

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STAFF REPORT
Case 2020-0337
City of Fernandina Beach Code Enforcement & Appeals Board
May 5, 2022

Violation Information

Owner Spaulding, Annette & Johnson, Georgia L. EST ET AL.
 913 Cedar Street
 Fernandina Beach, Florida 32034

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

Location: 913 Cedar Street, Fernandina Beach, Florida 32034

Summary and Background Information

August 21, 2020 – I observed this structure was in violation of Code of Ordinances Section 42-117. A rear addition was added to the main house. The rear addition was covered with ZIP boarding, but no building wrap or siding was installed at this time. The yard was also in violation of 42-116 needing to be cut and cleaned. I recorded photographs of the multiple issues that were presently in violation. I posted a notice of visit on the front screen door giving the owners' (30) thirty days to correct the violations.

September 22, 2020 – A second inspection was performed at this address. There were no changes to the original violations.

September 23, 2020 – We mailed a certified NOV/NOH letter to the owner giving an additional 30 days to come into compliance with the missing siding and adding the completion of the roofing. The return receipt card was returned with the owner's signature.

October 26, 2020 – I performed a NOV/NOH inspection which confirmed the property was still in violation.

December 2, 2021 – A field inspection of the property was made confirming the property is still in violation.

December 6, 2021 – We mailed a 2nd NOV/NOH letter to the owner giving 30 more days to comply. The return receipt was returned with an owner's signature on it.

January 6, 2022 – I performed a 2nd NOV/NOH inspection. There was no change to the structure, but the yard had been cut and cleaned.

January 27, 2022 – We noticed a typo error on the 2nd NOV/NOH letter that was mailed out, so we had to re-mail another certified letter to the owners with the corrected hearing date, which gave 30 more days to comply. This letter was returned unclaimed.

February 28, 2022 – I performed another NOV/NOH inspection. The property was still in violation of 42-117.

March 9, 2022 – We did not receive the return receipt from the post office giving us proper service, so we had to post, and hand deliver a copy of the NOV/NOH letter to the owner, which in turn gave an additional 30 days to comply. We completed a notarized affidavit of service showing the date and time of delivery of the posting.

April 11, 2022 – NOV/NOH inspection still in violation of 42-117.

April 27, 2022 – A pre-agenda inspection was performed confirming the property is still in violation of Code of Ordinances, Section 42-117.

Conclusion.

This case has been going on for way to long due to multiple reasons. We had relaxed our enforcement during the entire period of Covid. The contractor who was to do the work is a family member of the owners. I have a good working relation with the contractor who in the past has done exactly what he had promised to bring properties into compliance. I had given him multiple extensions each with assurances the work would be done. At last, I said enough is enough, according to the contractor the owners would not pay him for the materials and labor. The siding is about 95% complete and the final roofing material is to be installed.

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 06/05/2022. The City recommends a motion to be made that a fine of \$100.00 per day for the violation to begin on 06/06/2022 if not in compliance, with a lien placed on this property on 07/21/2022 if not in compliance.

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
913 Cedar Street
AS OF 05/05/2022
CODE CASE # 2020-0337**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$28.42	\$28.42
George Wells, Code Enforcement Officer	8	\$24.40	\$195.20
Crystal Turner, Administrative Coordinator/Board Secretary	5	\$20.19	\$100.95
Tammi Bach, City Attorney	1	\$72.29	\$72.29
Katie Newton, Legal Assistant	0	\$27.16	\$0.00
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	3	\$6.98	\$20.94
First Class letters mailed	1	\$0.51	\$0.51

TOTAL ADMINISTRATIVE FEES DUE

\$441.81

****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
2nd NOTICE OF VIOLATION/NOTICE OF HEARING

March 9, 2022

Case Number: CODE-2020-0337

POSTED ON THE FRONT DOOR

IN THE MATTER OF:

Annette Spaulding & Georgia L. Johnson EST ET AL
913 Cedar St.
Fernandina Beach, FL 32034

PREMISES: 913 CEDAR ST. FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 48 LOT E1/2 OF 5 IN OR 1934/282 CITY OF FDNA BEACH

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

42-117	Exterior Structure (Maintenance)	
	The exterior siding on the rear addition needs to be installed over the exposed building wrap. The rear roof to the addition that has been partially replaced needs to be completed. Pull all necessary building permits as required.	By 4/9/2022

(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: May 5, 2022

TIME: 5:30 PM

LOCATION: City Commission Chambers, 204 Ash St. Fernandina Beach, FL 32034
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

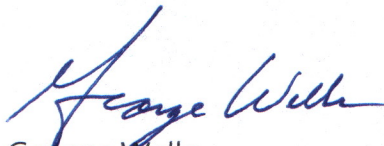
YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

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.

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: CODE- 2020-0337

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

1. That I am an employee of the City of Fernandina Beach, Code Enforcement.
2. That part of my duties include hand delivering Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 9th Day of March 2022, at 10:24 a.m. I posted and hand delivered the Notice of Violation/Notice of Hearing letter for **Case 2020-0337, 913 Cedar St., Fernandina Beach, FL 32034.**

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____

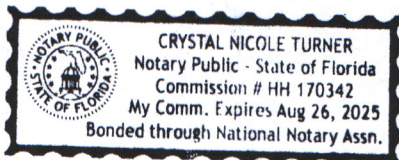
George Wells
George Wells
(Printed name)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 9th day of March 2022.

(SEAL)

Signature: _____

Crystal N. Turner
CRYSTAL N. TURNER
(Printed name of Notary)





City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

January 27, 2022

Case Number: CODE-2020-0337

Cert. #: 7020 2450 0002 0267 3369

IN THE MATTER OF:

Annette Spaulding & Georgia L. Johnson EST ET AL
913 Cedar St.
Fernandina Beach, FL 32034

PREMISES: 913 CEDAR ST. FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 48 LOT E1/2 OF 5 IN OR 1934/282 CITY OF FDNA BEACH

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

42-117	Exterior Structure (Maintenance)	
	The exterior siding on the rear addition needs to be installed over the exposed building wrap. The rear roof to the addition that has been partially replaced needs to be completed. Pull all necessary building permits as required.	By 2/27/2022

(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

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

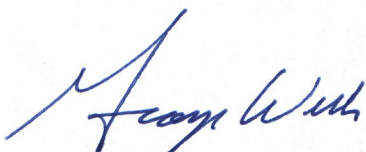
YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

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).

A handwritten signature in blue ink, appearing to read "George Wells".

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 3369
7020 2450 0002 0267 3369

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

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) \$ **2.55**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ **.53**

Total Postage and Fees

\$ **4.98**

Sent To

Street or

City, Stat

Annette Spaulding & Georgia L. Johnson
EST ET AL
913 Cedar St.
Fernandina Beach, FL 32034

Postmark
Here

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

See Reverse for Instructions

2030-0337

CEAB 4-7-22

913 Cedar 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:

Annette Spaulding & Georgia L. Johnson
EST ET AL
913 Cedar St.
Fernandina Beach, FL 32034



9590 9402 6323 0296 8474 00

2. Article Number (Transfer from service label)

7020 2450 0002 0267 3369

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
 - A unique identifier for your mailpiece.
 - Electronic verification of delivery or attempted delivery.
 - A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.
- Important Reminders:**
- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
 - Certified Mail service is *not* available for international mail.
 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
 - For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
 - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;
 - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
 - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.
- IMPORTANT: Save this receipt for your records.**

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

USPS TRACKING#



9590 9402 6323 0296 8474 00

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box*

City of Fernandina Beach
Office of Code Enforcement
204 Ash St.
Fernandina Beach, FL 32034

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

2020-0337

2020-0337



City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034

CERTIFIED MAIL®



7020 2450 0002 0267 3369

Hasler

01/28/2022

US POSTAGE



L/N

Annette Spaulding & Georgia L. Johnson
EST ET AL
913 Cedar St.
Fernandina Beach, FL 32034

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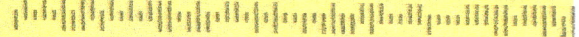
UNC

32034>4230

NIXIE 322 DE 1 0002/2

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32034423004 *0238-01509-





City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

December 6, 2021

Case Number: CODE-2020-0337

Cert. #: 7020 2450 0002 0267 3413

IN THE MATTER OF:

Georgia L. Johnson EST & Louryne & Annette Spaulding & Jeannette Hughley ET AL
913 Cedar St.
Fernandina Beach, FL 32034

PREMISES: 913 CEDAR ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 48 LOT E1/2 OF 5 IN OR 1934/282 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)	
	Exterior siding needs to be installed and job finished on rear addition. Pull all necessary building permits as required.	By 1/6/2022
42-116	Duty to Maintain Property	
	Cut all high grass and weeds on the property.	By 1/6/2022

(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: February 4, 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).

A handwritten signature in blue ink, appearing to read "George Wells", is written over a faint, circular official stamp.

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 3413 7020 2450 0002 0267 3413

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

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

OFFICIAL USE

Certified Mail Fee \$ 3.60

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

Georgia L. Johnson Est.
 Louryne & Annette Spaulding & Jeannette
 Hughley Et. AL
 913 Cedar St.
 Fernandina Beach, FL 32034

PS Form 380

913 Cedar 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:
 Georgia L. Johnson Est.
 Louryne & Annette Spaulding & Jeannette
 Hughley Et. AL
 913 Cedar St.
 Fernandina Beach, FL 32034

2. Article Number (Transfer from service label)
 7020 2450 0002 0267 3413

9590 9402 6323 0296 8472 88

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 ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery

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

913 Cedar St.

2020-0337

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:
 Georgia L. Johnson Est.
 Louryne & Annette Spaulding & Jeannette
 Hughley Et. AL
 913 Cedar St.
 Fernandina Beach, FL 32034



9590 9402 6323 0296 8472 88

2. Article Number (Transfer from service label)

7020 2450 0002 0267 3413

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

C. Bradford

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Bradford

C. Date of Delivery

12/9/21

D. Is delivery address different from item 1?
 If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery



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

September 23, 2020

Case Number: CODE-2020-0337

Cert. #: 7020 0090 0001 9419 5304

IN THE MATTER OF:

Georgia L. Johnson EST & Louryne & Annette Spaulding
& Jeannette Hughley Et Al.
913 Cedar Street
Fernandina Beach, FL 32034

PREMISES: 913 CEDAR ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 48 LOT E1/2 OF 5 IN OR 1934/282 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)	
	Exterior siding needs to be installed and job finished on rear addition. Pull all necessary building permits as required.	By 10/23/2020
42-116	Duty to Maintain Property	
	Cut all high grass and weeds on the property.	By 10/23/2020

(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 3, 2020
TIME: 5:30 PM
LOCATION: City Commission Chambers, 204 Ash St

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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

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

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>ECU 34201 C15</i> ☒ Agent ☐ Addressee	
1. Article Addressed to: GEORGIA L. JOHNSON EST & LOURYNE & ANNETTE SPAULDING & JEANNETTE HUGHLEY ET AL. 913 CEDAR STREET FERNANDINA BEACH, FL 32034		B. Received by (Printed Name) <i>C. Bradford</i> C. Date of Delivery <i>9/25/2020</i>	
2. Article Number (Transfer from service label) 7020 0090 0001 9419 5304		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No	
 9590 9402 5816 0034 1947 71		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery over \$500	
		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

4035 6196 1000 9419 5304

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 \$ **.50**

Total Postage and Fees \$ **6.90**

Sent To **GEORGIA L. JOHNSON EST & LOURYNE
& ANNETTE SPAULDING & JEANNETTE
HUGHLEY ET AL.
913 CEDAR STREET
FERNANDINA BEACH, FL 32034**

City, State, ZIP+4® **FERNANDINA BEACH, FL 32034**

Postmark Here **SEP 28 2020**

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

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:

913 Cedar St

Date:

8-21-20

Time:

2:15

AM / PM

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

REASON FOR VISIT:

CODE

☒ X	Duty to Maintain Property	42-116
☒ X	Exterior Structure (Maintenance) Repair <i>Replace missing siding</i>	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 9-21, 2020.
Failure to do so will result in an official written notice with a possible outcome of fines.

Comments:

*Cut all high grass
& weeds. Finish exterior
siding. Pull all permits
as needed.*
Wells
Code Enforcement Officer

8.21.2020 13:18



8.21.2020 13:19



8.21.2020 13:18



City of Fernandina Beach
Code Enforcement Department

gwells@fbfl.org

CODE ENFORCEMENT & APPEALS BOARD
2nd NOTICE OF VIOLATION/NOTICE OF HEARING

March 9, 2022

Case Number: CODE-2020-0337

POSTED ON THE FRONT DOOR

IN THE MATTER OF:

Annette Spaulding & Georgia L. Johnson EST ET AL
913 Cedar St.
Fernandina Beach, FL 32034

PREMISES: 913 CEDAR ST. FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 48 LOT E1/2 OF 5 IN OR 1934/282 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)	By 4/9/2022
	The exterior siding on the rear addition needs to be installed over the exposed building wrap. The rear roof to the addition that has been partially replaced needs to be completed. Pull all necessary building permits as required.	

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

If this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: May 5, 2022

TIME: 5:30 PM

LOCATION:

City Commission Chambers, 204 Ash St. Fernandina Beach, FL 32034
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

3.9.2022 10:24

913
Mail

City of Fernandina Beach
Code Enforcement Department
www.fbb.us

CODE ENFORCEMENT & APPEALS BOARD
2nd NOTICE OF VIOLATION/NOTICE OF HEARING

March 9, 2022 Case Number: CODE-2020-0057

POSTED ON THE FRONT DOOR

IN THE MATTER OF:
Annette Spaulding & Georgia L. Johnson ES ET AL
913 Cedar St.
Fernandina Beach, FL 32034

PREMISES: 913 CEDAR ST. FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 48 LOT E1/2 OF S 1/4 OF 1934/282 CITY OF FONA BEACH

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

42-117 Exterior Structure (Maintenance)
The exterior siding on the rear addition needs to be installed over the exposed building wrap. The rear roof to the addition that has been partially replaced needs to be completed. Pull all necessary building permits as required. By 4/9/2022

(These can be found on the City's website: www.fbb.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: May 5, 2022
TIME: 9:30 PM

LOCATION: City Commission Chambers, 204 Ash St. Fernandina Beach, FL 32034
Meeting Room - 204 Ash Street Fernandina Beach, FL 32034
(904) 200-2441 • TDD: 771 • www.fbb.us/code

3.9.2022 10:24



1.4.2022 13:31

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0048-0051

Owner Name SPAULDING ANNETTE &
Mailing Address JOHNSON GEORGIA L EST ET AL
913 CEDAR ST
FERNANDINA BEACH, FL 32034
Location Address 913 CEDAR ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 19.5052
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal BLOCK 48 LOT E1/2 OF 5 IN OR 1934/282 CITY OF FDNA BEACH

2021 Certified Values

Land Value \$60,000
(+) Improved Value \$47,935
(=) Market Value \$107,935
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$24,082
(=) Assessed Value \$83,853
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$107,935
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$83,853

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

PARCEL MAP

