



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
SEPTEMBER 1, 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 from the July 27, 2022 Code Enforcement and Appeals Board hearing are presented for approval.

4. OLD BUSINESS

- 4.1 **NORMAN C. STEIN, IN REGARDS TO: JAMES FORD, OWNER OF FORD FAMILY REPAIR SHOP, LLC, 501 HICKORY ST., CASE 2022-0683.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist(ed): Section 70-2. - Encroachments in the public right-of-way, Section 74-66 - Local business tax receipt (required). Land Development Code: Chapter 5.01.07 Dumpsters. *Providing the Board with an update as requested on July 27, 2022 Code Enforcement and Appeals Board Hearing.*

5. NEW BUSINESS

- 5.1 **GEORGE LEE LANNON, 30 N. 14TH PLACE, CASE 2022-0795.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 - Duty to Maintain Property; Section 42-173 - Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*
- 5.2 **MPC 829 FERNANDINA BEACH LLC, C/O CARROLL, PARCEL NO. 00-00-31-1800-0239-0030, CASE 2022-0890.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 - Duty to Maintain Property. *Requesting Board determination of the case.*
- 5.3 **PHILLIP AND BETTY MOCK, 714 BEECH STREET, CASE 2022-0835.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 26-101 Resort Rental Dwelling Permit. Section 26-101 (h) Resort Rental Dwelling Permit - Enforcement; penalties. *Requesting Board determination of the case.*

6. BOARD BUSINESS

- 6.1 Hearing start time adjustment. *Placed on agenda at the request of the Board Members.*

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
JULY 27, 2022
5:30 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER 5:30PM

ROLL CALL / DETERMINATION OF A QUORUM

BOARD MEMBERS PRESENT:

Gail Shults
Bernard Thompson
Ralph Stines
Nicole Kresse (Vice Chair)
Adam Kaufman (Chair)

BOARD MEMBERS ABSENT:

Cindy Crow
Andy Fotiades
Barb Kent

Others Present:

Michelle Forstrom, George Wells, Crystal Turner

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The Minutes from the July 7, 2022 Hearing are presented for approval.

A motion was made by Member Kresse and Seconded Thompson by Member to approve the minutes from the July 7, 2022, Code Enforcement and Appeals Board Hearing. Motion pass unanimously.

Attorney, Valerie C. Faltemier explained the quasi-judicial proceedings.

Board Secretary swore in the witnesses.

4. OLD BUSINESS

4.1 **JAN WIELGOSZ, 2604 PIRATES BAY DRIVE, CASE 2021-0441.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Municipal Code - Section 42-117: Exterior Structure & Section 42-116: Duty to Maintain Property. *Requesting Board determination to foreclose.*

Officer Wells began his presentation, he announced that Code Enforcement previously brought this case before the Code Enforcement and Appeals Board (CEAB) on January 6, 2022. The board voted to find the property in violation of Code of Ordinances, Section 42-117 & 42-116, to assess administrative fees and if not in compliance by February 6, 2022, to assess fines of \$50.00 per day beginning on February 7, 2022. The property owners are still in violation. The fines began on February 7, 2022. The fines are accruing daily, and the owners owe \$4,242.49 in fines currently. The Code Enforcement department has received multiple complaints from the surrounding neighbors. Code Enforcement is bringing this before the CEAB due to this being a safety and health hazard with a rat infestation, and to gain a recommendation for the City Commission. Officer Wells announced there will be a witness to testify on behalf of this case.

Mr. Michael Mowrer, 2576 Pirates Bay Dr (Witness) introduced himself; He began to explain his concerns regarding the property located at 2604 Pirates Bay Dr. Mr. Mowrer lives in the house to the left of 2604 Pirates Bay Dr. Mr. Mowrer said that you cannot see the violators back yard, but he confirms that the back yard has not been cut or cleaned in over two years. Mr. Mowrer's said that he has witnessed rats running down the fence line. Mr. Mowrer had a conversation with a woman at the property (he did not know her name), the woman told him that the property will be taken care of. Mr. Mowrer confirmed it has not been cared for. Mr. Mowrer told the Board Members he was concerned for his neighbor's safety that lives to the right of this property; he is an older gentleman named Mr. Leeper. Chair Kaufman thanked him for coming and asked the Board Members if they had any questions for the witness. Member Steins asked what is the status of ownership of this house? Officer Wells answered they are the owners. Chair Kaufman confirmed that it is not a homestead property. Officer Wells said this property is vacant, no persons are living there.

Hearing closed and Board discussion began.

Chair Kaufman announced to members, "the request is to approve a motion to foreclose on the property and make that recommendation to the City Commission". Vice Chair Kresse inquired about the date this would go before the commission. Michelle Forstrom announced it would be the end of August or the beginning of September, it depends on the deadlines for each meeting. Chair Kaufman asked if there is a health hazard, has anyone contacted the County Health? Michelle Forstrom called a contact at the Health Department. The Health Department also, does not have authorization to go onto the property or inside the home without permission. Member Thompson asked the City, if the homeowners were made aware of the possible foreclosure? Officer Wells responded yes; they have been made aware. Chair Kaufman informed the Board Members that at the bottom of the Findings of Facts, that are issued after hearings, it says there is a chance of foreclosure if they do not comply. Stines asked if the Property Owners have ever appeared before the Code Enforcement Board? Officer Wells said they were not present at the original hearing. Attorney Faltemier mentioned that it says in an email from Officer Wells to Mr. Weilgoz on July 19, 2022, that "this new development referring to the rat infestation has elevated the violation level, and if compliance is not obtained, the City Attorney will begin the Foreclosure process on this property to gain compliance and abate the health and safety issue that is associated with this property". Attorney Faltemier read the response from Weilgosz to Officer Wells; "There is not a rat infestation, the old grumpy neighbor is a menace". Attorney Faltimeir commented - so the owners are aware and are defiant.

Chair Kaufman asked what is the will of the Board, is there a motion to accept the City's recommendation to Foreclose? Member Stines said that was an interesting point that was brought up by the Board Attorney, do we know there is, in fact, a "rat infestation" on the property? Chair Kaufman said there was sworn testimony saying there was. Member Shults said the chance of there being a rat infestation is higher with the property being kept in that condition. Chair Kaufman reminded the Board Members that if the property owner would still like to plead their case, they will have a chance to appear

before the City Commission.

A motion was made by Member Thompson, seconded by Vice Chair Kresse to accept the City's Recommendation for the City Attorney to bring this before the Commission to gain approval from the City Commission to Foreclose on the property located at 2604 Pirates Bay, Fernandina Beach, FL 32034. The motion passed, all in favor.

- 4.2 **GEORGE PATSY SUE EST C/O JAMES GEORGE, 128 N 13TH TERRACE,CASE 2019-0242.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Municipal Code- Section 42-116 - Duty to maintain property & Section 42-117: Exterior Structure (maintenance). *Requesting Board determination to foreclose.*

Officer Wells announced that this case has been removed from the agenda. The property has come into compliance.

5. NEW BUSINESS

- 5.1 **NORMAN C. STEIN, IN REGARDS TO: JAMES FORD, OWNER OF FORDS AUTO REPAIR, 501 HICKORY ST., CASE 2022-0683.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Municipal Code: Sec. 70-2. - Encroachments in the public right-of- way. Sec. 74-66. Local business tax receipt - Required. Land Development Code: Sec. 5.01.07 Dumpsters. *Requesting Board determination of the case.*

Officer Forstrom presented the case. She introduced the staff report, and entered evidence into the record. There were no objections from the Board Members.

All the following information was announced by Officer Forstrom:

This case started March 3, 2022; Code Enforcement received an email from Utility Billing that originally began the case. The email revealed that there was a dumpster that was delivered to this address for an auto repair business. There was no record indicating that there was a Local Business Tax Receipt (LBTR) for a business at this address. Officer Forstrom went to the property address and visited with the Business owner. An LBTR application packet was left for the Business Owner (Mr. Ford) to return to the City once completed. Allowed until following Friday March 11, 2022, (8 days) to come into compliance. Compliance regarding the LBTR would be achieved by turning the packet into the Building Department. Officer Forstrom also explained to Mr. Ford that the dumpster located in right-of-way could not remain there. Officer Forstrom showed a picture to the Board, the photo revealed the dumpster remained in the same location as of the date of this hearing and it needed to be moved onto his private property. It had to be enclosed and landscaped per the Building Code. Officer Forstrom said Mr. Ford asked her about getting millings to make this easier for the truck. This road is an extension of Hickory. On April 4, 2022, Officer Forstrom inspected the property and revealed it was still in violation. On June 23, 2022, after researching the City's system, it revealed Mr. Ford has not applied for an LBTR. On Officer Forstrom's inspection, she declared the property to still be in violation with the dumpster and the business owner was now parking multiple cars and a tractor on the City's right-of-way. Officer Forstrom had a conversation with Mr. Ford, explaining the violations to him. On the inspection Mr. Ford became very upset and asked the Code Enforcement Officer to vacate the property. Officer Forstrom left the property and recorded photographs of the violations. Officer Forstrom informed the business owner that a Notice of Violation/ Notice of

Hearing (NOV/NOH) letter will have to be sent to him. On the same day, Officer Forstrom contacted the Landlord/ Property Owner (Mr. Stein) to inform him of the situation. Mr. Stein told Officer Forstrom he would attempt to get the tenant to come into compliance. On July 1, 2022, the Code officer conducted another inspection, and there was no change. A NOV/ NOH letter was mailed out on July 6, 2022, to the business owner and the property owner. On July 14, 2022, the returned receipt for the NOV/NOH letter returned to the Code Enforcement office from both, the property and business owner. On July 20, 2022, the Building Department confirmed that Mr. Ford had applied for the LBTR, but the application was incomplete, and more documentation was required. Ms. Forstrom spoke to the Building Department on July 27, 2022 (day of hearing), the Building Department announced an email has been sent to Mr. Ford requesting more documentation and no response has been made. On July 21, 2022, Officer Forstrom performed a pre-agenda inspection, this revealed no changes have been made. Chair Kaufman asked if the dumpster was still in the right-of-way. Officer Forstrom said yes, as of today it was still in violation. Officer Forstrom also said as of today, the violations have worsened, there was now a tractor that was parked in the right-of-way. Conclusion is, Officer Forstrom has not heard from the owner of the business or the property owner since she made last contact. The City recommends finding the property in violation 5.01.07 Dumpsters, 70-2 Encroachments in the right-of-way, and 74-66 to receive a Local Business Tax Receipt (is required). It is recommended that the respondent pay all administrative fees that have accrued until compliance is reached and \$100 per day, per violation if compliance is not reached by August 5, 2022. Officer Forstrom completed her presentation.

Board Discussion began:

Waste Management services the dumpster, they can have the company relocate it onto the private property. Property Owner Stein and Business Owner Ford, are not present to testify on their behalf. The hearing closed by Chair Kaufman. Questions from the Board Members to the City began. Officer Forstrom explained to the Board that an LBTR stands for a “Local Business Tax Receipt”. Years ago, it was called an “Occupational License”. Some years ago, the state decided all local jurisdictions could not use the term “License”, since the state is who issues the Licenses. It was agreed upon that the term “tax” could be used for doing business in the City. To conduct business that is located within City limits, must be issued a LBTR. Member Stines wanted to know how does anyone open a business without having an LBTR? Officer Forstrom explained that unfortunately, people tend to think they can do whatever they want, and a lot of times will ask for forgiveness instead of permission. Some people may not know this is a requirement as well. Typically, the way it is approached, is in an educational manner. She believes the owner may have not known this was a requirement in City limits. Chair Kaufman wanted to know if Ford Auto Repair is a corporation. Officer Forstrom believes he is probably doing business as Ford Auto Repair. In her research, she did not find a lot on that business name. Reviews of the business were found that he was good mechanic and reasonable. She has a feeling that he does not have what he needs to be operating. Which would include documentation from the Department of Agriculture and as of today, that was not included in the Local Business Tax Receipt submitted. Member Thompson would like to know if that area of Hickory Street zoned for a business? Officer Forstrom explained that this section of land was previously a boat repair place. For years, this was Mr. York’s place, and it was a large piece of property when he had it and this small area was zoned for commercial property. Chair Kaufman confirmed that where the facility of business is, it is zoned for commercial use? Officer

Forstrom responded yes, for industrial. Its right in the middle of residential properties. The tenant/ Business Owner is zoned to do this type of business. Member Stines confirmed, but none of those vehicles that are parked on Hickory are parked on the property, correct? Member Stines announced that he drove by the property on Monday and there were even more cars at that time, than there are in the photos, has residents complained on this Business Owner? Officer Forstrom said yes, they have but it was quietly, but the case began before the complaints from residents came in, the original complaint came in from an internal department within the City. Member Shults asked about the ramifications of towing the vehicles. Officer Forstrom believes there will be more to the vehicles than towing, this will have to be handed over to the police, they will then have to tag the vehicles, if they have not moved within 60 hours, then Police can have them towed. Officer Forstrom does not believe that will solve the issues at hand. Chair Kaufman confirmed if the dumpster was leased by Waste Management, that was confirmed by Office Forstrom.

Chair Kaufman announced that there are three (3) listed offenses, what is the will of the Board? Member Shults believes the vehicles should be towed. Chair Kaufman asked if there is room on the property for Waste Management to relocate the dumpster off the right-of-way. Officer Forstrom said there is room and that is why the City agreed to the Millings so the dumpster truck can load/ offload/ and empty the container as needed. Member Stines believes two of the three violations are easily solvable on the Business and Property owners' behalf. Member Stines believes the vehicles pose a threat to emergency vehicles not able to get in and out of the road. Vice Chair Kresse thinks a sign should be placed for no parking in the right-of-way. Officer Wells believes the police can ticket vehicles if there is a no parking sign placed. Member Stines is pro- business but does believe this business should be ran according to the rules the City has in place. Member Thompson asked Officer Forstrom asked if bringing this case to Board was her way of getting the Business owners attention. Officer Forstrom believes the property owner would do what needed to be done to come into compliance, the property owner does not live at this location and only knows about the issue from the City bringing it to his attention, she does not believe the business owner does not plan to come into compliance and she was hoping the Landlord would help. Chair Kaufman reiterated that the two standing violations regarding the dumpster and local tax receipt would get the attention of the Business Owner to come into compliance?

Vice Chair Kresse recommended giving them until August 12, 2022, allowing them two weeks and two days to come into compliance, including the landscaping and dumpster enclosure. Chair Kaufman announced the recommendation to come into compliance by August 12, 2022, and if not in compliance by then, assess fines and fees regarding the business license and moving the dumpster to private property. Member Stines confirmed who is responsible for the fines and it is the owner of the property.

A motion was made by Member Kresse and seconded by Member Thompson to come into compliance regarding the business license and the dumpster on or before August 12, 2022, if not in compliance by August 12, 2022, a fine of \$100 per day, per violation will be assessed and they are also responsible for administrative fees associated with the case. Motion carried with all ayes.

Chair Kaufman asked how would the Board Members like to proceed with the vehicles parked in the right-of-way? Officer Forstrom said from her understanding, customers drop off vehicles

in the right-of-way and when the mechanics are completed, the customers return to get the vehicle that is parked in the right-of-way. Member Thompson validated the process of ordering parts for the vehicles that are needed, sometimes the cars would have to stay until parts can be retrieved. Chair Kaufman asked if Police is the ones who handle illegally parked vehicles? Officer Forstrom responded it is a Code Enforcement issue and a Police Departments issue, we will have to speak to the Police Chief and the City Attorney. Member Shults does not understand why Police can not tow the vehicles. Member Stines asked if Code Enforcement knows if the Police has ever paid a visit to the Business owner asking why all the vehicles are parked on the right-of-way. Officer Forstrom is unaware if Police has ever visited that property. Chair Kaufman explained how Code Enforcement has certain powers and some pertaining to the vehicles, is out of Code Enforcement control, but it does pertain to this case so reinforcement by Police is required. Member Thompson said if there have been complaints, it should be handled by Police. Chair Kaufman asked Officer Forstrom if she can handle this directly to the Chief of Police.

A motion was made by Vice Chair Kresse and seconded by Member Stines for Code Enforcement to contact the Chief of Police regarding the parking issue at 501 hickory St. and report back to the Code Enforcement Board at the next hearing on September 1, 2022, with an update. Motion carried with all ayes.

6. BOARD BUSINESS

Some discussion about changing the hours of the hearing. Can we place this on the Agenda for September 1, 2022? Yes, this will be placed at the request of the Board Members.

7. ADJOURNMENT

Motion to adjourn, made by all. Accepted by all. Adjourned the hearing at 6:28 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).

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.

STAFF REPORT
Case 2022-0795
City of Fernandina Beach Code Enforcement & Appeals Board
September 1, 2022

Violation Information

Property Owner	George Lee Lannon 30 North 14 th Place Yulee, FL 32097
Violation	City of Fernandina Beach- Municipal Code <i>Section 42-116 Duty to Maintain Property.</i> <i>Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited.</i>
Location:	30 North 14 th Place, Fernandina Beach, Florida 32034

Summary and Background Information

May 17, 2022 – I observed a Ford F-150 truck parked on the front driveway with flat tires. The yard was also in violation needing to be cut and cleaned in the front and rear yard. I left a door hanger on the front door giving the owner ten (10) days to correct the violations. I recorded photographs of the violations.

May 31, 2022 – I performed a second inspection of the property. The violations had not been corrected.

June 01, 2022 – We mailed a certified NOV/NOH letter to the owner giving an additional fourteen (14) days to correct the violations.

June 16, 2022 – I performed a NOV/NOH inspection. The vehicle was still in violation, but the yard had been cut and cleaned.

June 25, 2022 – The certified NOV/NOH letter was returned unclaimed by the respondent from the post office.

August 16, 2022 – I hand delivered a copy of the NOV/NOH letter to the owner. I spoke with the owner about the remaining violation. He stated he would have the tires inflated the next day. When I returned to the office, I filled out an affidavit of service for the hand delivery.

August 18, 2022 – I performed a field inspection to see if the owner had corrected the violation. The truck still had flat tires.

August 24, 2022 – I performed a pre-agenda inspection. The property was still in violation of 42-173.

Conclusion.

Since I spoke with the owner during the hand delivery of the Notice of Violation/ Notice of Hearing letter, the property is still in violation of 42-173 with the Ford F-150 truck having flat tires.

Recommendation.

I recommend that you find the Respondent in violation of *Chapter 42-173 – Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited*. The Respondent is to pay all administrative fees accrued until compliance is reached and a \$ 50.00 fine per day beginning September 9, 2022 if not in compliance. A lien will be placed on the property in forty-five (45) days from September 9th, 2022, if it remains in violation.

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

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
30 North 14th Place
9/1/2022
CODE CASE #2022-0795

<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	6	\$25.15	\$150.90
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$23.27	\$46.54
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	1	\$7.82	\$7.82
First Class letters mailed	1	\$0.51	<u>\$0.51</u>

TOTAL ADMINISTRATIVE FEES DUE

\$257.69

****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 16, 2022

Case Number: CODE-2022-0795

POSTED ON THE PROPERTY

IN THE MATTER OF:

George Lee Lannon
30 N 14th PL.
Fernandina Beach, FL 32034

PREMISES: 30 N. 14TH PL., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 2 LOT 11 IN OR 1377/593 EGAN MEADOWS 1 PB 3/45

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

42-173	Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited	
	Inflate all tires on the Ford F-150 parked on the front driveway.	By 8/23/2022

(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.

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

DATE: September 1, 2022

TIME: 5:30 PM

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

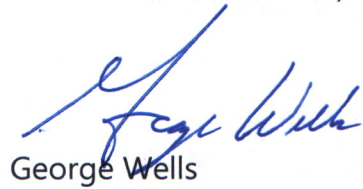
YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances/Land Development Code.

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).

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.



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

June 1, 2022

Case Number: CODE-2022-0795

Cert. #: 7021 0950 0001 5739 6054

IN THE MATTER OF:

George Lee Lannon
30 N 14th PL
Fernandina Beach, FL 32034

PREMISES: 30 N 14TH PL., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 2 LOT 11 IN OR 1377/593 EGAN MEADOWS 1 PB 3/45

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 high grass and weeds on front and rear yard.	By 6/16/2022
42-173	Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited	
	Inflate all tires on the Ford F-150 parked on the front driveway.	By 6/15/2022

(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: July 7, 2022
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.

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: CODE-2022-0795

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 16TH Day of August 2022, at 11:28 A.M. I, George Wells hand delivered the Notice of Violation/Notice of Hearing letter for **Case number 2022-0795, located at 30 N 14TH ST., Fernandina Beach, FL 32034** to Mr. George Lannon, the property owner.

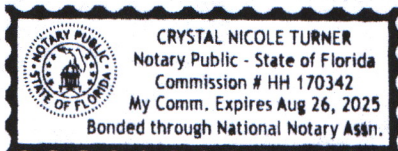
FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____

George Wells
George Wells
(Printed name)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 16 day of August 2022.

(SEAL)



Signature: _____

Crystal Turner
CRYSTAL TURNER
(Printed name of Notary)

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

Phone: (904) 310-3440/ Website: www.fbfl.us/code Email: gwells@fbfl.org

Address: 30 N 14th Place
Date: 5/17/22 Time: 11:06 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 _____	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 and put current tags on it.	42-173
☐ No Visible Address Numbers.	7.01.02(c)LDC
☐ Accessibility of Garbage and Recycle Containers.	66-44
☐ Encroachments in the public right-of-way prohibited without out permit.	70-2 (a)
☐ Parking prohibited in specified places; Overnight Parking on public property (right-of-way) for Boats, Trailers, RV's.	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 behind the front line of the house, in side or rear yard.	7.01.05 LDC
☐ Prohibited Signs.	5.03.05(H) LDC
☐ Other _____	

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or
send email to gwells@fbfl.city, within 5 Days of this notice to discuss
compliance with the above listed issue, or bring this property into compliance
by 5/27, 2022. Failure to do so will result in an
official written notice with a possible outcome of fines.

Comments: White Ford F-150 has flat
tires. cut high grass + weeds.

Wells
Code Enforcement Officer

5.17.2022 11:10

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

Phone: (904) 310-3440/ Website: www.fbfl.us/code Email: gwells@fbfl.org

Address: 30 N 14th Place
Date: 5/17/22 Time: 11:06 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	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 and put current tags on it.	42-173
☐ No Visible Address Numbers.	7.01.02(c)LDC
☐ Accessibility of Garbage and Recycle Containers.	66-44
☐ Encroachments in the public right-of-way prohibited without out permit.	70-2 (a)
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☐ 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 behind the front line of the house, in side or rear yard.	7.01.05 LDC
☐ Prohibited Signs.	5.03.05(H) LDC
☐ Other	

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or send email to gwells@fbfl.city, within 5 Days of this notice to discuss compliance with the above listed issue, or bring this property into compliance by 5/27, 2022. Failure to do so will result in an official written notice with a possible outcome of fines.

Comments: White Ford F-150 has flat tires. cut high grass + weeds

Wells
Code Enforcement Officer

5.17.2022 11:08



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

August 16, 2022

Case Number: CODE-2022-0795

POSTED ON THE PROPERTY

IN THE MATTER OF:

George Lee Lannon
30 N 14th PL.
Fernandina Beach, FL 32034

PREMISES: 30 N. 14TH PL., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 2 LOT 11 IN OR 1377/593 EGAN MEADOWS 1 PB 3/45

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

42-173	Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited	
	Inflate all tires on the Ford F-150 parked on the front driveway.	By 8/23/2022

(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.



George Wells
Code Enforcement Officer

In Pursuit of Health, Safety & Quality of Community

516 S. 10th Street, Suite 211
Fernandina Beach, FL 32034
www.fbfl.us/code

(Main Office) 904-310-3440
(Office) 904-310-3442
gwells@fbfl.city

L 32034 - Physical Address 516 S. 10th Street, Fernandina Beach, FL 32034

• TDD/TTY 711 • www.fbfl.us/code
Equal Opportunity Employer

8.16.2022

11:27



5.17.2022 11:09



5.17.2022 11:09

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

CERTIFIED MAIL®



7021 0950 0001 5739 6054
7021 0950 0001 5739 6054

U.S. Postal Service™ *Code EnF*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *2022-0795*

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*

Postmark
Here

30 N. 14th Pl.

Sent To **GEORGE LEE LANNON**
Street and Apt. **30 N 14TH PL**
City, State, ZIP **FERNANDINA BEACH, FL 32034**

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

2022-0795

30 N. 14th Pl.

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:

GEORGE LEE LANNON
30 N 14TH PL
FERNANDINA BEACH, FL 32034



9590 9402 6837 1074 1314 74

2. Article Number (Transfer from service label)

7021 0950 0001 5739 6054

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 | |

Mail
Restricted Delivery
(0)

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

Domestic Return Receipt



City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034

CERTIFIED MAIL



JACKSONVILLE FL 320
1 JUN 2022 PM 3 L

Hasler
06/01/2022
US POSTAGE \$0.01

7021 0950 0001 5739 6054

RECEIVED

JUL 01 2022

CODE ENFORCEMENT
City of Fernandina Beach

GEORGE LEE LANNON
30 N 14TH PL
FERNANDINA BEACH, FL 32034

6-4
1st NOTICE
2nd NOTICE
RETURNED 6-9
6-19

NIXIE 322 DE 1 0006/25/
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32034423004 *1638-00825-01

UNC
32034423004

U.S. Postal Service™ Code Enf.
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2022-0795

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

OFFICIAL USE

Postmark Here
JUN 1 2022

30 N. 14th Pl.
FL 32034

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	\$5.33
Total Postage and Fees	\$6.98
Sent To	GEORGE LEE LANNON
Street and Apt.	30 N 14TH PL
City, State, ZIP	FERNANDINA BEACH, FL 32034

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

4509 6E25 T000 0560 T202

Track Another Package +

Tracking Number: 70210950000157396054

Remove X

Your item could not be delivered on June 18, 2022 at 11:20 am in FERNANDINA BEACH, FL 32034. It was held for the required number of days and is being returned to the sender.

USPS Tracking Plus® Available ▾

Unclaimed/Being Returned to Sender

June 18, 2022 at 11:20 am
FERNANDINA BEACH, FL 32034

Get Updates ▾

Feedback

Text & Email Updates

▾

Tracking History

▴

June 18, 2022, 11:20 am

Unclaimed/Being Returned to Sender

FERNANDINA BEACH, FL 32034

Your item could not be delivered on June 18, 2022 at 11:20 am in FERNANDINA BEACH, FL 32034. It was held for the required number of days and is being returned to the sender.

Reminder to Schedule Redelivery of your item

June 3, 2022, 4:46 pm

Notice Left (No Authorized Recipient Available)

FERNANDINA BEACH, FL 32034



- [Change of Address](#)
- [Email](#)
- [Calculator](#)
- [Document](#)
- [Finance](#)
- [FAQ](#)
- [Tools](#)
- [APP](#)

PROPERTY INFORMATION

Parcel Number 00-00-31-1240-0002-0110

Owner Name LANNON GEORGE LEE

Mailing Address 30 N 14TH PL

FERNANDINA BEACH, FL 32034

Location Address 30 14TH PL N

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 19.5052

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

Short Legal BLOCK 2 LOT 11 IN OR 1377/593 EGAN MEADOWS 1 PB 3/45

2022 Preliminary Values

Land Value \$125,000

(+) Improved Value \$148,438

(=) Market Value \$273,438

(-) Agricultural Classification \$0

(-) SOH or Non-Hx* Capped Savings \$127,396

(=) Assessed Value \$146,042

(-) Homestead \$25,000

(-) Additional Exemptions \$0

(=) School Taxable Value \$121,042

(-) Non-School HX & Other Exempt Value \$25,000

(=) County Taxable Value \$96,042

- [Property Search](#)
- [Map This Parcel](#)
- [GIS Report](#)
- [Property Record Card](#)
- [Print Friendly Page](#)

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

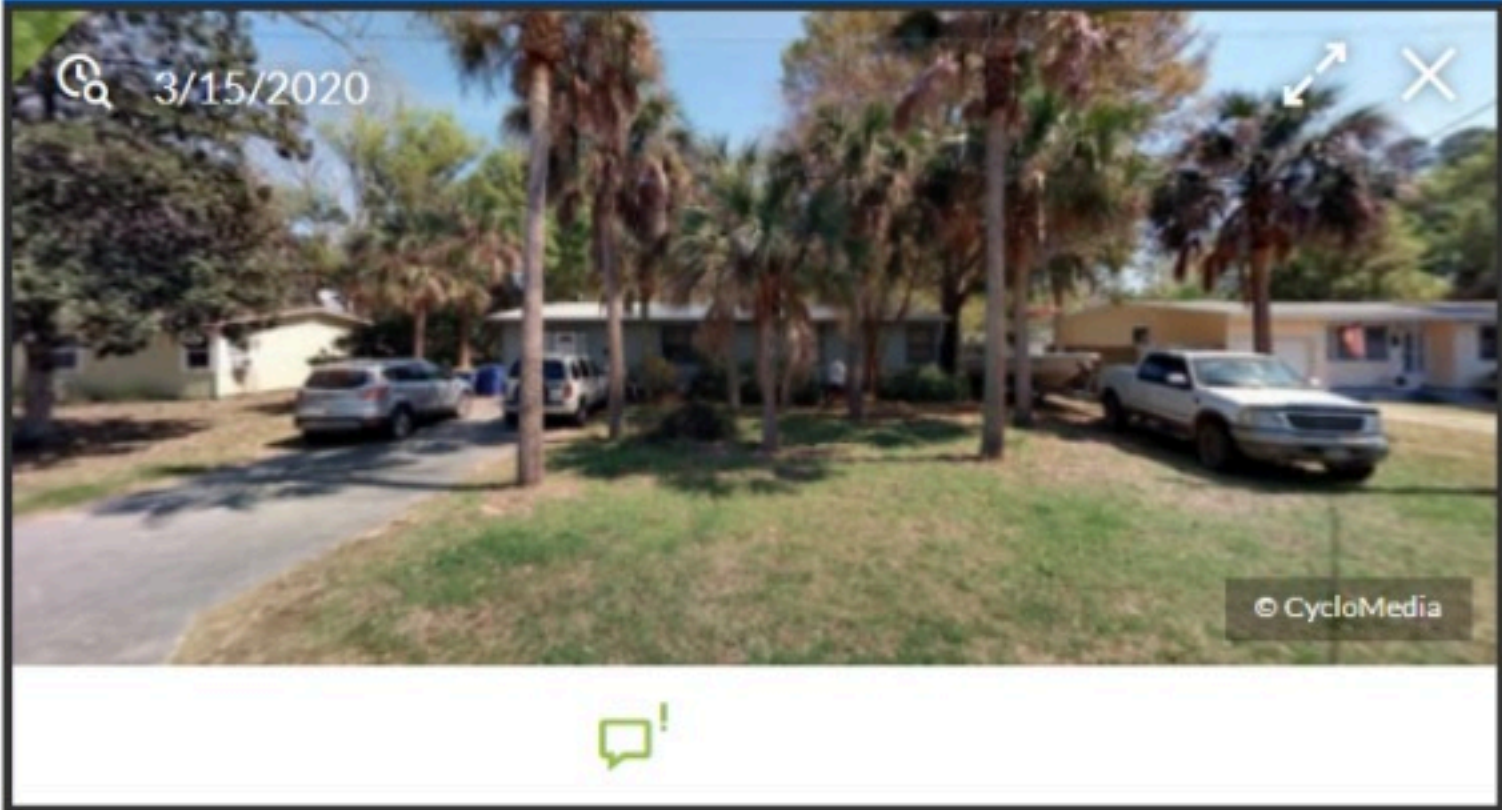
PARCEL MAP



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	Building Sketch
SINGLE FAM	1815	1815	4	1.5	AVERAGE		AIR DUCTED	FORCED AIR	1956	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
SCULP CONC	55 X 15	825	1993
SCULP CONC	0 X 0	80	1993
WD DECK F	7 X 15	105	1993
CR/CP-L-WD	16 X 9	144	1993

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-12-01	2520 / 1633	\$100	QC	U	Y	LANNON RUBY	LANNON GEORGE
2006-11-21	1461 / 1820	\$0	FJ	U	Y	CLERK OF COURT	LANNON GEORGE LEE
2005-12-29	1377 / 593	\$120,000	WD	U	Y	ROBINSON THOMAS L II & MATT	LANNON GEORGE LEE & RUBY
2005-12-29	1377 / 591	\$35,900	WD	U	Y	ROBINSON MARGARET A	ROBINSON MATT & THOMAS L
1997-10-27	811 / 745	\$76,000	WD	Q	Y	MESSER JOHN W & DEBORAH S	ROBINSON THOMAS L II & MARGARET A
1990-08-17	605 / 31	\$51,000	WD	Q	Y	PLACHINSKI JOAN	MESSER JOHN & DEB
1990-08-17	605 / 29	\$100	WD	U	Y	PLACHINSKI JOANNE	PLACHINSKI JOAN
1987-10-20	529 / 355	\$100	LE	U	Y		
1987-10-20	529 / 354	\$49,900	WD	U	Y	HILL DORIS H	PLACHINSKI JOAN
1984-07-01	428 / 521	\$100	QC	U	Y		

STAFF REPORT
Case 2022-0890
City of Fernandina Beach Code Enforcement & Appeals Board
September 1, 2022

Violation Information

Owner MPC 829 Fernandina Beach LLC, C/O Carroll
3340 Peachtree Road 2250
Atlanta, GA 30326

Violation City of Fernandina Beach – Code of Ordinances,

Section 42-116 Duty to Maintain Property – Cut all high grass and weeds in excess of (12") twelve inches on entire improved vacant parcel.

Location: Parcel # 00-00-31-1800-0239-0030, Fernandina Beach, Florida 32034

Summary and Background Information

July 28, 2022 – I observed an improved vacant lot that needed cutting. I opened a code case on this parcel. I recorded photographs of the violation.

August 02, 2021 – We mailed a certified NOV/NOH letter to the owner giving until 8/12/22 to come into compliance.

August 10, 2022 – We received the green return receipt card from the post office with a signature verifying proper service.

August 17, 2022 – A NOV/NOH inspection was performed with the property still in violation.

August 24, 2022 – A pre-agenda inspection was performed confirming the property is still in violation of Code of Ordinances, Section 42-116.

Conclusion.

The property is still overgrown needing to be cut and cleaned. The owners were properly served with the NOV/NOH letter. The owners have not reached out to our department. We have no contact numbers other than the owner's address.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-116 Duty to Maintain Property, allowing the Respondent (10) ten additional days to come into compliance by 09/11/2022. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$50.00 per day to begin on 09/12/2022 if not in compliance, with a lien placed on this property in forty-five (45) days.

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
Parcel # 00-00-31-1800-0239-0030
9/1/2022
CODE CASE # 2022-0890

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$28.42	\$28.42
George Wells, Code Enforcement Officer	4.5	\$25.15	\$113.18
Crystal Turner, Administrative Coordinator/Board Secretary	1.5	\$23.27	\$34.91
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	1	\$7.82	\$7.82
First Class letters mailed	1	\$0.51	\$0.51

TOTAL ADMINISTRATIVE FEES DUE

\$208.33

****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 2, 2022

Case Number: CODE-2022-0890

Cert. #: 7021 0950 0001 5739 6252

IN THE MATTER OF:

MPC 829 Fernandina Beach LLC
C/O Carroll
3340 Peachtree Rd. 2250
Atlanta, GA 30326

PREMISES: 00-00-31-1800-0239-0030 (S. 13th St)

The brief legal description of the real property upon which this violation occurred is: BLOCK 239 PT OF LOT 3 IN OR 2558/1925 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 improved vacant parcel.	By 8/12/2022

(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.

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

DATE: September 1, 2022
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.



7.28.2022 14:10

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

CERTIFIED MAIL®



7021 0950 0001 5739 6252
7021 0950 0001 5739 6252

U.S. Postal Service™ *Code Enforcement*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *2022-0890*

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

OFFICIAL USE

Certified Mail Fee

\$ *4.00*

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

☒ Return Receipt (hardcopy) \$ *3.25*
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ *.57*

Total Postage and Fees

\$ *7.82*

Sent To

Street and,

City, State,

MPC 829 FERNANDINA BEACH LLC
C/O CARROLL
3340 PEACHTREE RD. NE STE 2250
ATLANTA, GA 30326

PS Form 3800, April 2015 PSN 7534-02-000-10001

SEE REVERSE FOR INSTRUCTIONS

Postmark
Here

Parcel 00-00-31-1800-0239-0030

2022-0890

00-00-31-1800-0239-0030

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:

MPC 829 FERNANDINA BEACH LLC

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

2022-0890

00-00-31-1800-0239-0030

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:

MPC 829 FERNANDINA BEACH LLC
C/O CARROLL
3340 PEACHTREE RD. NE STE 2250
ATLANTA, GA 30326



9590 9402 6323 0296 8470 35

2. Article Number (Transfer from service label)

7021 0950 0001 5739 6252

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

RECEIVED

AUG 12 2022

CODE ENFORCEMENT

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

Mail Restricted Delivery

(0)

STAFF REPORT
Case 2022-0835
City of Fernandina Beach Code Enforcement & Appeals Board
September 1, 2022

Violation Information

Property Owner Phillip and Betty Mock
 134 Speer Street
 Macon, GA 31204

Violation City of Fernandina Beach Code of Ordinances
 Section 26-101 Resort Rental Dwelling Permit.
 Section 26-101 (h) Resort Rental Dwelling Permit – Enforcement; penalties.

Location: 714 Beech Street, Fernandina Beach, Florida 32034

Summary and Background Information

***** I would like to begin this report by asking each Board member to read all the emails that are included in this Code Case Evidence, as I will only be summarizing them. *****

April 1, 2022 – After receiving a complaint, and confirming, that there were illegal short-term rental activities taking place at this address, I emailed the property owners explaining that their property was not zoned for short term rental and that the minimum stay can only be 30 days or longer. I went on to explain that their advertising must state that this property has a minimum stay of 30 days, or they would need to take down the advertising all together.

I gave them a warning that if all short-term rental activity has not ceased, their advertising revised to state, “Minimum stay of 30 days”, and the calendar on the websites changed to reflect stays of 30 days or more, by Monday, April 11, 2022, I would be forced to send them a citation of \$1,000.00.

I included the ordinance in the email and highlighted the enforcement section of the code

Ms. Mock called me after she received the email. She explained that their realtor had mislead them to believe that short-term renting would be allowed for this property. She also explained that they had planned to move into this house, but her husband was asked to take a temporary job in Beaufort SC. She wanted an extension until July 1st. I told her no, that it was too long for the short-term rental to continue.

That afternoon Ms. Mock replied to my email, telling me that after talking it over with her husband, they would probably have to put the property up for sale.

April 5, 2022 – More emails were exchanged between the Mr. & Mrs. Mock and myself, with them disagreeing with the ordinance.

April 9, 2022 - Mr. Mock sent me an email explaining that they had adjusted their Airbnb listing to a 30 day stay so that they would be in compliance until they sell the property. He stated that they have guests staying in the house who are friends and family, and they would be staying at the home in their absence.

May 2, 2022 – I received confirmation that the property had been listed for sale.

June 13, 2022 – I received more complaints by neighbors. This revealed that not only had the short-term rental activity and advertising begun again, but there was also a trash issue out at the street (Beech Street) that was ongoing. I found the listing on Airbnb. I went by the property, but I was unable to contact anyone that week.

June 22, 2022 – At approximately 9:40 am, I took pictures of a black Jeep with Georgia license plates and bags of trash, a Waste Management tote, and another non-Waste Management tote. I then, knocked on the door. A woman named Holly Bryant answered the door. She told me that she and her friend booked this house on Airbnb. They arrived at 3:00pm Monday, June 20, 2022, and would be departing at noon on Thursday, June 24, 2022. I explained that this was an illegal short-term rental and that I would be citing the property owners. She had no idea that this property wasn't legal for this type of rental.

We sent the property owners a Notice of Violation/Citation for \$1,000.00 that same day. We also addressed the trash issue in the letter.

We received the signed (by Ms. Mock on July 11, 2022) returned receipt card for the Citation that was sent Certified mail.

July 13, 2022 – Ms. Mock came into the office and paid the \$1,000.00 citation in full. She gave us her correct mailing address at that time.

We continued to monitor the Airbnb listing and confirmed that the short-term rental continued. The reviews and calendar show more than one rental in a month. There is no language in the listing that states "30 days minimum stay". We printed out the listing on the following dates:

July 5, 2022

July 6, 2022

July 18, 2022

July 12, 2022 – Ms. Mock sent an email to me, Ms. Hartman in Planning & Conservation, and Mayor Lednovich, with untruths and still not taking responsibility for violating our Resort Rental ordinance.

I replied to all plus Mr. George, my immediate boss. The first line in the body of the email from me was "Let me set the record straight." I once again explained the events that transpired to get us to this point.

We continued to get complaints and inquiries.

July 27, 2022 – A Notice of Violation/Notice of Hearing letter was sent to both the property in violation and the mailing address. The letter that was sent to 714 Beech Street, was returned unclaimed, unable to forward. The letter sent to the mailing address in Georgia, as of August 1, 2022, was still in transit.

August 24, 2022 – We decided to email the Notice of Violation/Notice of Hearing letter, since that seemed to be the Mocks preferred method of communication.

Ms. Mock replied to the email a couple of hours later. The email from Ms. Mock only addressed some trash issues that she is having. There was no mention of the letters that were attached to the email that she was replying to. She stated that she would be in town the following week.

We replied to her, mainly focusing on the short-term rental.

Ms. Mock replied making excuses for the continued short-term rental. She stated that her husband maintains the Airbnb site and he had assured her that he has completely shut it down.

August 26, 2022 – As I typed up this report, I checked the listing, it is still there with the language of “7 nights in Fernandina Beach”. If you try to book less than 3 days, a message pops up “3 Night Minimum”. Once again, I cannot find anything in this listing stating a minimum stay of 30 days.

Conclusion.

Mr. & Mrs. Mock continue to rent and advertise 714 Beech Street short-term with no regard for the laws that they are breaking. If they won't stop this activity after being issued and paying a \$1,000.00 fine, then I am hoping that a maximum daily fine and the possibility of a lien might encourage them to stop all short-term rental and advertising immediately.

Recommendation.

I recommend that you find the Respondents in violation of *Section 26-101 Resort Rental Dwelling Permit; and Section 26-101 (h) Resort Rental Dwelling Permit – Enforcement; penalties of the City of Fernandina Beach Code of Ordinances*. The Respondent is to pay all administrative fees accrued until compliance is reached and \$250.00 per day beginning August 11th, 7 days from today, if not in compliance. Compliance means: all short-term rental activity has ceased; bookings have been cancelled and refunded or changed to 30 day or more stays; and advertising has ceased, been removed from all rental sites, or changed to state 30-day minimum stay.

Michelle Forstrom
Code Enforcement Director

From: [Michelle Forstrom](#)
To: [Crystal Turner](#)
Subject: FW: Short Term Rental at 714 Beech Street
Date: Thursday, August 25, 2022 8:52:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image815588.png](#)
[image904176.png](#)
[image94434.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



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From: Phillip Mock <phillipcmock@gmail.com>
Sent: Saturday, April 9, 2022 10:38 AM
To: Michelle Forstrom <mforstrom@fbfl.org>; Betty Mock <betty_mock@hotmail.com>
Subject: Re: FW: Short Term Rental at 714 Beech Street

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Ms. Forstrom

We have adjusted our Airbnb to a 30 day stay so that we are in compliance and until we have sold the house. Additionally we have guests staying in the house that are friends and family staying there in our absence to use the property.

Thank you
Phillip

On Tue, Apr 5, 2022 at 2:52 PM Michelle Forstrom <mforstrom@fbfl.org> wrote:

Mr. Mock,

Your property at 714 Beech Street is actually zoned C-3 and is in the Historic District. Please see the Zoning Table below.

	ZONING DISTRICTS																
— Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W
PRINCIPAL LAND USES:																	
Golf or Fishing Piers, Excluding Amusement Parks and Drive-in																	
Recreation, Indoor Facilities, such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks										S		S	S	S	S		S
Railroad Facilities														P	P		P
Religious Facilities	S		S	S	S	S	S	S	S	P	P	P	P				
Research, Education, and Development Facilities										P		P		P	P	P	P
Residential Uses:																	
Single-Family	P	P	P	P	P	P	P	P	P	P			P				P Note 2
Duplex					P	P			P	P			P				
Triplex					P	P			P	S			S				
Multi-Family						P				S			S				
Group Residential *Note 3						S			S	S			S				
Resort Rental			Note 1		Note 1	P											
Restaurant, With or Without Drive- Through Window *Note 5									P	P	P	P	P	P	P		P
Retail Stores								P	P	P	P	P	P	P	P	P	P
Schools, Elementary, Junior, or Senior High	S	S	S	S	S	S			S	P							P

Ordinance 2006-14 (as amended)

2-14

Adopted September 5, 2006
Reprint July 2021

Although short term rental (under 30 days) is not allowed in C-3, 30 day minimum IS permissible in C-3.

- All of the uses that you mentioned, *by 2 restaurants and 1 retail store front*, are permissible uses in C-3 and MU-8.
- The Bed and Breakfasts are permissible subject to supplemental Standards in R-3, OT-2, MU-1, MU-7, and C-3. Please see below.

6.02.06 Bed and Breakfast Inns

A. A bed and breakfast inn is allowable in R-3, OT-2, MU-1, MU-8, and C-3 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth below.

B. The owner of the bed and breakfast inn shall reside in the inn. However, where an individual owns two (2) or more such facilities, owner-occupancy shall be required in one (1) inn.

A. Density shall not exceed the permissible residential density as set forth in Table 4.01.01. Each two (2) bedrooms or lodging rooms shall be the equivalent of one (1) residential dwelling unit. Where the equivalent number of residential dwellings contains a fraction, the number shall be rounded up to the next whole number. All bedrooms shall be counted in the determination of density, whether occupied by the owner, the owner's family in residence in the bed and breakfast inn, or guests.

B. A private bath shall be provided for each guest room.

C. The building in which the bed and breakfast inn is located shall be substantially similar in design, appearance, and character to residential dwellings located within a 200-foot radius. Distance shall be measured from all property lines of the lot on which the bed and breakfast inn is located.

D. A bed and breakfast inn located within the Historic District shall comply with the standards for the Historic District Overlay.

E. Parking shall meet the following standards:

1. One (1) space per bedroom shall be provided off-street; and
2. All required parking spaces shall be located to the side or rear of the principal structure.

F. One (1) sign identifying the bed and breakfast inn is permissible, subject to the following standards:

1. The maximum sign area shall not exceed eight (8) square feet;
2. The sign shall have color, design, and materials consistent with the color, design, and materials of the bed and breakfast inn;
3. The sign shall not be illuminated; and
4. The sign shall be only a monument sign or a building mounted sign.

I have received complaints from neighbors. When they bought and moved into their homes, there was an expectation that there would be no short term rental activity

in their neighborhood, and they want it to stop. So, you see it would not be fair to your neighbors or the other property owners that attempted to short term rent in areas that don't allow it, and were made to stop, if we allowed you to continue short term rental at this property. Again, I would urge you to rent month to month instead of short term, until you can move down here.

You might want to ask the agent that sold you this property why they would mislead you in buying this property, just a thought.

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: Phillip Mock <phillipcmock@gmail.com>

Sent: Tuesday, April 5, 2022 11:30 AM

To: Michelle Forstrom <mforstrom@fbfl.org>; Betty Mock <betty_mock@hotmail.com>

Subject: Fwd: FW: Short Term Rental at 714 Beech 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.

April 4, 2022

Ms. Forstrom

I understand the position of the city related to utilizing our property at 714 Beech St as an Airbnb. This was going to be our permanent residence and had moved to the property with that intent until I was asked to help the hospital in Beaufort SC to help guide them from the supply side through the Covid crisis. As you know this has been a situation that has been very difficult for all parties from patients to the hospital to the suppliers. So to be able to provide my services to Beaufort we decided to temporarily do Airbnb until we could return to Fernandina Beach.

Even though this property is zoned C2 let me try and understand our property relative to other conditions in the city.

- Our property is on the corner of 8th and Beech with parking access from 8th street meaning there is no additional parking on Beech Street.
- The 4 corners of the intersection of 8th and Beech are occupied by 2 restaurants and 1 retail store front. All of which use greater parking and create more traffic than our house.
- Within blocks of my house our Bed and Breakfasts that basically provide the same service however have many more guests and traffic.
- Our guests are screened by Airbnb and by us. We do not rent to any locals, reducing any likelihood of local parties. Our house rules which are agreed to by our guest do not allow parting and I have not had any evidence of any disruptive guests. Not all of these guests have been to Airbnb, many of them have been friends and family.

We had planned on Fernandina Beach to be our retirement location. Already to improve the city we had invested in a property at 815 S 7th Street and renovated the property taking it from a dilapidated shotgun house to a very nice residence. The value of that house has changed from \$170 to \$550K. Not only improving the tax base but the aesthetic value of that area of S 7th St. Our intent had been to renovate this house.

I really can't think of anyone that has been harmed as a result of our using this as an Airbnb. We have not had enough guests to have had an impact on any of the other hotels or Bed & Breakfasts, parking does not impact Beech Street with all the parking we have behind the house.

Who will be harmed with the enforcement of this.

- Any future guest that had already planned to come to Fernandina Beach and spend their money at the restaurants and retail stores. I will have to explain why their reservation has been cancelled. This will leave a bad impression of Fernandina Beach and a loss of financial impact for the city and businesses.
- We have a couple maintain the property and clean the property, this will disrupt their income.
- We had already begun planning for the renovation so any potential work and income by our contractor and subs will be lost to them.

Enforcement leaves us with no option but to sell the property and move from Fernandina Beach and move elsewhere. The pandemic has forced us all to be more flexible in our approach to our personal life and to situations it has caused. This being no exception.

I would offer a compromise that will not harm our reservations and compromise the financial impact to the city and their perception of the city.

- We will place the house up for sale immediately upon receiving acceptance of this offer.
- We will be allowed to maintain the reservations through June 30.
- We will terminate the short term rentals as of July 1, 2022.
- We have reserved the taxes we have collected from our guest but we will settle that with the city at the end of June 30.

I look forward to a positive response to our offer.

Phillip & Betty Mock

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

From: **Betty Mock** <betty_mock@hotmail.com>

Date: Fri, Apr 1, 2022 at 12:37 PM

Subject: FW: Short Term Rental at 714 Beech Street

To: phillipcmock <phillipcmock@gmail.com>

Sent from my T-Mobile 4G LTE Device

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

From: Michelle Forstrom <mforstrom@fbfl.org>

Date: 4/1/22 10:21 AM (GMT-05:00)

To: betty_mock@hotmail.com

Subject: Short Term Rental at 714 Beech Street

Ms. Mock,

It has come to my attention that you are operating Short Term Rentals (less than 30 days) at 714 Beech Street, Fernandina Beach, FL 32034. This property is not zoned for short term rental (any rental less than 30 days). You are allowed to rent for 30 days or more ONLY. Your advertising must show a minimum stay of 30 days. You will need to either cancel your future rentals that are less than 30 days.

If all short term rental activity has not ceased, your advertising revised to state "Minimum stay of 30 days", and the calendar on the websites changed to reflect stays of 30 days or more, by Monday, April 11, 2022, I will be forced to send you a citation. I have attached the Resort Rental Dwelling Permit Ordinance. I have highlighted the enforcement section, as well as the \$1,000.00 fine section.

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

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: [Michelle Forstrom](#)
To: [Crystal Turner](#)
Subject: FW: New For Sale: 714 Beech St, Fernandina Beach, FL 32034
Date: Thursday, August 25, 2022 12:26:09 PM
Attachments: [image003.emz](#)
[image004.png](#)
[image515340.png](#)
[image606948.png](#)
[image650110.png](#)

Michelle Forstrom
Code Enforcement Director
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From: Robert Psulkowski <rcpsulkowski@gmail.com>
Sent: Monday, May 2, 2022 9:00 PM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: Fwd: New For Sale: 714 Beech St, Fernandina Beach, FL 32034

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So I just want to thank you for ending their Airbnb, because it's obvious that that's the only reason that they've owned it.

Rob

Sent from my iPhone

Begin forwarded message:

From: Zillow <my-saved-home@mail.zillow.com>
Date: May 2, 2022 at 4:06:18 PM EDT
To: rcpsulkowski@gmail.com
Subject: New For Sale: 714 Beech St, Fernandina Beach, FL 32034



This home has been listed **for sale at \$899,000.**

\$899,000 4 bd | 1 ba | 2,939 sqft

[714 Beech St, Fernandina Beach, FL](#)

☐ [For Sale](#)

DIAMOND REALTY GROUP OF AMELIA

[See all saved homes](#)

Zillow, Inc.
1301 Second Avenue, Floor 31
Seattle, WA 98101
© 2006-2022

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From: [Rob Psulkowski](#)
To: [Michelle Forstrom](#)
Subject: Re: Michelle -our view for the last 3 weeks
Date: Wednesday, July 6, 2022 11:52:23 AM
Attachments: [image002.png](#)
[image001.png](#)
[image003.png](#)
[image504384.png](#)
[image047739.png](#)
[image237287.png](#)

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Will do

On Wed, Jul 6, 2022 at 11:17 AM Michelle Forstrom <mforstrom@fbfl.org> wrote:

Thanks, Rob. Please let me know if anyone shows up between now and Friday. I'd like to catch renters and get a statement.

Michelle Forstrom
Code Enforcement Director
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From: Rob Psulkowski <btlconstructioninc@gmail.com>
Sent: Wednesday, July 6, 2022 11:14 AM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: Re: Michelle -our view for the last 3 weeks

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On Wed, Jul 6, 2022 at 11:11 AM Michelle Forstrom <mforstrom@fbfl.org> wrote:

Rob,

So you know if anyone is staying/renting 714 Beech Street currently?

There were people with kids that showed up on Thursday and stayed on till sometime Saturday.

There were people with kids that showed up on Thursday and stayed on till sometime Saturday.

So somebody showed up on July 4, roll the trash cans around back and picked the crap up out of the street. They stayed the night but I didn't see any lights in the house last night.

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
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From: Rob Psulkowski <btlconstructioninc@gmail.com>

Sent: Friday, July 1, 2022 3:53 PM

To: Michelle Forstrom <mforstrom@fbfl.org>

Subject: Re: Michelle -our view for the last 3 weeks

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Like I said, they just don't care!

In their sale add, they tout the Captain Bell Fretwork in the east gable....

The captain bell fretwork in the west side gable is literally hanging by its last nail....just sad!

Rob and Rosanna

On Fri, Jul 1, 2022 at 3:50 PM Michelle Forstrom <mforstrom@fbfl.org> wrote:

They have received the \$1,000 citation for the illegal short term rental activity. They have until July 6th to pay or appeal. If they do not appeal or pay before then and if this activity continues, I will then be able to take them to the Code Enforcement & Appeals Board, where daily fines of up \$250.00 per day may be assessed by the Board.

I will be sending a NOTICE OF VIOLATION/NOTICE OF HEARING letter for the trash totes next week.

I am doing everything in my power, by citing them. I'll keep you updated.

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
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From: Rob Psulkowski <btlconstructioninc@gmail.com>

Sent: Friday, July 1, 2022 3:29 PM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: Re: Michelle -our view for the last 3 weeks

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Hey Michelle, well not only are the cans still out in the street, but we have a new houseful of weekend guests!

Enjoy your weekend

Rob



On Thu, Jun 30, 2022 at 9:28 AM Michelle Forstrom <mforstrom@fbfl.org> wrote:

Rob,

They have until tomorrow to address the trash totes. If the totes are still out at the end of the business day tomorrow, I will send them a NOTICE OF VIOLATION/NOTICE OF HEARING letter to go before the Code Enforcement & Appeals

Board for the trash violations next week.

Michelle Forstrom
Code Enforcement Director
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From: Rob Psulkowski <btconstructioninc@gmail.com>
Sent: Thursday, June 30, 2022 8:58 AM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: Re: Michelle -our view for the last 3 weeks

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Michelle,

You probably already know but I just wanted to confirm that the trash is all gone and has been replaced by the recycling cans that they had and a new city trashcan. My only question is they still have to bring these things in and out like the rest of us right? It can't just be in the street?

Thank you for your assistance in this matter,

Rob and Rosanna Psulkowski

On Tue, Jun 28, 2022 at 5:08 PM Rob Psulkowski <btconstructioninc@gmail.com> wrote:

Thanks Michelle!

On Tue, Jun 28, 2022 at 4:11 PM Michelle Forstrom <mforstrom@fbfl.org> wrote:

Rob,

I have reached out to both WM and Mr. Glisson, who is in charge of Sanitation. This will be picked up this week, sooner than later. We are working on it, I promise.

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
516 South 10th Street, Suite 211
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From: Rob Psulkowski <btconstructioninc@gmail.com>

Sent: Tuesday, June 28, 2022 4:07 PM

To: Michelle Forstrom <mforstrom@fbfl.org>

Subject: Re: Michelle -our view for the last 3 weeks

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I hate to be a downer!

4:06 PM Tuesday June 28



On Mon, Jun 27, 2022 at 12:18 PM Michelle Forstrom <mforstrom@fbfl.org> wrote:

Rob,

In the Citation/Notice of Violation, I told them that I would bring them before the Code Enforcement & Appeals Board where administrative fees would be assessed and daily fines could be assessed if they do not follow the ordinance relating to trash (be in compliance) by July 1st.

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
516 South 10th Street, Suite 211
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From: Rob Psulkowski <btconstructioninc@gmail.com>
Sent: Monday, June 27, 2022 9:38 AM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: Re: Michelle -our view for the last 3 weeks

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.

Can I ask you what will stop them from just starting a brand new pile? Or do what they were doing for a while which was just putting trash in there recycling cans

Sent from my iPhone

On Jun 27, 2022, at 8:48 AM, Rob Psulkowski <btconstructioninc@gmail.com> wrote:

Thank you, it just keeps growing, every weekend the “friends and families “ just keep adding to the pile

Rob

On Mon, Jun 27, 2022 at 8:47 AM Michelle Forstrom <mforstrom@fbfl.org> wrote:

I have contacted WM to get the trash removed from 714 Beech Street. Should be done tomorrow. I will keep an eye on it.

Michelle Forstrom
Code Enforcement Director
City of Fernandina Beach
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From: Michelle Forstrom
Sent: Friday, June 24, 2022 10:51 AM
To: Rob Psulkowski <btconstructioninc@gmail.com>
Subject: RE: Michelle -our view for the last 3 weeks

Rob,

I finally found someone renting the property short term and was able to get there contact information. This was the last piece of the puzzle that I needed for evidence. I sent the property owners a \$1,000 citation yesterday.

Last week I was pursuing the case by researching Airbnb and other websites, and trying to find someone staying at the house currently. Code Enforcement is typically not a short process. I wanted to address ALL violations on the property, as is our standard procedure. Please have a little patience in the future. Code Enforcement wants to have a solid case when we cite someone. We want to make it stick.

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

From: Rob Psulkowski <btconstructioninc@gmail.com>

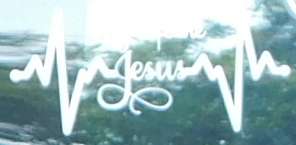
Sent: Thursday, June 16, 2022 9:31 AM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: Re: Michelle -our view for the last 3 weeks

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.



Demons Behind Me
AND SO IS THE FACT

2020



LINEAPPAREL.COM

GEORGIA
XML126
OCT

FRANKLIN
CHRYSLER DODGE JEEP RAM

MIGHT

6.22.2022 09:36



City of Fernandina Beach
Code Enforcement Department

Ms. Michelle D. Forstrom
mforstrom@fbfl.org

NOTICE OF VIOLATION / CITATION

June 22, 2022

Case Number: CODE-2022-0835

Cert. #: 7020 3160 0001 2541 4435

IN THE MATTER OF:

PHILLIP & BETTY MOCK
714 BEECH STREET
FERNANDINA BEACH, FL 32034

PREMISES: 714 Beech Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 40 N½ OF LOT 7 & ESS FT OF LOT 8 IN OR 2420/774**

The Code Enforcement Department of the City of Fernandina Beach has previously notified you of alleged violations of the City of Fernandina Beach Code of Ordinances and Land Development Code. The Code Enforcement Department contends that the following violation(s) exist: **Sections 26-101 Resort Rental Dwelling Permits, Permit required**, of the Fernandina Beach Code of Ordinances; and **Chapter 2.03.00 LAND USES PERMITTED IN EACH ZONING DISTRICT, (2.03.02 Table of Land Uses)** of the Fernandina Beach Land Development Code. These can be found on the City's website: www.fbfl.us/code. This letter specifically addresses operating a short-term rental without a Resort Rental Dwelling Permit in a zoning district that is not R3, and therefore not allowed and continuing to advertise and rent this property for under thirty (30) days at a time. Additionally, you are in violation of trash and containers being left out in the street for an extended length of time. **Sections. 66-40. - Disposition of garbage; covering of container; .and 66-44(a) - Accessibility of garbage and recycle containers.** These two violations must be complied with by July 1, 2022 (9 days from the date of this letter). If the Code Enforcement office is not notified of compliance by you, the department will refer this matter (trash violations) to the Code Enforcement and Appeals Board for legal action.

Therefore, you are hereby directed to remedy and discontinue short term rental activity and advertising immediately and permanently and to pay the **fine of \$1,000.00** for not having a valid permit (which you do not qualify for), by July 6, 2022, fourteen (14) days from the date of

this notice. Failure to pay the applicable \$1,000 fine or failure to request an appeal hearing in writing by July 2, 2022, and appear at the hearing to appeal this citation shall be deemed a waiver of your right to contest the citation and a judgment may be entered against you. You may file a written request for a hearing before the Special Magistrate to appeal the decision of the Code Enforcement Officer. Your written request must be submitted to the Code Enforcement Department no later than 10 calendar days (by July 2, 2022) after issuance of the citation and shall be accompanied by a \$75 dollar appeal fee. If you request a hearing and are found to be in violation of the city code, you may be assessed administrative costs, in addition to any fine that may be imposed.

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

A handwritten signature in blue ink, appearing to read "M. Forstrom", is positioned above the printed name and title.

Michelle D. Forstrom
Code Enforcement Director

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

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

OFFICIAL RECEIPT

Certified Mail Fee \$ 3.50

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

☒ Return Receipt (hardcopy) \$ 2.80

☐ Return Receipt (electronic) \$ 0.00

☐ Certified Mail Restricted Delivery \$ 0.00

☐ Adult Signature Required \$ 0.00

☐ Adult Signature Restricted Delivery \$ 0.00

Postage \$ 1.53

Total Postage and Fees \$ 4.98

Sent To **PHILLIP & BETTY MOCK**
Street and **714 BEECH ST.**
City, State **FERNANDINA BEACH, FL 32034**

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

7020 3160 0001 2541 4435

2022 0835

714 Beech St

JUN 22 2022

USPS 32034

2022-0835 mailed on 6/22/22 714 Beech 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:

PHILLIP & BETTY MOCK
714 BEECH ST.
FERNANDINA BEACH, FL 32034

2. Article Number (Transfer from service label)

7020 3160 0001 2541 4435

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Betty Mock C. Date of Delivery 7/11/2022

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

Domestic Return Receipt

RECEIPT (REC-018214-2022)
FOR CITY OF FERNANDINA BEACH

BILLING CONTACT

Phillip & Betty Mock
714 Beech St
Fernadina Beach, FI 32034



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
CODE-2022-0835	Citation - First Offense	Fee Payment	Check #00239	\$1,000.00
714 Beech St Fernandina Beach, FL 32034				SUB TOTAL
				\$1,000.00

TOTAL **\$1,000.00**



Entire home hosted by Phillip

★ 4.73 · [37 reviews](#)

A private room with wifi that's well-suited for working.

95% of recent guests gave the check-in process a 5-star rating.

CHECK-IN 8/29/2022	CHECKOUT 9/5/2022
GUESTS 2 guests	

Reserve

<u>\$221 x 7 nights</u>	\$1,547
-------------------------	---------

Cleaning fee	\$75
--------------	------

Service fee	\$229
-------------	-------

Every booking includes free protection from Host cancellations, listing inaccuracies, and

Photos Amenities Reviews Location

7 nights in Fernandina Beach

Aug 29, 2022 - Sep 5, 2022



Clear dates

2 guests

Reserve

You won't be charged yet

\$221 x 7 nights	\$1,547
Cleaning fee	\$75
Service fee	\$229
Total before taxes	\$1,851

This is a rare find. Phillip's place on Airbnb is usually fully booked.



Report this listing

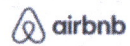
★ 4.73 · 37 reviews



David
June 2022



Jen
June 2022



Start your search



Become a Host



Beech Paradise

★ 4.73 · 37 reviews · Fernandina Beach, Florida, United States

Share Save



Entire home hosted by Phillip

8 guests · 4 bedrooms · 4 beds · 1 bath



Dedicated workspace

A private room with wifi that's well-suited for working.



Great check-in experience

\$200 night

★ 4.73 · 37 reviews

CHECK-IN
11/30/2022

CHECKOUT
12/7/2022

GUESTS
1 guest



[Photos](#) [Amenities](#) [Reviews](#) [Location](#)[Show all 19 amenities](#)

7 nights in Fernandina Beach

Nov 30, 2022 - Dec 7, 2022

< August 2022							September 2022 >						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	

[Clear dates](#)**CHECK-IN**
11/30/2022**CHECKOUT**
12/7/2022**GUESTS**
1 guest[Reserve](#)

You won't be charged yet

\$200 x 7 nights \$1,403**Cleaning fee** \$75**Service fee** \$209**Total before taxes** \$1,687**This is a rare find.** Phillip's place on Airbnb is usually fully booked.[Report this listing](#)

★ 4.73 · 37 reviews

Cleanliness 4.8

Communication 4.9

Check-in 5.0

Accuracy 4.8

Location 4.6

Value 4.8

From: [Michelle Forstrom](#)
To: [Crystal Turner](#)
Subject: FW: 714 Beech St. Zoning issues
Date: Thursday, August 25, 2022 8:55:47 AM
Attachments: [image486200.png](#)
[image258496.png](#)
[image741817.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: Tuesday, July 19, 2022 9:57 AM
To: Betty Mock <betty_mock@hotmail.com>; Taylor Hartmann <thartmann@fbfl.org>; Mike Lednovich <mlednovich@fbfl.org>
Cc: Charles George <cgeorge@fbfl.org>
Subject: RE: 714 Beech St. Zoning issues

Ms. Mock,

Let me set the record straight. After receiving a complaint from your neighbor, by research, I confirmed that you and your husband were renting this property short term (under 30 days). I emailed you on April 1, 2022. I gave you a warning to cease all short term rental and either take down the advertising on Airbnb or change your advertising to a minimum stay of 30 days or more.

You and your husband emailed me several times for about a week. The last email that I received from your husband on April 9, 2022 read as follows:

Ms. Forstrom

We have adjusted our Airbnb to a 30 day stay so that we are in compliance and until we have sold the house. Additionally we have guests staying in the house that are friends and family staying there in our absence to use the property.

*Thank you
Phillip*

In June 2022, I received more complaints about short term rental at this location. I found your listing on Airbnb, with no 30 day minimum stay. On the same listing, I found many reviews from April 2022 through June (many for

each month). The reviews actually went all the way back to August 2021, confirming that you and your husband have been renting out this house short term for almost a year.

At approximately 9:40 am, Wednesday, June 22, 2022, I knocked on the door of 714 Beech Street, after taking pictures of a black Jeep with GA license plates and bags of trash, a WM tote and another non-WM tote.

Holly Bryant (912-438-1659) answered the door. She told me that she and her friend booked this house on Airbnb. They arrived at 3:00pm Monday, June 20, 2022 and would be departing at noon on Thursday, June 24, 2022.

I sent you the Notice of Violation/Citation letter on June 22, 2022 issuing you a \$1,000.00 citation, and a time certain to remove that trash and totes from the street. I included the time line for an appeal if you and your husband desired to do so.

After receiving your email yesterday, we found your NEW listing on Airbnb (link below), with more reviews up to July, 2022 and advertising 7 night stays. Here is the current link to the listing:

https://www.airbnb.com/rooms/50497862?adults=1&children=0&infants=0&check_in=2022-12-12&check_out=2022-12-19&federated_search_id=8d821fa7-0d84-4ffb-ae37-1c53754cf517&source_impression_id=p3_1658232020_6Xi8Jcj9l%2Fq5XsFp

Enough is enough. You are breaking the law and are being deceptive about it. We will be sending you and your husband a Notice of Violation/Notice of Hearing letter. Your case will be heard by the Code Enforcement & Appeals Board as per the City of Fernandina Beach Code of Ordinances:

Article V *A first violation of the RRDP requirements (not having a valid permit) of this section within any 12-month period shall be punishable by a citation and fine of \$1,000.00. Appeals of RESORT citations for violation of this section shall be made to the special magistrate as provided RENTAL in [chapter 2](#) of this City Code. If more than one violation of this section (permitting DWELLING requirements) or any other City Code provision including but not limited to noise, outdoor PERMITS, lighting during turtle nesting season, nuisance or garbage violations occur in any 12-month period, the owner of the resort rental dwelling property shall be notified in writing of the Section violation, and the City shall proceed to prosecute the violation through the code enforcement 26-101(h) board process as specified in [chapter 2](#) of this City Code. If the code enforcement board finds (2) 2) a violation, the owner may be fined up to \$250.00 per day and lien(s) may be placed on the owner's property.*

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

From: Betty Mock <betty_mock@hotmail.com>

Sent: Monday, July 18, 2022 1:26 PM

To: Michelle Forstrom <mforstrom@fbfl.org>; Taylor Hartmann <thartmann@fbfl.org>; Mike Lednovich <mlednovich@fbfl.org>

Subject: 714 Beech St. Zoning issues

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.

This letter comes with deep concern

.

Because of our One and Only neighbor we were fined and paid a One Thosand dollar fine from a false

accusation...

We talked to our Only neighbor(Rob Psulkowski) face to face and his only issue was trash out front which we agreed and was immediately rectified..!!

It was necessary for us to take a job out of state and in the meantime friends and family visit our property a couple of times a month..

We feel it's better to have someone in our house than for it to sit idle for months during our absence!!.

Plus, It brings revenue to this great village!!

We paid \$10,000.00 in property taxes this past year!!

We are not using the property as commercial...

It is Our Home!!

According to your Zoning laws you would rather lower the ascetic value of the property...

Please help me understand your Zoning laws because it makes No sense!!!

We want to work with the city not against it and we would appreciate the same kind of courtesy!!

Thank you for your time.

Best regards,

Phillip and Betty Mock

714 Beech St

Fernandina Beech,Fl 32034

478-318-9909

Sent from my T-Mobile 4G LTE Device



City of Fernandina Beach
Code Enforcement Department

Ms. Michelle D. Forstrom
mforstrom@fbfl.org

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

July 27, 2022

Case Number: CODE-2022-0835

Cert. #: 7021 0950 0001 5739 5972

IN THE MATTER OF:

Phillip & Betty Mock
714 Beech St.
Fernandina Beach, FL 32034

PREMISES: 714 BEECH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 40
N1/2 OF LOT 7 & E55 FT OF LOT 8 IN OR 2420/774

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:

26-101	Resort Rental Dwelling Permit required	
	Permanently discontinue short term rental activity and advertising	By 8/5/2022
26-101(h)	Resort Rental Dwelling Permits - Enforcement; penalties	
	Permanently discontinue short term rental activity and advertising	By 8/5/2022

(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: September 1, 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).



Michelle Forstrom

Code Enforcement Director

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



City of Fernandina Beach
Code Enforcement Department

Ms. Michelle D. Forstrom
mforstrom@fbfl.org

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

July 27, 2022

Case Number: CODE-2022-0835

Cert. #: 7020 0950 0001 5739 5989

IN THE MATTER OF:

Phillip & Betty Mock
134 Speer St.
Macon, GA 31204

PREMISES: 714 BEECH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 40
N1/2 OF LOT 7 & E55 FT OF LOT 8 IN OR 2420/774

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of the City of Fernandina Beach Code of Ordinances and/or the City of Fernandina Beach Land
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	Permanently discontinue short term rental activity and advertising	By 8/5/2022
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	Permanently discontinue short term rental activity and advertising	By 8/5/2022

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Michelle Forstrom

Code Enforcement Director

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

CERTIFIED MAIL



7021 0950 0001 5739 5989
7021 0950 0001 5739 5989

U.S. Postal Service™ *Code Enforcement*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *2022-0835*

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

OFFICIAL USE

Certified Mail Fee	\$	<i>4.02</i>
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	<i>3.25</i>
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	<i>.57</i>
Total Postage and Fees	\$	<i>7.82</i>

Postmark
Here

714 Beech St.

PHILLIP & BETTY MOCK
134 SPEER ST.
MACON, GA 31204

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

See Reverse for Instructions

2022-0835

714 Beech 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:

PHILLIP & BETTY MOCK
134 SPEER ST.
MACON, GA 31204



9590 9402 6323 0296 8470 28

2. Article Number (Transfer from service label)

7021 0950 0001 5739 5989

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
- ☐ Mail Restricted Delivery

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

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

Domestic Return Receipt

U.S. Postal Service™ *Code Enforcement*
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only *2022-0835*

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

OFFICIAL USE

Certified Mail Fee \$ *4.00*

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

☒ Return Receipt (hardcopy) \$ *3.25*

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ *.57*

Total Postage and Fees \$ *7.82*

Sent To
 Street *a.*
 City, State *PHILLIP & BETTY MOCK*
714 BEECH ST.
FERNANDINA BEACH, FL 32034

Postmark Here

714 Beech St.

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

2022-0835 *714 Beech 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:

PHILLIP & BETTY MOCK
714 BEECH ST.
FERNANDINA BEACH, FL 32034



9590 9402 6323 0296 8470 11

2. Article Number (Transfer from service label)
7021 0950 0001 5739 5972

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

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 ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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



Hasler
07/27/2022
US POSTAGE \$007.82
ZIP 32034
011E11684667

7021 0950 0001 5739 5972

RECEIVED

AUG 22 2022

CODE ENFORCEMENT
City of Fernandina Beach

PHILLIP & BETTY MOCK
714 BEECH ST.
FERNANDINA BEACH, FL 32034

NIXIE 322 DE 1 0008/16/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32034423004 *1638-03909-27-41

32034-423004

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Domestic Mail Only 0032-0835

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OFFICIAL

Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.25
☒ Return Receipt (hardcopy)	
☐ Return Receipt (electronic)	
☐ Certified Mail Restricted Delivery	
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	

Postmark
JUL 27 2022

Total Postage and Fees \$ 7.82

Sent To
PHILLIP & BETTY MOCK
134 SPEER ST.
MACON, GA 31204

City, State, ZIP+4®
City, State, ZIP+4®

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

U.S. Postal Service™ *Code Enforcement*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2022-0835

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

OFFICIAL

Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	\$ 2.75
☒ Return Receipt (hardcopy)	
☐ Return Receipt (electronic)	
☐ Certified Mail Restricted Delivery	
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	

Postmark
JUL 27 2022

Total Postage and Fees \$ 7.82

Sent To
PHILLIP & BETTY MOCK
714 BEECH ST.
FERNANDINA BEACH, FL 32034

City, State, ZIP+4®
City, State, ZIP+4®

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

USPS Tracking®

Tracking

FAQs >

Track Another Package +



Track Packages
Anytime, Anywhere

Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

Tracking Number: 70210950000157395989

Remove X

Status

In Transit to Next Facility

August 1, 2022

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

USPS Tracking Plus® Available v

Get Updates v

Moving Through Network

Text & Email Updates



Tracking History



August 1, 2022

In Transit to Next Facility

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

July 28, 2022, 10:43 pm

Departed USPS Regional Facility

MACON GA DISTRIBUTION CENTER ANNEX

July 28, 2022, 10:13 am

Arrived at USPS Regional Facility

MACON GA DISTRIBUTION CENTER ANNEX

July 27, 2022, 10:24 pm

Departed USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

July 27, 2022, 8:34 pm

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

USPS Tracking Plus®



Product Information



See Less ^

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

FAQs



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Inspector General
Postal Explorer
National Postal Museum
Resources for Developers

LEGAL INFORMATION

Privacy Policy
Terms of Use
FOIA
No FEAR Act/EEO Contacts



From: Betty Mock
To: Crystal Turner
Subject: RE: 714 Beech St. - Short term rental activity
Date: Thursday, August 25, 2022 10:11:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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[image522445.png](#)
[image216499.png](#)
[image524185.png](#)

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 Morning, Crystal

Lord willing, we'll be there!!

Hope you have a wonderful day and a Great weekend!!

Thank you,
Betty Mock
478-318-9909

Sent from my T-Mobile 4G LTE Device

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

From: Crystal Turner <cturner@fbfl.org>
Date: 8/25/22 8:23 AM (GMT-05:00)
To: Betty Mock <Betty_mock@hotmail.com>
Subject: RE: 714 Beech St. - Short term rental activity

Mrs. Mock,

Thank you, we will see you at the September 1, 2022, hearing at 5:30.

Crystal Turner
Administrative Coordinator - Code Enforcement Department
City of Fernandina Beach
516 South 10th Street, Suite 211
Fernandina Beach, Florida 32034
(904) 310-3443 | cturner@fbfl.org
www.fbfl.us
  

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From: Betty Mock <Betty_mock@hotmail.com>
Sent: Wednesday, August 24, 2022 4:48 PM
To: Crystal Turner <cturner@fbfl.org>
Subject: RE: 714 Beech St. - Short term rental activity

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 quick response and I appreciate your help..

I will try that Avenue with the trash
However, I think they are the one's that referred me to WM!!

As far as the guests in August..
These people were Very upset because they had made the reservations before we knew of the code violations..
Like I said, this has been Very difficult for us in Many ways!!

Phillip maintains the AirBnb site and assures Me that he has Completely Shut it down!!

This has put much unneeded Stress on us and we are doing Our best to please Everyone!!

Your kindness is appreciated.

Thank you,
Betty Mock
478-318-9909

Sent from my T-Mobile 4G LTE Device

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

From: Crystal Turner <cturner@fbfl.org>
Date: 8/24/22 4:31 PM (GMT-05:00)
To: Betty Mock <Betty_mock@hotmail.com>

Subject: RE: 714 Beech St. - Short term rental activity

Mrs. Mock,

As far as the trash goes, you may want to contact the City of Fernandina Beach, Utilities Department and explain that it is being used for residential. The phone number is (904)310-3400

If you would like advice... I would highly recommend you attend the hearing next Thursday. This case WILL go before the Code Board on 9-1-22. As of now, our concern is not with the trash, it is the rental being less than 30 days. There are 4 reviews that have been posted from Air BNB users in August alone, respectfully, this indicates to us that you are not being 100% honest with us about your rental activities.

I understand you plan to move here and live on the property, but until then, it cannot be rented out less than 30 days. The property is not in a zone that allows for that according to our codes.

Until you plan to reside there, it is recommended that you discontinue the illegal short-term renting.

Escape from Reality

★ 4.73 · 45 reviews · Fernandina Beach, Florida, United States

Share Save



Show all photos

Entire home hosted by Phillip

8 guests · 4 bedrooms · 5 beds · 1 bath

Dedicated workspace
A private room with wifi that's well-suited for working.

Great check-in experience
95% of recent guests gave the check-in process a 5-star rating.

Select dates
Minimum stay: 3 nights

CHECK-IN 8/25/2022 X CHECKOUT Add date

August 2022 September 2022

Su Mo Tu We Th Fr Sa Su Mo Tu We Th Fr Sa

88°F Mostly sunny 3:59 PM 8/24/2022

Clear dates

★ 4.73 · 45 reviews

Cleanliness	4.7	Accuracy	4.8
Communication	4.9	Location	4.6
Check-in	5.0	Value	4.8

Mackenzie
August 2022

Trip was great! House was great!

Tricia
August 2022

Love that the location is very close/within walking distance to many restaurants and downtown Amelia Island. Our only challenge was sharing 1 small bathroom (which is located righ...

Show more >

Luke
August 2022

Close to everything, clean, and a nice piece of history.

Zachary
August 2022

This house was incredible! My wife loves old houses so she had a blast. This was our 2nd visit the Amelia Island in 5 years and we have decided to make it our family vacation spot...

Show more >

Khounmy
July 2022

Great location, Cute historic home, and wonderful hosts. Had an amazing time and we would absolutely recommend to others.

Gray
July 2022

It is a beautiful home, we had a great stay and would definitely stay again. communication was great and we had zero issues. house was very clean.

88°F Mostly sunny 4:21 PM 8/24/2022

Crystal Turner
Administrative Coordinator - Code Enforcement Department

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Fernandina Beach, Florida 32034
(904) 310-3443 | cturner@fbfl.org
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From: Betty Mock <Betty_mock@hotmail.com>

Sent: Wednesday, August 24, 2022 12:10 PM

To: Crystal Turner <cturner@fbfl.org>

Subject: RE: 714 Beech St. - Short term rental activity

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.

Hi Crystal,

Thank you for your email..

We will be in Fernandina next week.

We're trying to finalize the closing of our business in Macon and move to Fernandina earlier than anticipated because of these accusations.

We certainly want to be in compliance with the city and will try to understand what needs to be done in person.

I spent an Entire day trying to talk to Waste Management regarding our trash service..

WM doesn't have us as a residential house so they're requiring we have a dumpster because we're listed with them as a commercial property.

This company is a nightmare to deal with!!

According to the Zoning site, our property is a residence/commercial property...

So, does that mean the company we bought the house from(which was a business) could have a city trash container but, We can't and we're Not a commercial business..

Please understand all this is Very frustrating to us!!

We would appreciate any help that would enlighten us on what to do..

We are Not doing Short term Or Long term rental on this property.

We plan on living on our property and learning more about the City Zoning requirements.

Please don't hesitate to contact us with any other issues.

Thank you,
Betty Mock
478-318-9909

Sent from my T-Mobile 4G LTE Device

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

From: Crystal Turner <cturner@fbfl.org>

Date: 8/24/22 10:11 AM (GMT-05:00)

To: Betty_mock@hotmail.com, phillipcmock@gmail.com

Cc: Michelle Forstrom <mforstrom@fbfl.org>

Subject: 714 Beech St. - Short term rental activity

Mr. & Mrs. Mock,

I am sending you this email regarding the Code Enforcement case that is in violation at the property address *714 Beech St.*

A Notice of Violation/ Notice of Hearing letter on July 27, 2022, was mailed to both the local Fernandina and GA address that we had on file (see attached files for reference).

We want to encourage you to understand the gravity of the situation. The property can not be listed for less than a 30-day rental due to the zone it is located in.

Since there are still listings available with vacation rentals less than 30 days, the property is still in violation.

This means the hearing that will be held on September 1, 2022, at City Hall (204 Ash St.), requires your presence if the property is not brought into compliance prior. If you are absent from the hearing, the case will still be presented to the board.

If this case goes before the Code Enforcement and Appeals Board, you could be facing fines and fees associated with the violations, along with a lien placed on the property. We do recommend your presence so you can plead your case to the Board.

You can see the violations and corrective actions listed below:

26-101	Resort Rental Dwelling Permit required
	Permanently discontinue short term rental activity and advertising
26-101(h)	Resort Rental Dwelling Permits - Enforcement; penalties
	Permanently discontinue short term rental activity and advertising

Note: This case can still be brought into compliance and not go before the Board. It is highly encouraged to call our office with an update. It is the property owner's responsibility to update the office once compliance has been reached.

Thank you for your time,

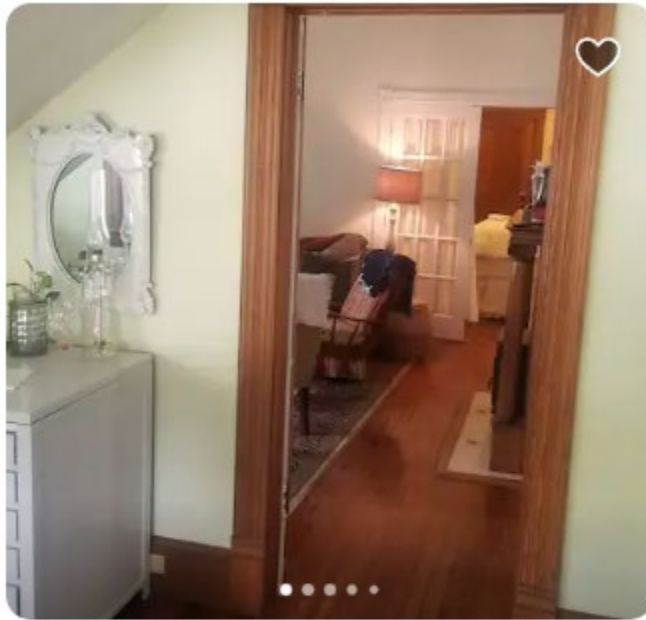
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Home in Fernandina Beach

★ 4.73 (45)

Escape from Reality

5 beds

Sep 21 – 28

\$175 night

airbnb.com/rooms/50497862?adults=1&children=0&infants=0&check_in=2022-09-21&check_out=2022-09-28&federated_search_id=4d1869c8-d624-401d-a6d2-b70274f18401&source_impression_id=p3_1661528598_3kxQYHq7K25bf7

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Start your search



Become a Host



Escape from Reality

★ 4.73 · 45 reviews · Fernandina Beach, Florida, United States

Share Save



Entire home hosted by Phillip

8 guests · 4 bedrooms · 5 beds · 1 bath



Dedicated workspace

A private room with wifi that's well-suited for working.



Great check-in experience

\$175 night

★ 4.73 · 45 reviews

CHECK-IN 9/21/2022	CHECKOUT 9/28/2022
GUESTS 1 guest	



11:43 AM
8/26/2022

airbnb.com/rooms/50497862?adults=1&children=0&infants=0&check_in=2022-09-21&check_out=2022-09-28&federated_search_id=4d1869c8-d624-401d-a6d2-b70274f18401&source_impression_id=p3_1661528598_3kxfQYHq7K25bf7

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PhotosAmenitiesReviewsLocation

Dedicated workspace

TV

Dryer

Hair dryer

Free parking on premises

Washer

Air conditioning

Long term stays allowed

Show all 19 amenities

7 nights in Fernandina Beach

Sep 21, 2022 - Sep 28, 2022

<August 2022September 2022>

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	

Clear dates

\$175 night

★ 4.73 · 45 reviews

CHECK-IN

9/21/2022

CHECKOUT

9/28/2022

GUESTS

1 guest

Reserve

You won't be charged yet

\$175 x 7 nights

\$1,225

Cleaning fee

\$75

Service fee

\$184

Total before taxes\$1,484

This is a rare find. Phillip's place on Airbnb is usually fully booked.

Report this listing

airbnb.com/rooms/50497862?adults=1&children=0&infants=0&check_in=2022-09-21&check_out=2022-09-28&federated_search_id=4d1869c8-d624-401d-a6d2-b70274f18401&source_impression_id=p3_1661528598_3kxfQYHq7K25bf7

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<September 2022October 2022>

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	3						1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

Clear dates

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PhotosAmenitiesReviewsLocation

✓

Dedicated workspace

TV

✓

Dryer

✓

Hair dryer

✓

Free parking on premises

✓

Washer

✓

Air conditioning

✓

Long term stays allowed

Show all 19 amenities

7 nights in Fernandina Beach

Sep 21, 2022 - Sep 28, 2022

<November 2022December 2022>

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

Clear dates

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CHECKOUT

9/28/2022

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▼

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💎

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PhotosAmenitiesReviewsLocation

\$175 night

★ 4.73 · 45 reviews

Check availability

✓

Mackenzie

August 2022

Trip was great! House was great!

✓

Luke

August 2022

Close to everything, clean, and a nice piece of history.

✓

Khounmy

July 2022

Great location, Cute historic home, and wonderful hosts. Had an amazing time and we would absolutely recommend to others.

Show all 45 reviews

✓

Tricia

August 2022

Love that the location is very close/within walking distance to many restaurants and downtown Amelia Island. Our only challenge was sharing 1 small bathroom (which is located righ...

Show more >

✓

Zachary

August 2022

This house was incredible! My wife loves old houses so she had a blast. This was our 2nd visit the Amelia Island in 5 years and we have decided to make it our family vacation spot!...

Show more >

✓

Gray

July 2022

5🌟It is a beautiful home, we had a great stay and would definitely stay again. communication was great and we had zero issues. house was very clean.

Where you'll be

Fernandina Beach, Florida, United States