



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
DECEMBER 1, 2022
5:00 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 November 3, 2022 are presented for approval.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **REBECCA JABALEY, 884 SOUTH FLETCHER AVE, CASE NO 2022-1009.** 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.*

5.2 **REBECCA BEST, 1889 HIGHLAND DR., CASE NO 2022-0809.** 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.*

6. BOARD BUSINESS

7. ADJOURNMENT

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

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

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



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
NOVEMBER 3, 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

Roll Call.

BOARD MEMBERS PRESENT:

Andy Fotiades Ralph Stines
Barb Kent Nicole Kresse (Vice Chair)
Bernard Thompson Adam Kaufman (Chair).

BOARD MEMBERS ABSENT:

Gail Shults.

OTHERS PRESENT:

City Attorney Bach, Michelle Forstrom, George Wells, Crystal Turner

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes from October 6, 2022 Code Enforcement and Appeals Board are presented for approval

A MOTION WAS MADE BY MEMBER KENT AND SECONDED BY MEMBER FOTIADES TO APPROVE THE MINUTES FROM THE OCTOBER 6, 2022 CODE ENFORCEMENT AND APPEALS BOARD HEARING. MOTION PASSED UNANIMOUSLY.

City Attorney, Tammi Bach explained Quasi- Judicial hearing process.

Board Secretary swore in witnesses.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **DORENE THOMPSON, 2193 HIGH RIGGER PL., CASE NO. 2022-0943.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 18-10 - Animal Waste and Land Development Code, Chapter 5.01.10 Fences and Walls (application for a permit to install or construct a fence is required). *Requesting Board determination of the case.*

Chair Kaufman announced the case and requested the City to present the case. Officer Wells stated he would like to submit all evidence and documents into the record. All documents are

available on the website for review by the public prior to the hearing. Chair Kaufman asked if there was any objection on Ms. Thompson's end to put the evidence into the record. Ms. Thompson stated that she had only received one record from Code Enforcement. Chair Kaufman suggested to let Officer Wells present the case and if you would like the evidence then, she can respond if she has objections against that, in terms of the accuracy against the documents.

Officer Wells presented the case and entered all evidence into the record. A timeline of the case investigation began on September 8, 2022, Officer Wells performed a complaint driven inspection for a vinyl tarp fence that was erected without a permit in the backyard. The fence was above the max height level of 6ft, and the owners used a non-approved, vinyl tarp fencing material. There was cat feces placed in multiple plastic bags along base of the tarp fence. At the time of the initial visit, the yard needed to be cut and cleaned. Ms. Thompson has since taken care of the yard which removes violation 42-116, due to compliance. On September 12, 2022 Code Enforcement mailed a certified letter for the Notice of Violation/ Notice of Hearing letter, allowing 14 more days to correct the violation. On September 21, 2022, Code Enforcement conducted an office visit with Ms. Thompson regarding the code case of 2193 High Rigger Place. The meeting included George Wells, Michelle Forstrom, Daphne Forehand, and Taylor Hartman. It was explained by the City to Ms. Thompson that the fence needed to be modified to meet current code standards. Ms. Thompson stated the Planning Department told her the fence was okay as it was, and it did not require a permit. At this time, the Planners were present and expressed that it was not what was conveyed to Ms. Thompson. Ms. Thompson denied what the Planners had said to her and said that was not what was told to her. It was explained that a Notice of Violation/ Notice of Hearing (NOV/NOH) letter was mailed to her certified mail. Ms. Thompson stated she had not received any letter in the mail. At that time Officer Wells printed a copy and handed Ms. Thompson the copy of the NOV/ NOH letter in the office. After that, Code Enforcement filled out and notarized an affidavit of service for hand delivery preceding the meeting. On October 3, 2022, the original NOV/ NOH letter came back from the post office as unclaimed by the respondent. On October 4, 2022, a Notice of Violation inspection was completed. The property was still in violation of the erected fence without a permit, illegal height of the fence, also, the animal waste. On October 27, 2022, Officer Wells performed a pre-agenda inspection and the yard had been cut and cleaned, bringing the violation of 42-117; duty to maintain property, into compliance.

Officer Well's conclusion is as follows: The property is still in violation of the fence and cat feces, many attempts have been made to express what the property owner should do to gain compliance. Officer Wells is unsure about the owners interpretation of what was told she was allowed to do. Officer Wells believes Ms. Thompson had a different understanding than what the Planners have told her what is allowable per code and doesn't believe there should be any confusion on this matter.

Chair Kaufman inquired about the documents that are being submitted into the record. Officer Wells listed the following documents: Notice of Violation Letter, Administrative Fees. Ms. Thompson, speaking from the audience, inquired about her opportunity to deny the documents being entered into the record. Chair Kaufman explained that the documents were time stamped and Ms. Thompson would have an opportunity to speak on the current conditions of the property shortly. Officer Wells continued to list what is included in the document packet in the order: Staff Report, Admin Fees, Notice of Violation letter, returned receipt for the certified mail, four photos of the violation. Chair Kaufman explained to the audience why the documents were being

entered into the evidence. Officer Wells handed Ms. Thompson paper copies of the entered evidence. Chair Kaufman asked if she had seen any of these documents before, and Ms. Thompson stated she hadn't. Chair Kaufman told Ms. Thompson to take a moment to review the documents. After a moment, Chair Kaufman asked Ms. Thompson if that was the same document she had received before, and she replied "yes". Ms. Thompson claimed the cat litter was no longer there. Ms. Thompson had her own documentation that she wanted to submit to the record.

A picture was presented on the projector to the Board from November 3, 2022 of the vinyl tarp fence. The bags of cat litter can not be seen from the right of way, where the photo was taken. Ms. Thompson accepts the motion to enter all evidence into the record.

Officer Wells stated that the City's recommendation is to recover all administrative fees, and to assess fines of \$100 per day to be set 14 days after the date of the hearing if the property is not in compliance and a lien to be placed on the property 45 days after.

City Attorney Bach asked Officer Wells if he went up to the vinyl fence and visualized the cat litter today. Officer Wells announced he was unable to gain access from the neighbor who previously allowed it.

Dorene Thompson, 2193 High Rigger Pl., stated Mr. Stanley, her adjacent neighbor, erected a white fence without a permit. City Attorney Bach stated that issue was irrelevant to the matter before the Board. Ms. Thompson is concerned with the amount of trees that have been cut by Mr. Stanley without a permit. City's Arborist, David Neville viewed the damages of the trees, the diameter of the trees were larger than the allowable size to cut without City approval. During the meeting with The Arborist, Ms. Thompson claims that Mr. Neville stating the neighbors fence serves no good purpose. Some trees were removed and resulted in a direct line of sight to Ms. Thompsons house.

Ms. Thompson has called City Police out to her property several times to issue trespass warnings to Mr. Stanley, which has left her feeling threatened. This resulted in a court injunction regarding the trees. Nassau County, Judge Bass reviewed the injunction case and ordered Mr. Stanley to remove the fence he installed off of Ms. Thompsons property and recommended Ms. Thompson implementing safety parameters for her property. The results of the injunction concluded it was a civil issue. Safety measures were being implemented by attempting to install 10 foot wooden post, dug 2 foot deep and cemented with concrete, followed by hanging a high quality tarp to block for privacy.

Ms. Thompson stated she met with Taylor and Daphne, in the City Planning and Conservation Department, prior to the installation of the 10 foot tarp fence. After their discussion, Ms. Thompson's take away was (1) She could install tall post due to the code not stating otherwise (2) she could hang anything she wanted off of the post due to the code not specifying. Ms. Thompson stated she conducted further research of her own and did not see it being a violation.

Fencing companies such as Superior, Armstrong Fencing, and DNG Contractors evaluated Ms. Thompsons situation. Ms. Thompson believes her property is located on wetlands. The fencing companies believe due to the uneven terrain and wetlands, it could pose a threat to permitted fence installations and further encroachment. After receiving this news, Ms. Thompson stated she's attempted contact (via email) requesting a meeting to reach an understanding of what the

City would allowed and she claims the emails were unsuccessful. The fencing companies stated to Ms. Thompson that they would not pull a permit on her behalf. Quotes were ranging around \$10,000 for fencing. Ms. Thompson created a nice picture of how important wildlife, tree protection and wetland preservation is to her. After conversation and deliberation about Ms. Thompsons property being located in floodplain zones, or considered wetlands, Board Secretary Turner, referred to Nassau County Property Appraisers, Tax Maps 2.0. This resulted in the area not being considered wetlands according to Nassau County.

Chair Kaufman asked Ms. Thompson that if the City approves a fencing permit, would she be willing to install a fence at the correct height with approved materials, she responded yes, she would due the safety concerns she has. Chair Kaufman announced that this hearing is strictly regarding the violation of the Land Development Code, Chapter 5.01.10, Fences and Walls. The main concern being fencing height requirements and materials. The Civil issues, wetland, etc. are out of this Code Boards jurisdiction.

Officer Wells announced he would facilitate a meeting with Ms. Thompson and necessary Planning Staff on Ms. Thompsons property for further evaluation.

Chair Kaufman and Ms. Thompson spoke about cost of fence and if the current fence is removed, then she would be in compliance. Ms. Thompson stated she will not remove the tarp until the new fencing is installed for her safety. Chair Kaufman stated that order to stop the fines, the post and tarp will need to be taken down. Ms. Thompson requested she have enough time so fines do not accrue, she stated in two weeks time, she can deduct the post height to 6ft and request quotes from the fencing companies. Ms. Thompson presented photos of the trees that were cut down on the wetlands and edge of her property, all Board Members reviewed them.

City Attorney Bach stated the meeting with staff next week is not what is being discussed at this time, property owners do not have be contractors to apply for a permit, permits are issued fairly quickly, permits are valid for 90 days, tarps at 10ft can not be brought down to 6ft to comply, a recent conducted survey will have to be submitted, staff will not say it is okay to keep that type of material on a 6ft fence due to it not being approved material, the post must be located on owner property.

Chair Kaufman repeated the City's recommendation.

Ms. Thompson stated her resources have not revealed where the code states she can not have post as high as 10ft tall. 5.01.10 in the Land Development Code states fence height can not be over 6ft. Board Secretary Turner presented the table in the Land Development Code on the projector for Ms. Thompsons review.

Chair Kaufman closed the hearing and Board deliberation began.

A motion was made by Member Fotiades and seconded by Member Kent to find the property in violation and allow 30 days to come into compliance. Officer Wells requested the Board to determine the fine amount. Member Kent amended the motion to include a fine of \$25 per day. Member Fotiades approved the amendment.

A motion was made by Member Fotiades and seconded by Member Kent to find the property in violation of Land Development Code Chapter 5.01.10 Fences and Walls, to assess Administrative Fees, allowed 30 days to come into compliance and if not in compliance by December 3, 2022, to assess fines of \$25.00 per day beginning on December 4, 2022. Motion was passed with all ayes.

o

6. BOARD BUSINESS

7. ADJOURNMENT

A motion was made by Member Kent and seconded by Member Fotiades to adjourn the meeting at 6:53 PM. Motion passed with unanimously.

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 2022-1009
City of Fernandina Beach Code Enforcement & Appeals Board
December 1, 2022

Violation Information

Owner Rebecca Jabaley
507 Harris Creek Road SW
Cleveland, TN 37311

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 this property.

Location: 884 South Fletcher Avenue, Fernandina Beach, Florida 32034

Summary and Background Information

October 13, 2022 – I observed this property was overgrown needing to be cut and cleaned. I opened a code case on this property. I posted a Courtesy Notice on the front garage door giving the owner (10) ten days to correct the violation. I recorded photographs of the violation.

October 24, 2022 – I performed a 2nd inspection where the property was still in violation.

October 26, 2022 – We mailed a certified NOV/NOH letter to the owner giving until 11/08/2022 to come into compliance.

October 29, 2022 – The owner was delivered the certified letter where the owner signed the return receipt card. We received the green card back on November 4, 2022.

November 9, 2022 – A NOV/NOH inspection was performed with the property still in violation.

November 21, 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 certified letter. We had four (4) different phone numbers that we tried reaching out to the owners. All (4) numbers were out of service or wrong numbers. The owners have not reached out to our department.

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 12/11/2022. 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 12/12/2022 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
884 South Fletcher Avenue
As of 12/01/2022
CODE CASE #2022-1009

<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	\$31.27	\$31.27
George Wells, Code Enforcement Officer	4.5	\$27.14	\$122.13
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$25.60	\$51.20
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

\$236.43

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



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

October 25, 2022

Case Number: CODE-2022-1009

Cert. #: 7022 0410 0000 3497 8881

IN THE MATTER OF:

Rebecca Jabaley
507 Harris Creek Rd. SW
Cleveland, TN 37311

PREMISES: 884 S. FLETCHER AVE., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 27 LOT 2
IN OR 1142/890 ASKINS OCEAN CITY BEACH R/P OF

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

42-116 **Duty to Maintain Property**

Cut and/or clean up property

By 11/8/2022

(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: December 1, 2022

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St

Mailing Address: 204 Ash Street • Fernandina Beach, FL 32034 - Physical Address 516 S. 10th Street, Fernandina Beach, FL 32034

(904) 310-3440 • TDD/TTY 711 • www.fbfl.us/code

Equal Opportunity Employer

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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



George Wells

Code Enforcement Officer

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

2022-1009

804 2 T. HETCH. TUE

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:

REBECCA JABALEY
507 HARRIS CREEK RD. SW
CLEVELAND, TN 37311

9590 9402 6323 0296 8668 69

2. Article Number (Transfer from service label)

7022 0410 0000 3497 8881

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Rebecca Jabaley* ☐ Agent ☒ Addressee

B. Received by (Printed Name)
Rebecca Jabaley

C. Date of Delivery
10/29/22

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

RECEIVED

NOV 04 2022

CODE ENFORCEMENT

City of Fernandina Beach

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
Mail Restricted Delivery

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

2022-1009

804 2 T. HETCH. TUE

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$ 4.00

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

☒ Return Receipt (hardcopy) \$ 3.75

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Restricted Delivery \$

Postage \$.57

Total Postage and Fees \$ 7.82

RECEIVED

CODE ENFORCEMENT

Sent To
REBECCA JABALEY
Street and
City of Fernandina Beach
City, State,
507 HARRIS CREEK RD. SW
CLEVELAND, TN 37311

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

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



**CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 ASH STREET**

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

Address:

884 S. Fletcher Av

Date:

10-13-22

Time:

2:00

AM ☒ PM

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

REASON FOR VISIT:

☒ Duty to Maintain Property.

CODE

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.

42-173

-Remove, repair, or register vehicle and put current tags on it.

☐ No Visible Address Numbers.

7.01.02(c)(1) DC

☐ Accessibility of Garbage and Recycle Containers.

66-44

☐ Encroachments in the public right-of-way prohibited
without our 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.

7.01.08 LDC

☐ Prohibited Signs.

5.03.03(1) LDC

☐ Other

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or
send email to gwells@fbflcity, within **5 Days** of this notice to discuss
compliance with the above listed issue, or bring this property into compliance
by **10/23** 2022. Failure to do so will result in an
official written notice with a possible outcome of fines.

Comments:

yard Needs cutting

11-21-2022 16:32

Wells

Code Enforcement Officer



11.21.2022 16:31







A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1041-0027-0020

Owner Name JABALEY REBECCA H
Mailing Address 507 HARRIS CREEK RD SW
CLEVELAND, TN 37311
Location Address 864 FLETCHER AVE S
FERMANDINA BEACH 32034
Tax District FERMANDINA BEACH
Millage 19.5052
Homestead No
Property Usage SINGLE FAM C00100
Deed Acres 0
Short Legal BLK 27 LOT 2 IN OR 1142/890 ASKINS OCEAN CITY BEACH R/P OF

2022 Certified Values

Land Value \$750,000
(+) Improved Value \$262,848
(=) Market Value \$1,013,848
(-) Agricultural Classification \$0
(-) SOH or Non-HX Capped Savings \$155,237
(=) Assessed Value \$858,612
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$1,013,849
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$858,612

Note: 10% Cap does not apply to School Taxable Value



Property Search



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



2021 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Roofing	Cooling	Actual Year Built	Building Sketch
SFR CUST	2825	1216	2	2	WD FR STU					

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE A	0 X 0	720	1984
CONCRETE A	0 X 0	571	1993

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2003-06-01	1142 / 890	\$600,000	WD	Q	Y	LAUERMAN JAMES R & BARBARA A	JABALEY REBECCA H
1998-09-04	847 / 1359	\$225,000	WD	Q	Y	LUKAS GEORGE K & ADINA A	LAUERMAN JAMES R & BARBARA A
1992-06-25	662 / 68	\$178,000	WD	U	Y	JAMES JOHN ELFRED	LUKAS GEORGE & A
1983-08-01	396 / 267	\$46,000	WD	Q	N		

STAFF REPORT
Case 2022-0809
City of Fernandina Beach Code Enforcement & Appeals Board
December 1, 2022

Violation Information

Owner	Rebecka Best 1860 Highland Drive Fernandina Beach, Florida 32034
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 this improved vacant lot.
Location:	1889 Sunrise Drive, Fernandina Beach, Florida 32034

Summary and Background Information

June 1st, 2022 – We received a complaint about this property being overgrown. I inspected this property and found it was overgrown needing to be cut and cleaned. At this point I opened a code case on this property.

July 13, 2022 – I called Mrs. Best and left a voicemail about the upcoming mailing of the NOV/NOH certified letter.

July 13, 2022 – I received a return call from Mrs. Best. She is in dispute of the property being classified as a disturbed/improved lot. I told her I would discuss her concern with Director Michelle Forstrom. Mrs. Forstrom provided aerial photos where the property has been disturbed/improved.

July 27, 2022 – We mailed a certified NOV/NOH letter to the owner giving until 08/06/2022 to come into compliance.

August 9, 2022 – The certified letter was returned to our office undelivered.

August 16, 2022 – Our office received a call from Mrs. Best giving us updated contact information. She still believes the property is not in violation.

October 11, 2022 – I posted a 2nd NOV/NOH letter on the property. I recorded photographs of the posting. We filled out notarized affidavits of service for the posting on the property and the posting at 204 Ash St-City Hall.

October 12, 2022 – We sent an email to Mrs. Best notifying her about the posting of the NOV/NOH letter on the property at 1889 Sunrise Drive, Fernandina Beach 32034.

November 21, 2022 – A 2nd NOV/NOH inspection was performed with the property still in violation.

November 21, 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 owner has been properly served with the NOV/NOH certified letter by posting. We have had several conversations with Mrs. Best about this property concerning who was the first to disturb this property. The issue stands that regardless of who disturbed/improved the property it must be maintained from that point on.

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 12/11/2022. 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 12/12/2022 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

1889 Sunrise Drive

As of 12/01/2022

CODE CASE #2022-0809

<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	2	\$31.27	\$62.54
George Wells, Code Enforcement Officer	5	\$27.14	\$135.70
Crystal Turner, Administrative Coordinator/Board Secretary	3	\$25.60	\$76.80
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

\$306.87

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



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

October 11, 2022

Case Number: CODE-2022-0809

POSTED ON PROPERTY

IN THE MATTER OF:

Rebecka Best
1889 Sunrise Drive
Fernandina Beach , FL 32034

PREMISES: 1889 SUNRISE DR., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: PT LOT 54 IN OR 1361/77 & OR 1895/1439 & OR 2138/1328 (EX PT IN OR 2206/1425)

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 this improved vacant lot. By 11/11/2022

(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: December 1, 2022

TIME: 5:00 PM

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

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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



George Wells

Code Enforcement Officer

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

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

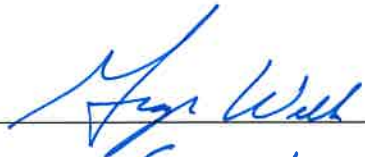
Code Enforcement Case Number: CODE-2022-0809

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 11th Day of October 2011, at 8:57 A.M. I, George Wells posted the Notice of Violation/Notice of Hearing letter for case number **2022-0809, 1889 Sunrise Dr., Fernandina Beach, FL 32034**, at 1889 Sunrise Dr. Fernandina Beach, FL 32034

FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____



George Wells
(Printed name)

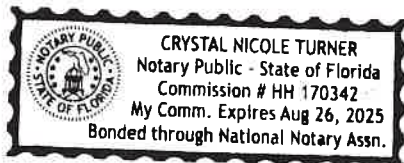
Subscribed and sworn to before me, a notary public in and for the State of Florida, this 12TH day of October, 2022.

(SEAL)

Signature: _____



CRYSTAL TURNER
(Printed name of Notary)



AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: CODE-2022-0809

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 12th Day of October 2011, at 8:30 A.M. I, George Wells posted the Notice of Violation/Notice of Hearing letter for case number 2022-0809, 1889 Sunrise Dr., Fernandina Beach, FL 32034, at City Hall, located at 204 Ash St., Fernandina Beach, FL 32034.

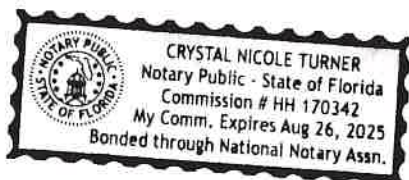
FURTHER AFFIANT SAYETH NAUGHT.

Signature: _____

George Wells
(Printed name)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 12TH day of October 2022.

(SEAL)



Signature: _____

CRYSTAL TURNER
(Printed name of Notary)

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

CERTIFIED MAIL®



7021 0950 0001 5739 6214
7021 0950 0001 5739 6214

U.S. Postal Service™ *Code Ent.*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *2022-0809*

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*

Postmark
Here

1889 Sunrise dr.

Sent To

Street and /

City, State,

**REBECCA BEST
1860 HIGHLAND DR.
FERNANDINA BEACH, FL 32034**

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

See Reverse for Instructions

2022-0809

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:

**REBECCA BEST
1860 HIGHLAND DR.
FERNANDINA BEACH, FL 32034**



9590 9402 6837 1074 1312 90

2. Article Number (Transfer from service label)

7021 0950 0001 5739 6214

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

1889 Sunrise dr.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

1a) 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

RECEIVED

AUG 09 2022
CITY ENFORCEMENT
City of Fernandina Beach

REBECCA BEST
1860 HIGHLAND DR.
FERNANDINA BEACH, FL 32034

[Handwritten signature]

32034-240960



U.S. Postal Service™ Code Enf.
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2022-0809

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

OFFICIAL USE

Certified Mail Fee	\$ 4.05
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 3.25
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Restricted Signature Restricted Delivery	\$
Postage	\$.57
Total Postage and Fees	\$ 7.82

REBECCA BEST
1860 HIGHLAND DR.
FERNANDINA BEACH, FL 32034

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

[Vertical stamps: RECEIVED, AUG 09 2022, CODE ENFORCEMENT, City of Fernandina Beach, 1860 Highland Dr.]



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

July 27, 2022

Case Number: CODE-2022-0809

Cert. #: 7021 0950 0001 5739 6214

IN THE MATTER OF:

Rebecka Best
1860 Highland DR
Fernandina Beach, FL 32034

PREMISES: 1889 SUNRISE DR FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: PT LOT 54 IN OR 1361/77 & OR 1895/1439 & OR 2138/1328 (EX PT IN OR 2206/1425)

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 this improved vacant lot.

By 8/6/2022

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

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

DATE: 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).

A handwritten signature in blue ink, appearing to read "George Wells", is written over a horizontal line.

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.



8/8/22



8-8-2022 11:46

8/16/22



8.16.2022 11:43

8/16/22

8.16.2022 11:43

8/16/22



8.16.2022 11:43

8/16/22

8.16.2022 11:42





8.16.2022 11:43

10/11/22



10.11.2022 08.57

10/11/22



10.11.2022 08:59

10/11/22



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

October 11, 2022

Case Number: CODE-2022-080

POSTED ON PROPERTY

IN THE MATTER OF:

Rulbecke Best
1889 Sunrise Drive
Fernandina Beach, FL 32034

PREMISES: 1889 SUNRISE DR., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: PT LOT 54-IN
OR 1361/77 & OR 1895/1439 & OR 2138/1323 (EX-PT IN OR 2206/1425)

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged violations
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 this improved vacant lot. By 11/11/2022

(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: December 1, 2022
TIME: 5:00 PM
LOCATION: City Commission Chambers, 204 Ash St / Fernandina Beach, FL 32034

10.11.2022 08:58

03/2022



03/2022





A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number **00-00-31-128A-0054-0020**

Owner Name BEST REBECCA L

Mailing Address 1860 HIGHLAND DRIVE

Location Address FERNANDINA BEACH, FL 32024

1809 SUNRISE DR

FERNANDINA BEACH 32024

Tax District FERNANDINA BEACH

Millage 19.5052

Homestead No

Property Usage VACANT 000000

Deed Acres 1.02

Short Legal PT LOT 54 IN OR 1361/77 & OR 1895/1439 & OR 2138/1328 (EX PT IN OR 2206/1425)

2022 Certified Values

Land Value \$426,000

(+) Improved Value \$7,207

(=) Market Value \$443,207

(-) Agricultural Classification \$0

(-) SOH or Non-Hx' Capped Savings \$207,612

(=) Assessed Value \$235,595

(-) Homestead \$0

(-) Additional Exemptions \$0

(=) School Taxable Value \$443,207

(-) Non-School HX & Other Exempt Value \$0

(=) County Taxable Value \$235,595

Note: HX's Cap does not apply to School Taxable Value



Property Search



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

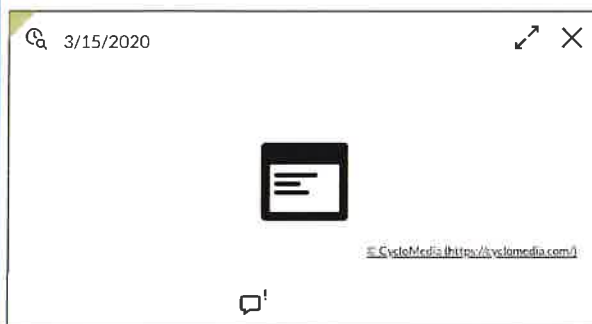
PARCEL MAP



2021 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Actual Year Built	Building Sketch
------	------------	-------------	----------	-------	------------------	--------------------	-------------------	-----------------

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units
BOAT DCK W	288 X 4	1184
BOAT DCK W	24 X 9	216
AL GANG WY	0 X 0	20



SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2017-05-11	2138 / 1328	\$70,000	QC	U	N	BEST EDIE	BEST REBECCA L
2013-12-18	1894 / 1214	\$100	EE	U	Y	MCELHENNY MILLIE M	BEST EDDIE
2013-12-06	1895 / 1439	\$100	QC	U	N	MCELHENNEY MILLIE M	BEST REBECCA L
2005-10-21	1361 / 77	\$100	WD	U	N	STEEL EDIE BEST	MCELHENNEY MILLIE
2004-10-04	1264 / 338	\$30,000	QC	U	N	MCELHENNY MILLIE MARTIN	STEEL EDIE BEST