



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
NOVEMBER 2, 2023
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 the October 5, 2023, Regular Hearing, are presented for approval.

4. OLD BUSINESS

4.1 **LOS ARRAYANES INC., 530 CENTRE ST., CASE NO 2023-0132.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-42 Nuisances Prohibited; and Land Development Code, Chapter 7.01.04(C)5 Parking Standards and Parking Lot Design. *The respondent has failed to come into compliance. Requesting the Board to evaluate and determine the imposition of Administrative Fees and Daily Violation Fines.*

5. NEW BUSINESS

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
OCTOBER 5, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

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

BOARD MEMBERS ROLL CALL (Present)

Member Fotiades	Member Kresse
Vice Chair Kent	Chair Kaufman
Member Thomspen	Member Jennings
Member Stines	

The quorum has been established and approved. City Attorney Bach provided an explanation regarding the quasi-judicial proceedings. Additionally, Board Secretary Rimes administered the oath to all testifying witnesses.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes from the August 3, 2023 hearing are presented for approval.

A MOTION WAS MADE TO APPROVE THE MINUTES FROM THE AUGUST 3, 2023 CODE ENFORCEMENT AND APPEALS BOARD HEARING BY VICE CHAIR KENT AND SECONDED BY MEMBER KRESSE. MOTION CARRIES WITH ALL AYES.

4. OLD BUSINESS

Mr. Lore, 11 S. 7th St., provided an informal update during his visit to our Board. He expressed interest in understanding the goal of the project. In particular, Mr. Lore will be overseeing the balusters and sought clarification on the expected quality level. Officer Wells acknowledged that while we have minimum standards, we also aspire to exceed them with higher standards.

5. NEW BUSINESS

5.1 **CASSIDY OR RONDA SHAW, 107 ESTRADA ST., CODE-2022-0966.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property & Land Development Code, Chapter 5.01.09 Outside Storage. *Requesting Board determination of the case.*

Chair Kaufman announced the case. Chair Kaufman also inquired about the specific subsection Code Enforcement cited from Chapter 5.01.09, which pertains to Outside Storage. Officer Wells explained a unique case regarding the demolition of a house that stood for 207 years. The demolition was brought before the Historic District Council, which requested as-built drawings, a forensic demolition report, and a report on salvageable materials. The Code Enforcement

Department hoped for the attendance of the Historic Preservation Planner, but he was unable to attend. The case pertains to Outside Storage, and Officer Wells explained the typical approach to handling such cases. Officer Wells began his case presentation and presented photographs. On September 20, 2022, Code Enforcement initiated a case and conducted an inspection. A Notice of Violation/Notice of Hearing letter was sent to the owner on September 21, 2022, with 30 days to resolve the violations. Several inspections were conducted in between, and a second Notice of Violation/Notice of Hearing letter was sent on July 13, 2023, allowing 10 days for compliance. On September 25, 2023, an inspection revealed that the vacant lot had been cut, although demo items remained on the property. Officer Wells hand delivered the last NOV/NOH letter to the property owner.

Chair Kaufman questioned Officer Wells about the significance of Sal Cumella's testimony during the proceedings. Officer Wells noted that it hinged on the initial conversation presented to HDC and hoped that Mr. Cumella would clarify the instructions given to the property owner for storing materials. Officer Wells also intended to question Ms. Shaw about her storage plans. HDC staff recommended salvaging or recycling the materials and obtaining a building permit, but there was no mention of external storage in any documentation.

Rhonda Shaw, located at 1011 S. Fletcher Ave., Fernandina Beach, FL 32034, procured this property for her daughter. Adept at restoring historic homes, Ms. Shaw commenced the restoration project by eliminating outdated paneling and wallpaper; however, this action revealed termite damage and leaking roofs. Consequently, an engineer was hired, and the expenses exceeded the initial budget. The decision was made to demolish the house in a forensic manner due to its historic value. This entailed dismantling the entire structure piece-by-piece, with the salvaging of any reusable materials as a priority. Regrettably, many of the materials could not be salvaged and those that could... remain on the vacant lot today. Nonetheless, John Cotner designed a new home that could be built on the lot, ultimately the owners have decided to go in another direction and sell the property.

Member Jennings asked Ms. Shaw about the lack of covers to protect materials on the lot. Ms. Shaw explained that the wood was elevated on blocks and could be covered or moved to the back if needed, but there were no extra buildings for storage. This led to a discussion among the board members.

A proposal was made by Member Kresse to postpone the case until the Historic Preservation Planner could offer input. The proposal was supported by another member but was later withdrawn due to the need for more specificity. The HDC aims to preserve and repurpose the items within the town.

Michelle Forstrom, the Deputy Code Enforcement Director for the City of Fernandina Beach, discussed a meeting between Mr. Cumella, Officer Wells, and herself regarding a case. Vice Chair Kent proposed a motion requesting the property owner to dispose of items either by selling or donating them, and to close out the demolition permit. The hope is that the matter will be resolved by the next meeting. Chair Kaufman and Vice Chair Kent reiterated the motion. Officer Wells expressed that, from the City's perspective, it would be desirable if the Board deemed this property in violation of the Land Development Code pertaining to Outside Storage, along with any additional violations the Board deems relevant. Vice Chair Kent concurred and added it to her motion.

Vice Chair Kent proposed a motion to declare the property in violation, recommending a timeline of two months to adhere to the Land Development Code, Outside Storage, and close out the demolition permit. No penalties or fees are to be imposed at this juncture. The motion was seconded by Member Thompson.

A MOTION WAS MADE TO FIND THE PROPERTY IN VIOLATION OF LAND DEVELOPMENT CODE 5.01.09 OUTSIDE STORAGE. PROPERTY OWNER TO DISPOSE ITEMS AS THEY DEEM FIT. POSTPONE THE HEARING FOR TWO MONTHS, AND NO ADMIN FEES OR FINES WILL BE CHARGE FOR THE TIME BEING. IF THE PROPERTY IS NOT IN COMPLIANCE ON OR BEFORE DECEMBER 5, 2023, THE CASE WILL BE BROUGHT BACK TO THE CODE ENFORCEMENT AND APPEALS BOARD HEARING SCHEDULED FOR DECEMBER 7, 2023. A VOTE WAS TAKEN, AND THE MOTION PASSED UNANIMOUSLY.

6. BOARD BUSINESS

We extended a warm welcome to our new Board Member, Mr. Joshua Jennings. Additionally, we would like to inform interested parties that the Chair position will become available in January.

7. ADJOURNMENT

6:35 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.



Summary and Background Information

This case was presented before the Code Enforcement and Appeals Board on August 3, 2023. The property was found to be in violation, and the Board elected to defer the evaluation of administrative fees and fines at that time. A summary of the events from the last hearing is provided below. Unfortunately, the property failed to comply by the date set by the Board Members and is now having to reappear before the Board on November 2, 2023.

Summary of August 3, 2023 Code Enforcement and Appeals Board Hearing:

Officer Wells presented a chronology of events concerning the restaurant "Peppers". Multiple complaints about excessive lighting in the rear parking area led to a series of inspections and notices of violation. Although some lighting changes were implemented, residents continued to express dissatisfaction with the lighting adjustments. All inspections conducted by Officer Wells and Ms. Forstrom revealed the adjustments were insufficient. The property owner was informed of the hearing and a pre-agenda inspection revealed that the modifications were inadequate.

At the hearing, the General Manager of Peppers Restaurant explained the reasoning behind their restaurant's lighting were primarily safety concerns of their patrons and staff, while members of the community expressed concerns over the lighting's impact on residential areas. Suggestions included hiring a lighting engineer and reducing the number of lumens or using smaller fixtures, with a proposed 60-day deadline for compliance. The importance of determining if the restaurant was in violation of any codes was also emphasized.

During the meeting, Member Fotiades made a motion, which was subsequently seconded by Member Thompson, to declare the property in violation of Land Development Code 7.01.04 (c) (5) Parking Lot Standards and Parking Lot Design, as well as Municipal Code Section 42-42. The board has granted 60 days for compliance, with the deadline being October 2, 2023. In the event of noncompliance by October 3, 2023, the matter will be revisited during the following Code Enforcement and Appeals Board hearing, scheduled for November 2, 2023. The motion was approved unanimously.

In conclusion, Peppers made Restaurant management demonstrate commendable efforts to rectify the property code violations in the initial round of events. In this regard, the Board tasked me, Officer Wells, and Ms. Forstrom, to confer with the restaurant's management to formulate compliance solutions. This meeting transpired on August 7, 2023. However, despite these efforts, when a compliance inspection was conducted on October 2, 2023, the property was still found to be in violation with no changes made.

Recommendation 1

Staff requests a motion be made to require that all administrative fees be paid by the Respondent. In addition, a daily fine of \$150.00 should be imposed, effective on November 3, 2023. Staff further suggests that the Respondent should also make retroactive payment for any violation fines that should have initiated on the compliance date of October 2, 2023. Consequently, the fine amount will commence at \$4,650.00. Failure to comply and pay all fines and fees by November 16, 2023, will result in placing the imposition of a lien on the property.

Recommendation 2

Staff Recommendation Regarding Administrative Fees and Fines



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

Staff recommends that a motion be made that the respondent pay all administrative fees related to the case, a daily fine of \$150.00 beginning on November 3, 2023, backpay the amount of any violation fines that should have been initiated on the compliance date of October 2, 2023, with the fine amount beginning at \$4,650.00. Failure to comply and pay all fines and fees by November 16, 2023, will result in a lien being placed on the property.

Recommendation 3

Enforcement Measures Recommended by the City

Staff recommends that the respondent covers all administrative fees associated with the case. Additionally, starting from November 3, 2023, a daily fine of \$150.00 should be imposed. To guarantee compliance, the respondent is also required to pay the retroactive amount of any violation fines that should have been initiated on the compliance date of October 2, 2023. As a result, the total fine amount will start at \$4,650.00. Failure to comply and pay all fines and fees will result in a lien being placed on the property by November 16, 2023.

George Wells
Code Enforcement Officer
City of Fernandina Beach



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: August 3, 2023

Case Number: CODE-2023-0132

IN THE MATTER OF: Respondent Name: **LOS ARRAYANES INC.**

Respondent Mailing Address: 530 CENTRE ST. FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on AUGUST 3, 2023, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on JUNE 6, 2023 and the Respondent was present at the hearing.
2. The real property on which the violations occurred is **530 CENTRE ST.**, Fernandina Beach, FL and a brief legal description being *BLOCK 29 LOT 12 13 14 15 IN OR 1855/1697 ESMT OR 1463/723*.
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **LAND DEVELOPMENT CODE, CHAPTER 7.01.04 (C)5 PARKING STANDARDS AND PARKING LOT DESIGN & MUNICIPAL CODE OF ORDINANCES SECTION: 42-42 NUISANCES PROHIBITED.**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of Land Development Code Chapter 7.01.04 (C)5 – Parking Standards and Parking Lot Design and Municipal Code of Ordinances Section 42-42 Nuisances Prohibited, to dismiss administrative fees if the property is brought into compliance on or before October 2, 2023, and if not in compliance by October 2, 2023 to determine administrative fees and fines at the following Code Enforcement and Appeals Board on November 2, 2023.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days of the date so ordered.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

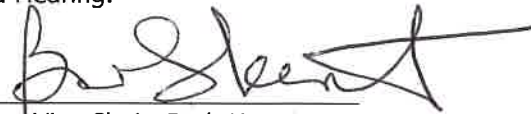


City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered August 3, 2023 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By:


Vice Chair, Barb Kent

COUNTY OF NASSAU

STATE OF FLORIDA

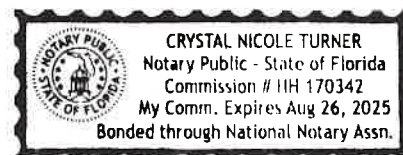
I HEREBY CERTIFY that on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, personally appeared Barb Kent to me well known to be the Vice Chair of the Code Enforcement and Appeals Board of the City of Fernandina Beach, and known to me to be the persons who executed the foregoing Findings of Fact for the City of Fernandina Beach as such Chair: and they severally acknowledged the execution of the same to be their free act and deed by authority and on behalf of the City of Fernandina Beach for the uses and purposes therein expressed.

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 4th day of August, 2023.

(NOTARY SEAL)



Notary Public, State of Florida



**Florida Statute 162.11 Appeals. — An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.*

STAFF REPORT
Case 2023-0132
City of Fernandina Beach Code Enforcement & Appeals Board
August 3, 2023

Violation Information

Owner Los Arrayanes Inc.
 530 Centre Street
 Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Land Development Code
 Section: 7.01.04(C)5 Parking Standards and Parking Lot Design

 City Of Fernandina Beach – Code of Ordinances
 Section: 42-42 Nuisances Prohibited

Location: 530 Centre Street, Fernandina Beach, Florida 32034

Summary and Background Information

May 15, 2023 – Our department had received multiple complaints previously from the neighbors about the excessive lighting in the rear parking area. I did a field inspection to inspect the light fixtures. I discussed with the manager that the residents were complaining about the excessive lighting. The manager said he would make some adjustments to the fixtures and for me to give him feedback about the adjustments.

May 17, 2023 – I inspected the lighting around 10:00pm. The lighting was still in violation.

May 30, 2023 – I performed a 3rd inspection. The lighting was still in violation.

June 6, 2023 – We mailed a certified NOV/NOH letter to the owner giving until 7/06/23 to come into compliance.

June 14, 2023 – We received the signed return receipt card from the Post Office giving us proper service.

July 10, 2023 – I performed a NOV/NOH inspection. Some corrections had been made, including putting the lighting on a timer to cut the lighting off at 11:00 pm. but the property was not in complete compliance. I asked a couple of the residents that were affected by the lighting if they felt the modifications were enough. They were not satisfied with the results.

July 14, 2023 – I received an e-mail from a resident with pictures attached showing the level of brightness from the lighting.

July 26, 2023 – I sent an e-mail to the owner explaining the property is still in violation and to remind them they are scheduled to go before the CEAB on August 3, 2023 @ 5:00pm in the commission chambers.

July 27, 2023 – A pre-agenda inspection was performed. I spoke with the manager to say that the lighting modifications that were made were not enough. I explained that the lighting had to remain on the property and not affect other residents. I told him I would bring pictures that the residents had sent me.

Conclusion.

Management has cooperated in making modifications to the light fixtures, including installing a timer to cut all parking lot lighting off at 11:00pm. The restaurant feels they need the lighting for safety for their customers and employees. The neighboring residents would like all the lighting to remain on their property totally.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-42 Nuisances Prohibited and the Land Development Code Section, 7.01.04(C)5 Parking Lot Standards and Parking Lot Design. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$100.00 per day to begin on 08/18/2023 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
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

June 6, 2023

Case Number: CODE-2023-0132

Cert. #: 7021 0950 0001 5739 6283

IN THE MATTER OF:

Los Arrayanes Inc.
530 Centre Street
Fernandina Beach, FL 32034

PREMISES: 530 CENTRE ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 29 LOT 12 13 14 15 IN OR 1855/1697 ESMT OR 1463/723

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:

7.01.04 Parking Standards and Parking Lot Design

**All lighting shall be designed, arranged, and constructed By 7/6/2023
such that no source of such lighting is visible from
adjoining or nearby property used or zoned for residential
purposes.**

42-42 (Nuisances) Prohibited

**The existing security lights that illuminate the rear parking By 7/6/2023
area are in violation of the LDC ordinance: 7.01.04(C)5
Parking Standards and Parking Lot Design and in violation
of the Municipal Code: 42-42 - Nuisance-prohibited.
Existing light fixtures can be cut off permanently or
replaced with approved light fixtures that do not
illuminate outside of the designed parking area, or the
existing fixtures can be modified and shielded to keep the
projected light on this property entirely.**

(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: August 3, 2023

TIME: 5:00 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.



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM

530 Centre Street

AS OF 8/3/2023

CODE CASE # 2023-0132

<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	\$39.71	\$39.71
George Wells, Code Enforcement Officer	5	\$27.13	\$135.65
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	\$7.85	\$7.85
First Class letters mailed	1	\$0.51	\$0.51

TOTAL ADMINISTRATIVE FEES DUE

\$258.42

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

George Wells

From: Microsoft Outlook
To: 'peppersjuan@yahoo.com'
Sent: Wednesday, July 26, 2023 10:13 AM
Subject: Relayed: 530 Centre St. Parking lot lighting violation

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'peppersjuan@yahoo.com' (peppersjuan@yahoo.com)

Subject: 530 Centre St. Parking lot lighting violation

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:

LOS ARRAYANES INC.
530 CENTRE ST.
FERNANDINA BCH., FL 32034



9590 9402 5440 9189 8673 02

2. Article Number (Transfer from service label)

7021 0950 0001 5739 6283

PS Form 3811, July 2015 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 | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Restricted Mail | |

Mail Restricted Delivery (00)

Domestic Return Receipt

U.S. Postal Service™ Code 5051
CERTIFIED MAIL® RECEIPT
Domestic Mail Only Code 00

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

Total Postage and Fees

7.85

Sent To

LOS ARRAYANES INC.
530 CENTRE ST.
FERNANDINA BCH., FL 32034

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

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

CERTIFIED MAIL®



7021 0950 0001 5739 6283
 7021 0950 0001 5739 6283

Case No. 2023-0137

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:

LOS ARRAYANES INC.
530 CENTRE ST.
FERNANDINA BCH., FL 32034



9590 9402 5440 9189 8673 02

2. Article Number (Transfer from service label)

7021 0950 0001 5739 6283

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ 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

JUN 14 2023

CODE ENFORCEMENT

3. Service Type City of Fernandina Beach
- | | |
|--|---|
| ☐ Adult Signature | ☐ Registered Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (00) | |

Domestic Return Receipt

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: 530 Centre St.
Date: 5-15-23 Time: 2:40 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 <u>Nuisance - Prohibited</u>	<u>42-42</u>

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 5-29, 2023. Failure to do so will result in an
official written notice with a possible outcome of fines.

Comments: We have received Multiple
complaints about the security
lights in the rear. all light
over
Wells
Code Enforcement Officer

5.15.2023 14:39



5.17.2023 20:50



5.17.2023 20:51



5.17.2023 20:51



5.17.2023 20:48



5.17.2023 20:51

George Wells

From: Postma, Frank <fpostma@eaest.com>
Sent: Friday, July 14, 2023 9:14 AM
To: George Wells
Subject: Re: Stadium lighting
Attachments: Image.jpeg; Image.jpeg

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Hey George
Pictures from last night after 11 of Peppers

Frank

Get [Outlook for iOS](#)

From: George Wells <gwells@fbfl.org>
Sent: Wednesday, July 12, 2023 8:44:53 AM
To: Postma, Frank <fpostma@eaest.com>
Subject: RE: Stadium lighting

I got them thank you!

George Wells
Code Enforcement Officer
City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida 32034
(904) 310-3442 | gwells@fbfl.org
www.fbfl.us



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

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From: Postma, Frank <fpostma@eaest.com>
Sent: Wednesday, July 12, 2023 8:42 AM
To: George Wells <gwells@fbfl.org>
Subject: Stadium lighting

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