



**AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
MARCH 7, 2024
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 January 4, 2024, regular hearing, are presented for approval.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **JASON LUKE, 310 NORTH 15TH STREET, CASE 2024-0019:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173, wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*

5.2 **MICHAEL RICHARDSON, 516 ASH STREET, CASE 2023-0369:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173, Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*

5.3 **MICHAEL BRODSKY, 502 STANLEY DRIVE, CASE 2023-0271:** Violation(s) of the City of Fernandina Beach Land Development Code exist: Section 5.01.10 Fence and Walls (Application for a permit to install or construct a fence is required). *Requesting Board determination of the case.*

5.4 **GREGORY JAMES COSGROVE, 833 ELLEN STREET, CASE 2023-0327:** Violation(s) of the City of Fernandina Beach Land Development Code exist: Section 5.01.10 Fences and Walls (Application for a permit to install or construct a fence is required). *Requesting Board determination of the case.*

5.5 **ELIZABETH BELLER, 1815 HIGHLAND STREET, CASE 2023-0358:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicle on private property declared a nuisance and prohibited. *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
JANUARY 4, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

The meeting was called to order at 5:03 pm.

ROLL CALL / DETERMINATION OF A QUORUM

Board Members Present: Frank Postma, Bernard Thompson, Ralph Stines , Adam Kaufman (Chair).

Board Members Absent: Andy Fotiades, Nicole Kresse , Barb Kent (VC).

City Staff Present: Board Secretary Crystal Rimes, Code Enforcement Officer George Wells, City Engineer Charlie George

2. PLEDGE OF ALLEGIANCE

At the start of the hearing, City Attorney Bach provided an overview of the quasi-judicial proceedings. To begin, the Board Secretary administered an oath to the witnesses.

3. APPROVAL OF MINUTES

3.1 The minutes from the November 2, 2023, regular hearing are presented for approval.

A motion was made by Member Thompson and seconded by Member Stines to approve the minutes from the November 2, 2023, Code Enforcement and Appeals Board hearing. The board unanimously votes in favor of the motion.

4. OLD BUSINESS

4.1 **MAESTRE RUTH E & LORE PAUL A (JT/RS), 11 S 7TH ST., CASE 2021-0073.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 - Exterior Structure (Maintenance). *Requesting Board determination of fines & fees for this case.*

During his presentation, Officer Wells discussed the timeline of the case. The case was initially brought before the Code Enforcement and Appeals Board (CEAB) on October 7, 2021. Following the hearing, the CEAB postponed action and granted a six-month extension with 60-day status reports to the Code Enforcement Department.

On April 2, 2022, a CEAB hearing was held, and it was determined that the case was in violation of Municipal Code, Section 42-117 Exterior Structure (Maintenance). The CEAB voted to suspend fines for a period of 90 days and requested that property owners return for a hearing on July 7, 2022.

At the July 7, 2022 hearing, the board voted that fines and fees would be assessed if the property was not in compliance by October 6, 2022. During the October 6, 2022 hearing, the board voted to set a new compliance date for January 4, 2024. Administrative fees and fines may be determined and assessed at that time.

Officer Wells then provided an update regarding the construction events timeline created by the Deputy City Manager/City Engineer. The timeline spanned from April 2023 to December 16, 2023, however as of December 21, 2023, the property remains in violation. Despite setbacks faced by the property owners, repairs have been progressing, at a slower pace than hoped for. Officer Wells suggest inquiring about an achievable completion date and assessing daily fines if found necessary. Officer Wells proposed an amount of \$100.00 per day and mentioned the balance of administrative fees as of January 4, 2024 is \$757.00. [End Officer Well's Presentation]

Mr. Paul Lore, 11 S. 7th St., presented photographs of the Thompson House and the surrounding property, where the project was being conducted. Mr. Lore reminded everyone that before he and Ms. Maestre purchased the property, there was a Historic District Council meeting held in February 2020 where the home was considered a great concern due to its structural state. Despite encountering many years of neglect, Mr. Lore and his team have been working on the project, reconstructing seven piers, and acquiring wood from a historic home in Old Town to be used on the property.

However, Mr. Lore believes that merely following City guidelines would not suffice, as it would only cover up a more significant structural issue. He explained that the inside of the property affects the integrity of the outside of the home. Mr. Lore presented photographs of the rotten wood damage that surrounds the membrane of the home, and how the wood from the 1800s does not match wood acquired from 2024.

Chair Kaufman inquired about the estimated timeline for completion, to which Mr. Lore responded that six months would be ideal. Mr. Charlie George, P.E. explained that a timeline would not do justice to a historic project like this one.

After a discussion, a motion was made by Member Postma and seconded by Member Thompson to delay action for six months regarding assessment of daily violation fines. They requested the respondent to return to the Code Enforcement and Appeals Board hearing on August 1, 2024, to provide progress reports of the status of the restoration to the Code Enforcement Department. The motion passed unanimously.

5. NEW BUSINESS

5.1 KAREN MOORE AND LAUREN C. CONRAD (JT/RS), 1426 LIME ST., CASE 2023-0256. Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Land Development Code 5.01.07 A-H Dumpster Requirements. *Requesting Board determination of the case.*

Officer Wells presented and submitted evidence into the record and reviewed the inspection procedure for Local Business Tax Receipt (LBTR) compliance. The process includes a thorough inspection of business documents, health and safety protocols, and Municipal and Land Development Code compliance. Officer Wells personally conducted 5-6 inspections of the property and has worked with the owner, Mr. Moore, on several occasions. During the last inspection, Ms. Moore assured Officer Wells that the dumpster would be enclosed, as required by the Land Development Code (LDC).

Officer Wells provided a timeline of events for this case. On September 9, 2023, the respondent failed to comply with the LBTR requirements, and a certified letter was sent, allowing 30 days for compliance.

The letter was returned as "unclaimed," and during a subsequent inspection, it was discovered that no changes had been made to the dumpster. Officer Wells and Michelle Forstrom delivered a second Notice of Violation/Notice of Hearing letter and took photographs of the posting. The respondent did not answer or return Officer Wells' calls. A pre-agenda inspection was conducted on December 21, 2023, during which Officer Wells took photographs of the dumpster in violation.

The city recommends a motion to be made to find the respondent in violation of the Land Development Code, Section 5.01.07 A-H giving the owner 30 additional days to come into compliance by February 3, 2024. The City recommends a motion to be made that all administrative fees be paid by the respondent and a fine of \$100.00 per day per violation to begin on February 4, 2024 if not in compliance, with a lien placed on the property in 45 days. *[End Presentation by Officer Wells]*

Board Discussion began:

During the meeting, Member Postma expressed concerns about a lack of cooperation from the respondent regarding inspections and communication with the Code Enforcement Department and inquired on the 30-days for compliance. Officer Wells clarified that the Department strives to achieve voluntary compliance, even when enforcement procedures have already begun. He suggested a 30-day period be given to the property owner to comply before violation fines commence, but Chair Kaufman noted that the Board has found that the wording of the official letter with the statement, "you will be fined, and a lien will be placed on the property & all the fractions that could be posed against the property," tends to prompt the attention of most respondents. Member Postma inquired about initiating fines on the day of the hearing, to which Chair Kaufman confirmed this is possible, but the primary goal is to encourage property owners to comply within a reasonable time frame. Member Stines asked about the "Lien" statement found in the Findings of Fact and whether it is mandatory after 45 days. City Attorney Bach explained that this is at the discretion of the CEAB and not mandated by Florida statutes or rules. The lien is only placed as a form of "no payment" that satisfies the lien. The Code Enforcement and Appeals Board may alter the 45-day period as needed.

A motion was made by Member Thompson and seconded by Member Stines to find the property in violation of the Land Development Code, Chapter 5.01.07 A-H, to allow 30 additional days for the property owner to come into compliance by February 3, 2024. All administrative fees be paid by the respondent and a fine of \$100.00 per day per violation to begin on February 4, 2024 if not in compliance, with a lien placed on the property in 45 days. Motion passed unanimously.

6. BOARD BUSINESS

6.1 Welcoming New Member *Frank Postma*.

6.2 Election of Chairperson

Postponed Elections Due to Low Member Attendance – Elections will be conducted at the upcoming February Hearing.

6.3 Election of Vice-chairperson

Postponed Elections Due to Low Member Attendance – Elections will be conducted at the upcoming February Hearing.

7. ADJOURNMENT

The meeting was adjourned at 6:00 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.

A handwritten signature in black ink that reads "Crystal N. Rimes". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Submitted by: Crystal Rimes

Chair, Adam Kaufman

STAFF REPORT
Case # 2024-0019
City of Fernandina Beach Code Enforcement & Appeals Board
March 7, 2024

Violation Information

Owner Jason Luke
310 North 15th Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-173, Wrecked or inoperable motor vehicles on private property
declared a nuisance and prohibited.

Location: 310 North 15th Street

Summary and Background Information

01-29-2024 – I observed a dark blue Chevrolet Silverado pickup truck parked on the front driveway with an expired tag. I recorded a photograph of the truck tag in violation.

01-30-2024 – We mailed a certified NOV/NOH letter to the owner giving seven (7) days' notice to correct the violation. The certified NOV/NOH letter was returned to our office unclaimed.

02-06-2024 – I conducted a NOV/NOH inspection. Vehicle was still in violation.

02-14-2024 – I posted a 2nd NOV/NOH letter on the front entry door. I gave the respondent ten (10) additional days to correct the violation. I recorded a photograph of the posting. I filled out a notarized affidavit of service of the posting.

02-26-2024 – A field inspection was completed to check the status of the vehicle. No change.

02-29-2024 – I conducted a pre-agenda inspection. The vehicle was still in violation.

Conclusion.

The respondent is in violation of the Code of Ordinances, Section 42-173. This is the second vehicle in several months that either did not have a tag or had an expired tag on them on the front driveway.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section 42-173, giving the owner ten (10) additional days to come into compliance by March 17, 2024. 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 March 18, 2024, 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
310 N. 15th Street
7-Mar-24
CODE CASE # 2024-0019

<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	4.5	\$27.13	\$122.09
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 **\$244.86**

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



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

February 14, 2024

Case Number: CODE-2024-0019

POSTED ON THE FRONT DOOR

IN THE MATTER OF:

Jason Luke
310 N 15th Street
Fernandina Beach, FL 32034

PREMISES: 310 N. 15TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK R W101 FT OF LOT 7 IN OR 2118/784 ATLANTIC HIGHLANDS SUB

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**
**Chevrolet pickup truck parked on the front driveway needs By 2/24/2024
a current tag on it. Truck can be stored in an enclosed
garage or structure without a tag.**

(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: March 7, 2024
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
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

January 30, 2024

Case Number: CODE-2024-0019

Cert. #: 9589 0710 5270 1049 2486 03

IN THE MATTER OF:

JASON LUKE
310 N 15TH ST
FERNANDINA BEACH, FL 32034

PREMISES: 310 N 15TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK R W101 FT OF LOT 7 IN OR 2118/784 ATLANTIC HIGHLANDS SUB

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**
**Pick up truck parked on the front driveway needs a current By 2/6/2024
tag on it. Truck can be stored in an enclosed garage or
structure without a tag.**

(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: March 7, 2024
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.



THE CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 ASH ST. FERNANDINA BEACH, FL 32034

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA
COUNTY OF NASSAU

CASE NO: CODE-2024-0019

Date: February 14, 2024

I. SERVER. I, GEORGE WELLS ("Server"), being first duly sworn, depose and state that I am an employee of the City of Fernandina Beach, Code Enforcement. Part of my duties include preparation of case evidence to go before the Code Enforcement and Appeals Board, hand delivering Notice of Violations/Notice of Hearing letters, and other correspondence and the following documents were delivered and served in the following manner:

II. DOCUMENTS. The documents served are described as :
NOTICE OF VIOLATION / NOTICE OF HEARING LETTER

III. RECIPIENT. The above-mentioned documents were delivered to:

- a.) Property Owner/ Respondent : JASON LUKE ("Recipient")
- b.) Address/Location of Violation: 310 N 15TH ST.
Fernandina Beach, FL 32034
- c.) Address/Location of Service: 310 N 15TH ST.
- d.) Date: FEBRUARY 14, 2024 Time: 11:06 ☒ AM ☐ PM

IV. DELIVERY. The Recipient received the documents by: (check one)

☐ - **Mail.** The Server sent the documents in the mail by: (check all that apply)

- ☐ - Standard Mail
- ☐ - Electronic Mail (E-Mail)
- ☐ - Certified Mail (with return receipt)
- ☐ - FedEx
- ☐ - UPS
- ☐ - Other

Mailing Address:

☐ - **Direct Service.** The server handed the documents to a person identified as the Recipient.

☐ - **Someone at the Residence.** The Server handed the documents to someone who identified as living at the residence and stated their name is _____.

☐ - **Leaving it at the Residence.** The Server left the documents in the following area: _____.

☐ - **Recipient Rejected the Delivery.** The Server delivered the documents to the Recipient in-person and did not accept delivery.

☒ - **Posting Notice of Violation/Notice of Hearing Letter on the Property.** The Server posted the documents on the property. The posting was left on/at:
FRONT DOOR OF THE PROPERTY

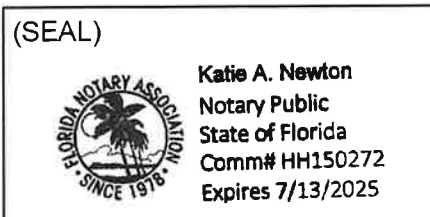
V. VERIFICATION. I declare that under the penalty of perjury under the laws located in the State of Florida, that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : *George Wels* Date: 2/29/24
Print Name: GEORGE WELS

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 29th day of FEBRUARY, 2024.

STATE OF FLORIDA
NASSAU COUNTY



Notary Signature: *Katie A Newton*
Notary Printed Name: Katie A Newton
~~CRYSTAL TURNER~~

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

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

CERTIFIED MAIL®



9589 0710 5270 1049 2486 03

9589 0710 5270 1049 2486 03

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

Domestic Mail Only 2024-0019 / 310 N 15th St

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

Certified Mail Fee

\$

4.35

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

☒ Return Receipt (hardcopy) \$ 3.55

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

.03

Total Postage and Fees

\$

8.53

Sent To

JASON LUKE

310 N 15TH ST

Street and Apt. No., or PO

City, State, ZIP+4®

FERNANDINA BEACH, FL 32034

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

310 N 15th St

2024-0019

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:

**JASON LUKE
310 N 15TH ST
FERNANDINA BEACH, FL 32034**



9590 9402 7747 2152 0377 75

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2486 03

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

Mail

Mail Restricted Delivery

(0)

☐ 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

9589 0710 5270 1049 2486 03

U.S. Postal Service™ Code EnF.	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only 2024-0019 / 310 N 15th St.	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL 204	
Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 3.65
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.64
Total Postage and Fees	\$ 8.69
Sent To	JASON LUKE
Street and Apt. No., or PO	310 N 15TH ST
City, State, ZIP+4®	FERNANDINA BEACH, FL 32034
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark
FL-32034
27 30 2024



310



2.14.2024 11:06



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

February 14, 2024

Case Number: CODE-2024-0019

POSTED ON THE FRONT DOOR

IN THE MATTER OF:

Jason Luke
310 N 15th Street
Fernandina Beach, FL 32034

PREMISES: 310 N. 15TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK R W101 FT OF LOT 7 IN OR 2118/784 ATLANTIC HIGHLANDS SUB

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**
Chevrolet pickup truck parked on the front driveway needs By 2/24/2024 a current tag on it. Truck can be stored in an enclosed garage or structure without a tag.

(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.

Mailbox Address: 2154 15th Street • Fernandina Beach, FL 32034 • The second Address 310 N. 15th Street, Fernandina Beach, FL 32034
Phone: 904-255-1111 • FAX: 904-255-1112 • www.fbfl.us/code
E-mail: george.wells@fbfl.us

2.14.2024 11:06



1.29.2024 13:56

STAFF REPORT
Case # 2023-0369
City of Fernandina Beach Code Enforcement & Appeals Board
March 7, 2024

Violation Information

Owner Michael Richardson
516 Ash Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-173, Wrecked or inoperable motor vehicles on private property
declared a nuisance and prohibited

Location: 314 Elm Street

Summary and Background Information

December 13, 2023 – I observed two (2) inoperable vehicles parked on this property. I gave a verbal warning to the tenant that was present that the owner had 10 days to correct the violation. I left a hard copy of the notice of visit to be given to the owner. A Ford Mustang was parked on the front driveway with flat tires and no current tag displayed. An inoperable collectible vehicle was parked in the front yard in the beginning without a current tag displayed. It has been moved to the side yard still in violation. I recorded photographs of the notice of visit and the inoperable motor vehicles in violation.

January 2, 2024 – I conducted a 2nd inspection. Vehicles are still in violation.

January 4, 2024 – We mailed a certified NOV/NOH letter to the owner giving the owner thirty (30) days to correct the violation.

January 6, 2024 – The certified letter was left at Amelia Hardware as per the USPS. Mr. Richardson's office is upstairs from the hardware store.

January 22, 2024 – I met with Mr. Richardson at the property to discuss his compliance.

February 5, 2024 – I conducted a NOV/NOH inspection. The vehicles were still in violation.

February 29, 2024 – I conducted a pre-agenda inspection. No corrections were made.

Conclusion.

All vehicles on private property must be operable with current tags displayed. All areas around operable vehicles that are not being used must be kept clean and cut with the tires inflated.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section 42-173, giving the owner ten (10) additional days to come into compliance by March 17, 2024. 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 per vehicle to begin on March 18, 2024, if not in compliance, with a lien placed on this property in forty-five (45) days.

George Wells

A handwritten signature in blue ink, appearing to read "George Wells", written in a cursive style.

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
314 Elm Street
As Of 03-07-2024
CODE CASE # 2023-0369

<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	4.5	\$27.13	\$122.09
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 **\$244.86**

****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

January 4, 2024

Case Number: CODE-2023-0369

Cert. #: 9589 0710 5270 1049 2485 28

IN THE MATTER OF:

Michael Richardson
516 Ash Street
Fernandina Beach, FL 32034

PREMISES: 314 ELM ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 281
LOTS 27,28,29 & 30 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:

**42-173 Wrecked or inoperable motor vehicles on private property
declared a nuisance and prohibited**

**All vehicles on private property must be operable with By 2/2/2024
current tags on them or stored inside a structure.**

(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: March 7, 2024

TIME: 5:00 PM

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

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 that reads "George Wells". The signature is stylized with a large, sweeping initial "G" and a cursive "Wells".

George Wells

Code Enforcement Officer

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

[FAQs >](#)

Tracking Number:

[Remove X](#)**9589071052701049248528**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to a neighbor as requested at 9:47 am on January 6, 2024 in FERNANDINA BEACH, FL 32034.

Get More Out of USPS Tracking:**USPS Tracking Plus®**

Feedback

Delivered

Delivered, Neighbor as Requested

FERNANDINA BEACH, FL 32034

January 6, 2024, 9:47 am

Notice Left (No Authorized Recipient Available)

FERNANDINA BEACH, FL 32034

January 6, 2024, 9:46 am

Arrived at USPS Regional Facility

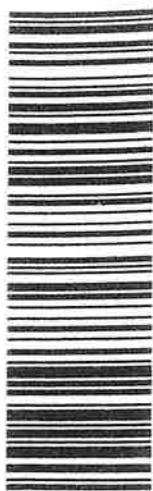
JACKSONVILLE FL DISTRIBUTION CENTER

January 4, 2024, 9:38 pm

[Hide Tracking History](#)[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)**Text & Email Updates**

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

CERTIFIED MAIL®



9589 0710 5270 1049 2485 28
9589 0710 5270 1049 2485 28

U.S. Postal Service™ Code Enf.

CERTIFIED MAIL® RECEIPT

Domestic Mail Only 2023-0369

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

OFFICIAL USE

Certified Mail Fee		Postmark Here
\$	4.35	
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$ 3.55	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$	.63	
Total Postage and Fees		
\$	8.53	
Sent To		
Street and Apt. No.,		
Michael Richardson		
516 Ash Street		
City, State, ZIP+4®		
Fernandina Beach, FL 32034		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

2023-0369

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.

Article Addressed to:

Michael Richardson
516 Ash Street
Fernandina Beach, FL 32034



9590 9402 7747 2152 0377 99

Article Number (Transfer from service label)

589 0710 5270 1049 2485 28

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

314 Elm St

COMPLETE THIS SECTION ON DELIVERY

A. Signature		☐ Agent
X		☐ 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		

Domestic Return Receipt

9589 0710 5270 1049 2485 28

U.S. Postal Service™ *Code Enf.*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *2023-0369*

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

Certified Mail Fee	
\$	<i>4.35</i>
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ <i>3.55</i>
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	<i>.63</i>
Total Postage and Fees	
\$	<i>8.53</i>



Sent To	Michael Richardson
Street and Apt. No.	516 Ash Street
City, State, ZIP+4®	Fernandina Beach, FL 32034

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.fernandina.org/code Email: gwells@fbfl.org

Address:

314 Elm St

Date:

12/13/23

Time:

3:06

AM / PM

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

REASON FOR VISIT:

- | REASON FOR VISIT: | CODE |
|---|----------------|
| ☐ Duty to Maintain Property. | 42-116 |
| ☐ Exterior Structure (Maintenance).
Repair _____ | 42-117 |
| ☐ Rubbish and Garbage. | 42-119 |
| ☒ Wheeled 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. | 78-02(c) DC |
| ☐ Accessibility of Garbage and Recycle Containers. | 66-44 |
| ☐ Encroachments in the public right-of-way prohibited
without out permit. | 79-2 (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 |
| ☐ Permitted Signs. | 5.03.03(1) LDC |
| ☐ Other _____ | |

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or
send email to gwells@fbfl.org, within 5 Days of this notice to discuss
compliance with the above listed issue, or bring the property into compliance
by 12-23 2023. Failure to do so will result in
official written notice with a possible outcome of fines.

Comments:

12-13-2023 15:09



12.13.2023 15:06





12 13 2023 15 06

STAFF REPORT
Case # 2023-0271
City of Fernandina Beach Code Enforcement & Appeals Board
March 7, 2024

Violation Information

Owner	Michael Brodsky 502 Stanley Drive Fernandina Beach, Florida 32034
Violation	City of Fernandina Beach – Section: Land Development Code – Chapter: 5.01.10 Fence and Walls (Application for a permit to install or construct a fence is required)

Location: 502 Stanley Drive

Summary and Background Information

09-25-2023 – The Code Enforcement Department received a complaint from the Building Department about this property.

09-25-2023 – We conducted an inspection at this address and confirmed a fence had been installed without a permit being issued. I posted a notice of visit on the front door giving the respondent thirty (30) days to correct the violation. I recorded photographs of the posting and the violation.

10-10-2023 – Mr. Garvin, the owner, called our department inquiring about the case procedures and protocol where our Adm. Coordinator explained the procedures.

10-26-2023 – A 2nd inspection was conducted, and the property was still in violation.

01-03-2024 – Mr. Garvin called into our office and spoke with Michelle Forstrom about the case's status and time to appear before the CEAB.

01-03-2024 – We mailed a certified NOV/NOH letter to the owner giving an additional thirty (30) days to come into compliance.

01-11-2024 – I met with the owner at the property to discuss his case and possible solutions.

01-17-2024 – We received the signed return receipt giving us proper service for this case.

02-05-2024 – I conducted a NOV/NOH inspection. The property is still in violation.

02-29-2024 – A pre-agenda inspection was conducted. The property is still in violation.

Conclusion.

After several conversations and correspondences, the owner has not applied or obtained a permit for the installed fence that is in violation.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of The Land Development Code Chapter 5.01.10 giving the owner thirty (30) additional days to come into compliance by April 6, 2024. 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 April 7, 2024, 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
502 Stanley Drive
AS OF 03-07-2024
CODE CASE # 2023-0271**

<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****



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

January 3, 2024

Case Number: CODE-2023-0271

Cert. #: 9589 0710 5270 1049 2485 04

IN THE MATTER OF:

Michael Brodsky
502 Stanley Dr
Fernandina Beach, FL 32034

PREMISES: 502 STANLEY DR FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 30 IN OR 2230/363 FOREST HILLS 1 PB 2/76

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:

5.01.10 Fences and Walls (application for a permit to install or construct a fence is required)

Permit required for fence installation on the right side of the house. Fence must be installed with the finished side towards your neighbors' property with the posts and lateral supports facing inward. Lattice will have to be removed if it exceeds the 6 foot max. fence height requirement. **By 2/2/2024**

(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: March 7, 2024

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.

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:

Michael Brodsky
502 Stanley Dr
Fernandina Beach, FL 32034



9590 9402 7747 2152 0378 50

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2485 04

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)

Michael Brodsky

C. Date of Delivery

1/6/24

D. Is delivery address different from item 1? Yes ☐ No ☒

If YES, enter delivery address below:

JAN 17 2024

CODE ENFORCEMENT

City of Fernandina Beach

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☒ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery
 - ☐ Registered Mail Express®
 - ☐ Registered Mail
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

4. Postage and Fees (check box, add fee as appropriate)

5. Return Receipt (hardcopy) ☐

6. Certified Mail Restricted Delivery ☐

7. Adult Signature Required ☐

8. Adult Signature Restricted Delivery ☐

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2023-0271

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

Certified Mail Fee

\$ 4.35

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

Return Receipt (hardcopy) ☐ \$ 3.50

Certified Mail Restricted Delivery ☐ \$

Adult Signature Required ☐ \$

Adult Signature Restricted Delivery ☐ \$

Postage

\$.03

Total Postage and Fees

\$ 8.53

Sent To

Michael Brodsky

502 Stanley Dr

Fernandina Beach, FL 32034

City, State, ZIP+4®

PS Form 3800, January 2023 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®



9589 0710 5270 1049 2485 04
9589 0710 5270 1049 2485 04

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only **2023-0271**

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

Certified Mail Fee

\$ **4.35**

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

☒ Return Receipt (hardcopy) \$ **3.55**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ **.03**

Total Postage and Fees

\$ **8.53**

Sent To

Michael Brodsky

502 Stanley Dr

Fernandina Beach, FL 32034

Street and Apt. No., or P.O. Box

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

502 Stanley Dr.

2023-0271

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:

Michael Brodsky
502 Stanley Dr
Fernandina Beach, FL 32034



9590 9402 7747 2152 0378 50

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2485 04

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

☐ 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

502 Stanley Dr
9-25-23 2:40

THIS IS TO SERVE AS A WARNING THAT VIOLATIONS WERE
OBSERVED OF THE FOLLOWING CITY ORDINANCES:

Handwritten notes on a red background, likely a document cover or endpaper, mentioning "Powers of Attorney" and "Legal Documents".

9.25.2023 14:46



9.25.2023 14:32



STAFF REPORT
Case # 2023-0327
City of Fernandina Beach Code Enforcement & Appeals Board
March 7, 2024

Violation Information

Owner Gregory James Cosgrove
P. O. Box 16145
Fernandina Beach, Florida 32035

Violation City of Fernandina Beach –
Land Development Code – Chapter: 5.01.10 Fences and Walls (Application for a
permit to install or construct a fence is required.

Location: 833 Ellen Street

Summary and Background Information

November 1, 2023 – I observed a new fence that had been installed in violation. No permit was applied for, and the constructed fence was installed in violation of the LDC. I gave thirty (30) days to comply. I recorded photographs of the violation.

December 4, 2023 – I conducted a 2nd inspection. The property was still in violation.

December 18, 2023 – A field inspection was conducted with no change.

December 19, 2023 – We mailed a certified NOV/NOH letter to the owner giving an additional thirty (30) days to come into compliance.

December 22, 2023 – The certified letter was delivered and signed for giving us proper service.

January 30, 2024 – A NOV/NOH inspection was conducted revealing no change.

February 29, 2024 – A pre-agenda inspection was conducted revealing the property is still in violation with no permit application being made by the respondent.

Conclusion.

As of the CEAB Hearing the property is still in violation of the LDC section: 5.01.10. No permit has been applied for or obtained by the respondent to date.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of the Land Development Code, Chapter 5.01.10, giving the owner thirty (30) additional days to come into compliance by April 7, 2024. 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 April 8, 2024, 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
833 Ellen Street
AS OF 03-07-2024
CODE CASE # 2023-0327

<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****



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

December 19, 2023

Case Number: CODE-2023-0327

Cert. #: 9589 0710 5270 1049 2484 81

IN THE MATTER OF:

Gregory James Cosgrove
P.O. Box 16145
Fernandina Beach, FL 32035

PREMISES: 833 ELLEN ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 34 IN OR 2419/311 SORENSENS OCEAN TERRACE UNR

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:

5.01.10 Fences and Walls (application for a permit to install or construct a fence is required)

Obtain fence permit and install new fence fences according By 1/30/2024 to the LDC.

(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: March 7, 2024

TIME: 5:00 PM

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

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 that reads "George Wells". The signature is stylized with a large, sweeping initial "G" and a cursive "Wells".

George Wells

Code Enforcement Officer

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

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:

Gregory James Cosgrove
P.O. Box 16145
Fernandina Beach, FL 32035



9590 9402 7747 2152 0379 59

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2484 B1

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 12/24/23

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

6-1 Cosgrove

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

Mail Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™ Code ENT
CERTIFIED MAIL® RECEIPT
Domestic Mail Only \$33.21

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

Certified Mail Fee

4.35

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

☒ Return Receipt (hardcopy) \$3.55☐ Return Receipt (electronic)☐ Certified Mail Restricted Delivery☐ Adult Signature Required☐ Adult Signature Restricted Delivery

Postage

Total Postage and Fees

8.53

Sent To

Gregory James Cosgrove

P.O. Box 16145

Street and Apt. No., or P.O. Box

Fernandina Beach, FL 32035

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9001 See Reverse for Instructions

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

CERTIFIED MAIL®



9589 0710 5270 1049 2484 81
9589 0710 5270 1049 2484 81

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 833 811cn

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

OFFICIAL USE

Certified Mail Fee	\$ 4.35
Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$ 3.55
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.63
Total Postage and Fees	\$ 8.53

Postmark
Here

Sent To	Gregory James Cosgrove
Street and Apt. No., or P.O. Box	P.O. Box 16145
City, State, ZIP+4®	Fernandina Beach, FL 32035

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:

Gregory James Cosgrove
P.O. Box 16145
Fernandina Beach, FL 32035



9590 9402 7747 2152 0379 59

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2484 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature		☐ Agent
X		☐ 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	☐ Priority Mail Express®
☐ Adult Signature	☐ Registered Mail™
☐ Adult Signature Restricted Delivery	☐ Registered Mail Restricted Delivery
☐ Certified Mail®	☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery	
☐ Collect on Delivery Restricted Delivery	

Mail
Restricted Delivery
(00)

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

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.fbb.fl.us/code Enail: gwell@fbb.org

Address: 833 Ellen St
Date: 11/1/23 Time: 1:45 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. Removal, repair, or restore vehicle and put current tag on it.	42-173
☐ No Visible Address Numbers	701-0201.DC
☐ Accumulation of Unsanitary and/or Obsolete Containers	66-21
☐ Encroachment in the public right-of-way prohibited without permit	70-2 (a)
☐ Hitching prohibited in specified places. Oversight Parking or public property. Right of way for boats, trailers, RV's	76-53(a)(1)
☐ Parking prohibited in specified places. All Vehicles parked on public property (right of way) shall be currently tagged and displayed on vehicle.	76-54(a)(5)
☐ Outside Storage	501-091.DC
☐ Mobile Mobile Storage Units (MODS). Permit required.	502-06.DC
☐ Recreational Vehicles, Boats, Trailers or Mobile Vehicles. Remove or store in a proper structure or behind the front line of the house, in lots or rear yard.	701-05.DC
☐ Prohibited Signs	501-0911.DC
☒ Other <u>Fence permit required 5-01-10</u> <u>not local violation</u>	

Please contact George Wells, Code Enforcement Officer at (904) 310-3440 or send email to gwells@fbb.org, within 5 Days of this notice to discuss compliance with the above listed issue, or bring this properly into compliance by 12-1 2023. Failure to do so will result in an official written notice with a possible outcome of fines.

Comments:

Wells
Code Enforcement Officer

11.1.2023 13:59



11.1.2023 13:58



11.1.2023 13:58



11.1.2023 13:58

STAFF REPORT
Case # 2023-0358
City of Fernandina Beach Code Enforcement & Appeals Board
March 7, 2024

Violation Information

Owner Elizabeth Beller
1815 Highland Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-173 Wrecked or inoperable motor vehicle on private property
declared a nuisance and prohibited.

Location: 1815 Highland Street

Summary and Background Information

11-24-2023 – Received online code enforcement complaint.

12-04-2024 – I conducted an inspection of this property and confirmed the complaint was valid. I opened a code case for this property for violation of 42-173 Municipal Code. A blue Ford Ranger was parked on the driveway without a tag displayed on this vehicle. I left a notice of visit on the front door giving the respondent ten (10) days to correct the violation. I recorded photographs of the posting and violation.

12-18-2024 – I conducted a scheduled 2nd inspection. Vehicle was still in violation.

01-03-2024 – I conducted a 3rd inspection. Vehicle was still in violation.

01-04-2024 – We mailed a certified NOV/NOH letter to the owner giving 14 additional days to come into compliance.

01-17-2024 – We received the signed return receipt from the certified letter giving us proper service.

01-29-2024 – A NOV/NOH inspection was conducted. Vehicle was still in violation.

02-09-2024 – A relative of the owner submitted a public records request.

02-29-2024 – A pre-agenda inspection was conducted, and the vehicle was still in violation.

Conclusion.

This was a complaint driven code case where the violation of Municipal Code 42-173 is clearly in violation. The owner has done nothing to bring this case into compliance.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section 42-173 giving the owner (10) ten additional days to come into compliance by March 17, 2024. 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 March 18, 2024, 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
1815 Highland Street
AS OF 03-07-2024
CODE CASE # 2023-0358**

<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	<u>\$0.51</u>

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****



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

January 4, 2024

Case Number: CODE-2023-0358

Cert. #: 9589 0710 5270 1049 2485 35

IN THE MATTER OF:

Elizabeth Beller
1815 Highland St.
Fernandina Beach , FL 32034

PREMISES: 1815 HIGHLAND ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK M LOT 4 IN OR 1280/397 ATLANTIC HIGHLANDS SUB

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**

**All vehicles on private property must have current tags and By 12/14/2023
be operable unless stored inside a structure.**

(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: March 7, 2024
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).

A handwritten signature in blue ink that reads "George Wells". The signature is stylized with a large, sweeping initial "G" and a cursive "Wells".

George Wells

Code Enforcement Officer

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

1010 Highland St.

2023-0358

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Elizabeth Beller
1815 Highland St.
Fernandina Beach, FL 32034



9590 9402 7747 2152 0378 12

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2485 35

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

A. Signature

X *Elizabeth Beller*
☐ Agent
☒ Addressee

B. Received by (Printed Name)

Elizabeth Beller

C. Date of Delivery

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

JAN 17 2024

CODE ENFORCEMENT

City of Fernandina Beach

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

Domestic Return Receipt

U.S. Postal Service™ Code End

CERTIFIED MAIL® RECEIPT

Domestic Mail Only 2023-0358

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

Certified Mail Fee

\$ 4.35

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

☒ Return Receipt (hardcopy) \$ 3.55☐ Return Receipt (electronic) \$☐ Certified Mail Restricted Delivery \$☐ Adult Signature Required \$☐ Adult Signature Restricted Delivery \$

Postage

\$.63

Total Postage and Fees

\$ 8.53

Sent To

Elizabeth Beller

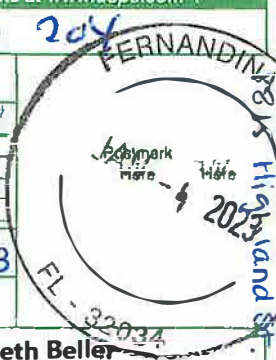
1815 Highland St.

Fernandina Beach, FL 32034

City, State, ZIP+4®

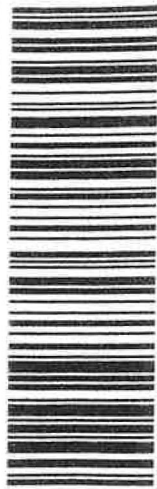
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions

9589 0710 5270 1049 2485 35



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

CERTIFIED MAIL®



9589 0710 5270 1049 2485 35
9589 0710 5270 1049 2485 35

U.S. Postal Service Code Ent.
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 2023-0358

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

OFFICIAL USE

Certified Mail Fee \$ 4.35
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 3.55
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$.63
Total Postage and Fees \$ 8.53

Postmark
Here

1815 Highland St.

Sent To
Elizabeth Beller
1815 Highland St.
Fernandina Beach, FL 32034

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

1815 Highland St.

2023-0358

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- Attach this card to the back of the mailpiece, or on the front if space permits.

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Elizabeth Beller
1815 Highland St.
Fernandina Beach, FL 32034



9590 9402 7747 2152 0378 12

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2485 35

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
- ☐ 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

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; Fax: (904) 310-3441; Website: www.fernandinafl.com; email: info@fernandinafl.com

Address: 1815 Highland St

Date: 12-4-23 Time: 2:00

City: FL

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

REASON FOR VISIT:	CODE
☐ Damage to Municipal Property	42-110
☐ Damaged Structure (Maintenance) Report	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 get altered tags out if	42-154
☐ No Visible Address Numbers	70-020 & 70-044
☐ Accumulation of Garbage and Recycle Containers	42-119
☐ Encroachments in the public right-of-way prohibited without permit	70-010
☐ Parking prohibited in specified areas. Overnight Parking in public property (right-of-way) for Motor, Trailer, RV	70-010 & 70-044
☐ Parking prohibited in specified places. All vehicles parked on public property or public easement shall be correctly tagged and maintained in suitable	70-010 & 70-044
☐ Outside Storage	8-01.09 LDC
☐ Mobile Vehicle Storage & Use (HOLP) Permit required	5-02.06 LDC
☐ Recreational Vehicle, Boat, Trailer or Special Vehicle. Remove or store in a proper structure or behind the front line of the house or side or rear yard	9-01.05 LDC
☐ Prohibited Signs	5-03.04 LDC
☐ Other	

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or send email to gwells@fernandinafl.com, within 5 days of this notice to discuss compliance with the above listed issues, or bring this property into compliance by 12-14 2023. Failure to do so will result in an official written notice with a possible outcome of fines.

Comments: Blue Ranger on driveway needs a current tag along with being operable

Wells 12.4.2023 15:08
Code Enforcement Officer



1.3.2024 13:42



12.4.2023 15:04



12.4.2023 15:05