AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
APRIL 4, 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 March 7, 2024, regular hearing are presented for approval.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **MARY E. & ANJANETTE M. BROWN, PARCEL 00-00-31-1800-0161-0290, CASE CODE-2024-0038**: Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*

5.2 **GARY CHRISTOPHER MANTELL, 2036 HIGHLAND DR., CASE CODE-2024-0039**: 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 & 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*

6. BOARD BUSINESS

6.1 CODE ENFORCEMENT & APPEALS BOARD - *SPECIAL MEETING - APRIL 30, 2024*

6.2 *Reminder - The May Hearing will be on May 9, 2024, due to the Shrimp Festival Parade.*

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
MARCH 7, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER AT 5:07 PM

ROLL CALL / DETERMINATION OF A QUORUM:
Andy Fotiades
Bernard Thomspon
Nicole Kresse
Barb Kent
Ralph Stines
Frank Postma

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes from the January 4, 2024, regular hearing, are presented for approval.

A motion was made by Member Thompson and seconded by Member Kresse to approve the minutes from the January 4, 2024, Code Enforcement and Appeals Board. Motion passed.

Officer Wells announced that item number 5.5 on the agenda located at 1815 Highland St., came into compliance, and will not be presented. 1725 Lisa Avenue will also be returning with an update.

City Attorney Bach explained the quasi-judicial proceedings.

Board Secretary swore in witnesses.

4. OLD BUSINESS

NEIL T. DOUGLASS, 1725 LISA AVE., CASE 2023-0058: Request made by the Code Enforcement and Appeals Board to return to the March 7, 2024 hearing to provide an update and determine fines and fees if the property is not brought into compliance on or before February 3, 2024 with Municipal Code of Ordinances, Section 42-117 Exterior Structure Maintenance.

Mr. Neil Douglass, 1725 Lisa Ave – Presented the Board with an update, the front porch has been completed. Mr. Douglass was under the impression that the violation in the rear property was in compliance. Officer Wells explained that once the final inspection has been completed and passed by the building department, the case will

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.*

George Wells, Code Enforcement Officer for the City of Fernandina Beach, began his presentation. He submitted the case evidence into the record. On January 29, 2024 Officer Wells observed a blue truck with an expired tag in the driveway, photographs were recorded of the violation. This property is not a repeat violator but has had a previous case regarding a similar violation a month or two priors. Officer Wells decided to shorten the time span of compliance due to a developing pattern. A Notice of Violation/ Notice of Hearing (NOV/NOH) letter was immediately sent by Officer Wells to the Property Owner. The NOV/NOH letter returned to the Code Enforcement office "unclaimed". For due process, Officer Wells posted the NOV/NOH letter on the property, photographs were recorded, and an affidavit of service was completed. The Property Owner, Mr. Luke, has not contacted the Code Enforcement Office. The respondent has had 38 days to bring the property into compliance.

Officer Wells recommends that the Board find the property owner in violation of 42-117, allowing ten (10) additional days to come into compliance by March 17, 2024, all administrative fees are to be paid by the respondent along with a fine of $50 per day to begin on March 18, 2024 if the property remains in violation. Administrative fees are $244.86 as of March 7, 2024. A lien will be placed on the property after 45 days.

Board Discussion Began:

Chair Kent announced that it had been about five weeks since the case began. Officer Wells confirmed that was correct. Vice Chair Stines asked if the vehicle has moved. Member Fotiades asked if the house was vacant. Officer Wells does not believe the house is vacant due to the movement on the property. Vice Chair Stines asked if Code Enforcement has spoken with the police department about running a tag check. Office Wells said the respondent can put the vehicle in the garage, tag it, or have it relocated, and it will be in compliance. The vehicle sits on private property.

A motion was made by Member Postma & seconded by Member Thomspon TO the property owner in violation of 42-117, allowing ten (10) additional days to come into compliance by March 17, 2024, all administrative fees are to be paid by the respondent along with a fine of $50 per day to begin on March 18, 2024 if the property remains in violation. Administrative fees are $244.86 as of March 7, 2024. Filing a lien on the property after 45 days. M

The board believes the severity of this violation is steeper than they feel like is needed. Chair Kent does not want a lien to be placed on the property within 45 days. Chair Kent asked Attorney Bach if the Code Enforcement and Appeals Board (CEAB) has the authority to delay action on filing a lien. Attorney Bach announced to the CEAB that they have the power to do that regarding a lien. Member Fotiades believes $50 a day is too steep & recommends going down to $25 per day. Vice Chair Stines asked if the fees can be waived at any point in time?

Board Secretary asked the CEAB is that was an amended motion or discussion. Member Postma asked if his motion needed to be amended. City Attorney Bach said if you agree with decreasing the fine amount to $25 per day, your amended motion may be announced.

Member Postma amends his motion to delay action on filing the lien.

Member Kresse and Chair Kent are in favor of $25/ day.

A motion was made by Member Postma and seconded by Member Thompson to find the property

in violation of section 42-173, allow 10 additional days to come into compliance on or before March 17, 2024, assess administrative fees and a fine of $50 per day to begin on March 18, 2024. A lien will not be filed on this case without returning before the Code Enforcement and Appeals Board. Yes (2) no (4) motion failed.

A MOTION WAS MADE BY MEMBER KRESSE TO FIND THE PROPERTY IN VIOLATION OF 42-117, ALLOW TEN (10) ADDITIONAL DAYS TO COME INTO COMPLIANCE BY MARCH 17, 2024, ASSESS ADMINISTRATIVE FEES ALONG WITH A FINE OF $25 PER DAY TO BEGIN ON MARCH 18, 2024 IF THE PROPERTY REMAINS IN VIOLATION. POSTPONE A LIEN RECORDING UNTIL THE CASE RETURNS BEFORE THE CODE ENFORCEMENT AND APPEALS BOARD. MOTION PASSED UNANIMOUSLY.

5.2 **MICHAEL RICHARDSON, ~~516 ASH STREET~~, 314 ELM ST., 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.*

Officer Wells began his presentation and introduced evidence into the record. This case began on December 13, 2023. Violation was observed by Officer Wells regarding motor vehicles parked in front of the home. Officer Wells presented photographs taken. Officer Wells provided a verbal warning and notice of visit to the property owner on December 13, 2023.

On December 13, 2023 Officer Wells observed two (2) inoperable vehicles parked on this property, he gave a verbal warning to the tenant that was present that the owner had 10 days to correct the violation, 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. Photographs were recorded by Officer Wells of the notice of visit and the inoperable motor vehicles in violation. A second inspection was conducted on January 2, 2024, violations remained. A certified Notice of Violation/ Notice of hearing letter to the owner was sent, providing 30 additional days to correct the violation. On 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. On January 22, 2024 Officer Wells met with Mr. Richardson at the property to discuss his compliance. On February 5, 2024 Officer Wells conducted a NOV/NOH inspection. The vehicles were still in violation. On February 29, 2024 a pre-agenda inspection was conducted by Officer Wells, and he announced that no corrections were made.

Officer Wells said 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.

Michael Richardson, 314 Elm St. – Mr. Richardson spoke to the board about considering him being allowed to leave the vehicles on his property. Discussion regarding hardship and storing the vehicles would be difficult for the respondent. The board understands the financial hardship. Ultimately the vehicles cannot remain on the property. A temporary tent and tarp will not bring this into compliance.

A MOTION WAS MADE BY MEMBER FOTIADES AND SECONDED BY MEMBER THOMPSON TO FIND THE PROPERTY IN VIOLATION OF SECTION 42-173, 30 DAYS TO COME INTO COMPLIANCE AND A FINE OF $25 PER DAY IF THE PROPERTY IS NOT IN COMPLIAINCE WITHIN 30 DAYS, AND ADMINISTRATIVE FEES TO BE ASSESSED.

POSTPONE FILING A LIEN. MOTION PASSED UNANIMOUSLY.

Member Thompson asked if Mr. Richardson has a full understanding of what the board was discussing. The Board Secretary told Mr. Richardson to come to the office to discuss the next steps.

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.*

Officer Wells began his presentation by submitting all the evidence into the record. The case began on September 25, 2023,On Code Enforcement Department received a complaint from the Building Department about this property. An inspection was completed by Officer Wells on September 25, 2023 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. On October 10, 2023 Mr. Garvin, the owner, called our department inquiring about the case procedures and protocol where our Adm. Coordinator explained the procedures. This case has gone on for 128 days. A certified letter was mailed, signed a returned to the department. After several conversations and correspondence, the owner has not applied for or obtained a permit for the installed fence that is in violation.

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.

A MOTION WAS MADE BY MEMBER FOTIADES AND SECONDED BY MEMBER STINES TO FIND THE PROPERTY IN VIOLATION OF SECTION 5.01.10 FENCES AND WALLS, GIVE 30 DAYS TO COME INTO COMPLIANCE AND A FINE OF $50 PER DAY UNTIL THE PROPERTY IS BROUGHT INTO COMPLIANCE, ASSESS ADMINISTRATIVE FEES, A LIEN WILL BE FILED ON THE PROPERTY AFTER 45 DAYS. MOTION PASSED UNANIMOUSLY.

Member Thompson asked Officer Wells if discussion has been made between him and the property owner. Officer Wells said yes, he had had communicated with him.

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.*

Officer Wells began his presentation & submitted all evidence into record. Officer Wells presented photographs of the fence and the violation. Officer Wells announced that the owner did attempt to apply for a permit in November 2023, the owners had to gather a land survey. The case began November 1, 2023. A notice of violation / notice of hearing letter was sent in December of 2023 via certified mail, giving the property owners 30 additional days to come into compliance. The letter returned signed. The permit is on hold due to the installation being done incorrectly and unpermitted.

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.

A MOTION WAS MADE BY MEMBER POSTMA AND SECONDED BY MEMBER FOTIADES TO ACCEPT THE CITYS RECOMMENDATION. MOTION PASSED UNAIMOUSLY.

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

Chair Kaufman officially resigned from the Code Enforcement and Appeals Board. Nominations for Chair and Vice Chair are required. The duration is one year.

A MOTION WAS MADE BY MEMBER FOTIADES AND SECONDED BY NICOLE KRESSE TO APOINT BARB KENT AS THE CHAIR AND APOINT RALPH STINES AS THE VICE CHAIR. UNANIMOUS VOTE APPROVED.

***Please join us at the Ethics and Sunshine law training with Attorney Bach.**

7. ADJOURNMENT

The hearing adjourned at 6:10pm.

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

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

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

STAFF REPORT
Case # 2024-0038
City of Fernandina Beach Code Enforcement & Appeals Board
April 4, 2024

Violation Information

Owner	Brown, Mary & Anjanette M. 803 South 7th 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:	Parcel # 00-00-31-1800-0161-0290

Summary and Background Information

02/12/2024 – I observed an inoperable vehicle parked on a vacant lot with flat tires. I opened a code case and recorded a photograph of the violation.

02/13/2024 – We mailed a certified NOV/NOH letter to the owners' address. We gave the respondent (14) fourteen days to correct the violation.

02/15/2024 – The green return receipt card was delivered by the USPS. A signature confirming receipt of the certified letter was obtained by the mail carrier.

02/27/2024 – A follow up inspection was completed verifying the vehicle is still in violation.

02/28/2024 – A pre-agenda inspection was completed. No correction of the violation.

Conclusion.
Michelle and I did some investigative work trying to obtain valid phone numbers for the homeowner. I left a message for the owner to give our office a call on the only number that was in service. We have not received a return phone call as of today. I have been to the house twice trying to contact the owner with no success.

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 April 14, 2024. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of $ 25.00 per day to begin on April 15. 2024 if not in compliance by April 14, 2024, with a lien placed on this property in forty-five (45) days.

George Wells

Code Enforcement Officer

CITY OF FERNANDINA BEACH
Code Enforcement Department
(904) 310-3440

George Wells
Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM
Parcel # 00-00-31-1800-0161-0290
AS OF 04/04/2024
CODE CASE # 2024-0038

STAFF PERSONNEL OR ITEMS	# OF UNITS OR HOURS	PRICE OR RATE PER HOUR	TOTAL
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	$8.69	$8.69
First Class letters mailed		$0.51	$0.00

TOTAL ADMINISTRATIVE FEES DUE $245.19

*****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

February 13, 2024

Case Number: CODE-2024-0038

Cert. #: 9589 0710 5270 1049 2486 89

IN THE MATTER OF:

MARY E. & ANJANETTE M. BROWN
803 S 7TH ST
FERNANDINA BEACH, FL 32034

PREMISES: 00 00 31 1800 0161 0290 (S 7TH ST, SOUTH OF 803 S. 7TH)

The brief legal description of the real property upon which this violation occurred is: BLOCK 161 LOTS 29 30 IN OR 909/89 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**	
	Remove, repair, or store inoperable vehicle inside a garage or structure. An inoperable vehicle parked on the vacant lot must be operable with a current tag displayed on it. At least one tire is flat.	**By 2/27/2024**

(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: April 4, 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.

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

CERTIFIED MAIL®

9589 0710 5270 1049 2486 89

9589 0710 5270 1049 2486 89

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

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	$ 8.169

Postmark Here

Sent To: MARY E. & ANJANETTE M. BROWN

Street and Apt. No.: 803 S 7TH ST

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

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

2024-0038

00-00-31-1800-0161-0290

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:

MARY E. & ANJANETTE
M. BROWN
803 S 7TH ST
FERNANDINA BEACH, FL 32034

9590 9402 7747 2152 0376 90

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2486 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail
Mail Restricted Delivery
00)

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

2024-0038

00-00-31-180D-0161-029D

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:

MARY E. & ANJANETTE
M. BROWN
803 S 7TH ST
FERNANDINA BEACH, FL 32034

9590 9402 7747 2152 0376 90

2. Article Number *(Transfer from service label)*

9589 0710 5270 1049 2486 89

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by *(Printed Name)* Kris Perkins

C. Date of Delivery 2/15/24

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

RECEIVED

FEB 29 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
- Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0161-0290

Owner Name	BROWN MARY E & ANJANETTE M
Mailing Address	803 S 7TH ST
	FERNANDINA BEACH, FL 32034
Location Address	0 S 7TH ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Millage	18.3806
Homestead	No
Property Usage	VACANT 000000
Deed Acres	0
Short Legal	BLOCK 161 LOTS 29 30 IN OR 909/89 CITY OF FDNA BEACH

2023 Certified Values

Land Value	$175,000
(+) Improved Value	$0
(=) Market Value	**$175,000**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$155,512
(=) Assessed Value	**$19,488**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$175,000
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$19,488**

Note: *SOH Caps does not apply to School Taxable Value

Property Search
Map This Parcel
GIS Report
Property Record Card
Print Friendly Page

PARCEL MAP

2023 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
VACANT										

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

Change of Address

FAQ

APP

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0161-0310

Owner Name	GIBBS ELOISE EST &
Mailing Address	803 S 7TH ST
	FERNANDINA BEACH, FL 32034
Location Address	803 S 7TH ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Millage	18.3806
Homestead	Yes
Property Usage	SINGLE FAMILY 000100
Deed Acres	0
Short Legal	BLOCK 161 LOTS 31 & 32 IN OR 435 PGS 125-129 CITY OF FDNA BEACH

2023 Certified Values

Land Value	$175,000
(+) Improved Value	$136,934
(=) Market Value	**$311,934**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$188,143
(=) Assessed Value	**$123,791**
(-) Homestead	$25,000
(-) Additional Exemptions	$0
(=) School Taxable Value	$170,223
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$98,791**

Note: *SOH Cap does not apply to School Taxable Value

Property Search

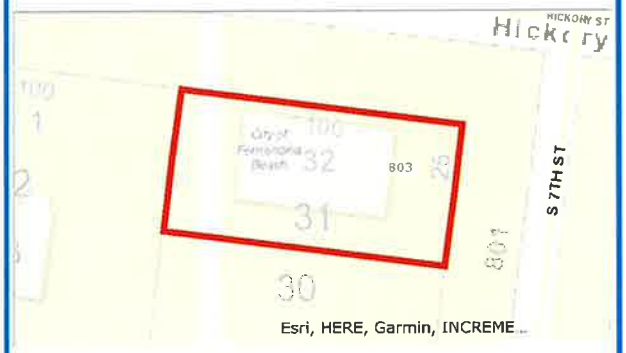
Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

PARCEL MAP



2023 AERIAL MAP

PROPERTY PHOTO

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

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SINGLE FAM	1705	1627	4	3	COMMON BRK		AIR DUCTED	FORCED AIR	1984	

EG

Eloise Gibbs

Fernandina Beach, FL

SEARCH BACKGROUND REPORT →

The most recent work description is Cosmetologist. She was born on 10.28.22. Eloise currently resides at 803 South 7th Strt, Fernandina Beach, FL 32034-4019. Anjanette M Brown, Eric Brown, and seven other persons are also associated with this address. (904) 382-7818 (Sprint Spectrum LP), (904) 261-4750 (BellSouth Telecommunications, LLCSprint Spectrum LP) are Eloise's phone numbers. There is a chance that the phone number (904) 382-7818 is shared by Morris E Kiser, Morris E Kiser. Eric Brown, Mary M Brown, Latoya Catrice Clay, Anjanette M Brown were identified as possible owners of the phone number (904) 261-4750. You can contact Eloise by sending an email to eloise.gibbs@adelphia.net, l.clay@live.com

Main Address

803 S 7th St, Fernandina Beach, FL 32034
Lot Size - 5,000 sqft
Parcel ID# 000031180001610290
Last Sale Nov 1999 - Price $8,500
County: Nassau County
FIPS: 120890501012059
Possible connections via main address - Eric Brown
Latitude, Longitude: 30.660626, -81.461452

Phones

(904) 382-7818, (904) 261-4750, ~~(641) 202-5417~~
Possible connections via phone numbers - Morris E Kiser, Eric Brown, Mary M Brown, Latoya Catrice Clay, Anjanette M Brown

Emails

eloise.gibbs@adelphia.net, l.clay@live.com
Possible connections via mails - Mary M Brown

Property Tax

Search

803 S 7th

> Pay for confidential accounts

Search Results 1-15 of 15

Account 00-00-31-1800-0161-0290

BROWN MARY E & ANJANETTE M

OWNER/ADDRESS
BROWN MARY E & ANJANETTE M
803 S 7TH ST
FERNANDINA BEACH, FL 32034

Account 00-00-31-1800-0161-0310

GIBBS ELOISE EST & BROWN MARY E

OWNER/ADDRESS
GIBBS ELOISE EST & BROWN MARY E
803 S 7TH ST
FERNANDINA BEACH, FL 32034

ΚΑΨ
2 12. 2024 14:20

2. 12. 2024 14:20

STAFF REPORT
Case # 2024-0039
City of Fernandina Beach Code Enforcement & Appeals Board
04/04/2024

Violation Information

Owner	Gary Christopher Mantell 2036 Highland Drive Fernandina Beach, Florida 32034
Violation	City of Fernandina Beach – Code of Ordinances, Section: 42-116 Duty to Maintain Property, 42-117 Exterior Structure (Maintenance), 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited, 74-66 Local business tax receipt-required, and Land Development Code – Chapter: 5.01.09 Outside Storage.
Location:	2036 Highland Drive, Fernandina Beach, FL 32034

Summary and Background Information

02/07/2024 – We received a complaint in our office from Mr. Clyde Davis concerning the property next door to his property at 2036 Highland Drive.

02/12/2024 – Michelle Forstrom and I scheduled a meeting with Mr. & Mrs. Davis, the complainants at their property about their concerns. We observed numerous violations as follows; We observed outside storage (LDC 5.01.09) of work equipment and materials that need to be stored in a shed or structure. We observed an inoperable red Cadillac (42-173) parked on the front driveway with a tag that expired 06/23. We noted that an additional LBTR (74-66) was needed for a 2nd plumbing business location. We observed chain link fencing around the rear perimeter had fallen over and was covered with overgrowth vegetation, along with (9) pickets on the wooden privacy fence that needed to be cut down to six feet in height (42-117). We noticed there were invasive vines that needed to be removed and the need to cut all overgrowth to less than 12" in height on the entire property. I recorded photographs of the violations.

02/13/2024 – I hand delivered and posted a NOV/NOH letter on the front door giving the respondent (30) thirty days to correct all the violations. We filled out a notarized affidavit of service form for the posting. I recorded a photograph of the posting.

03/13/2024 – I conducted a NOV/NOH inspection. The (9) pickets had been cut down to (6'). No other corrections have been made.

03/27/2024 – A pre-agenda inspection was conducted. There were no additional corrections that had been made.

Conclusion.
The only progress that can be observed is the wooden pickets have been cut down to six feet. Mr. Mantell called our office stating that Mr. Davis has issued a restraining order against Mr. Mantell mandating Mr. Mantell to keep 50 feet from Mr. Davis's property, which could make some of the repairs not possible with the order. The complainant has other complaints that are either civil in nature or involve other companies and City Departments other than Code Enforcement.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section: 42-116, 42-117, 42-173, 74-66, and LDC Chapter # 5.01.09 giving the owner (30) thirty additional days to come into compliance by May 5, 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 May 6, 2024, if not in compliance by May 5, 2024, with a lien placed on this property in forty-five (45) days.

George Wells

Code Enforcement Officer

CITY OF FERNANDINA BEACH
Code Enforcement Department
(904) 310-3440

George Wells
Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM
2036 Highland Drive
4/4/2024
CODE CASE # 2024-0039

STAFF PERSONNEL OR ITEMS	# OF UNITS OR HOURS	PRICE OR RATE PER HOUR	TOTAL
Michelle Forstrom, Code Enforcement Director	2	$39.71	$79.42
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		$8.59	$0.00
First Class letters mailed	1	$0.51	$0.51

TOTAL ADMINISTRATIVE FEES DUE $276.72

*****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

February 13, 2024

Case Number: CODE-2024-0039

POSTED ON THE FRONT DOOR

IN THE MATTER OF:

Gary Christopher Mantell
2036 Highland DR
Fernandina Beach, FL 32034

PREMISES: 2036 HIGHLAND DR FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 159 IN OR 726/425 & OR 1365/328 FOREST HILLS 3 PB 3/46

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**	
	The red Cadillac sedan parked on the front driveway must be operable with a current tag displayed on the vehicle.	**By 3/14/2024**
42-117	**Exterior Structure (Maintenance)**	
	(1) All chain link fencing on the perimeter of the property that has fallen over needs to be removed or reinstalled in its upright position. All dead vines and vegetation growing on the fence needs to be removed. Pull any required fence permits as per scope of work completed. **(2) The wooden privacy fence on the left side has (8) eight pickets that have been installed that need to be cut down to the 6' height limit of the existing fence.**	**By 3/14/2024**

42-116	**Duty to Maintain Property**	
	All invasive vines on the chain link fencing and vegetation overgrowth in the backyard over (12") twelve inches will need to be cut and cleaned.	**By 3/14/2024**
74-66	**Local business tax receipt—Required**	
	Apply and obtain a LBTR for a second business location for the plumbing business.	**By 3/14/2024**
5.01.09	**Outside Storage**	
	All business-related equipment and materials that are being stored outside need to be stored inside a shed or structure.	**By 3/14/2024**

(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: April 4, 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-2024-0039

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 : Gary Christopher Mantell ("Recipient")

b.) Address/Location of Violation: 2036 Highland Dr.
Fernandina Beach, FL 32034

c.) Address/Location of Service: **2036 Highland Dr**

d.) Date: 2/13/2024 Time: 11:26 ■ 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:

_____.

CODE CASE DETAILED REPORT CODE-2024-0039
FOR CITY OF FERNANDINA BEACH

Case Type: Code Enforcement
Status: In Progress - GTW
Assigned To: George Wells
Project:
District: Default
Description:
Opened Date: 02/13/2024
Closed Date: NOT CLOSED

Parcel: 00-00-31-128C-0159-0000 Main	**Address:** 2036 Highland Dr Main Fernandina Beach, FL 32034	**Zone:** R-1 (Low Density Residential)

Owner
Gary Christopher Mantell
2036 Highland Dr
Fernandina Beach, FL 32034
Home: 9045571533

Note	Created By	Date and Time Created
1. The pickets that exceeded 6' have been cut to six feet. GW	George Wells	3/13/2024 3:01 pm

Activity Type	Activity Number	Activity Name	User	Created On
Meeting	Meeting-007352-2024		George Wells	02/13/2024
Notice of Violation/Notice of Hearing	NOV-007353-2024		George Wells	02/13/2024

Violation Code: 42-173
Violation Status: In Violation
Citation Issue Date: 02/12/2024
Compliance Date: 03/14/2024
Resolved Date:
Code Description: Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited
Corrective Action: The red Cadillac sedan parked on the front driveway must be operable with a current tag displayed on the vehicle.

Violation Code: 42-117
Violation Status: In Violation
Citation Issue Date: 02/12/2024
Compliance Date: 03/14/2024
Resolved Date:
Code Description: Exterior Structure (Maintenance)
Corrective Action: (1) All chain link fencing on the perimeter of the property that has fallen over needs to be removed or reinstalled in its upright position. All dead vines and vegetation growing on the fence needs to be removed. Pull any required fence permits as per scope of work completed.
(2) The wooden privacy fence on the left side has (8) eight pickets that have been installed that need to be cut down to the 6' height limit of the existing fence.
(3) The rear deck on the back of the house that has been constructed without a permit will need a issued permit.

Violation Code: 42-116
Violation Status: In Violation
Citation Issue Date: 02/12/2024
Compliance Date: 03/14/2024
Resolved Date:
Code Description: Duty to Maintain Property
Corrective Action: All invasive vines on the chain link fencing and vegetation overgrowth in the backyard over (12") twelve inches will need to be cut and cleaned.

Violation Code: 74-66
Violation Status: In Violation
Citation Issue Date: 02/12/2024
Compliance Date: 03/14/2024
Resolved Date:
Code Description: Local business tax receipt—Required
Corrective Action: Apply and obtain a LBTR for a second business location for the plumbing business.

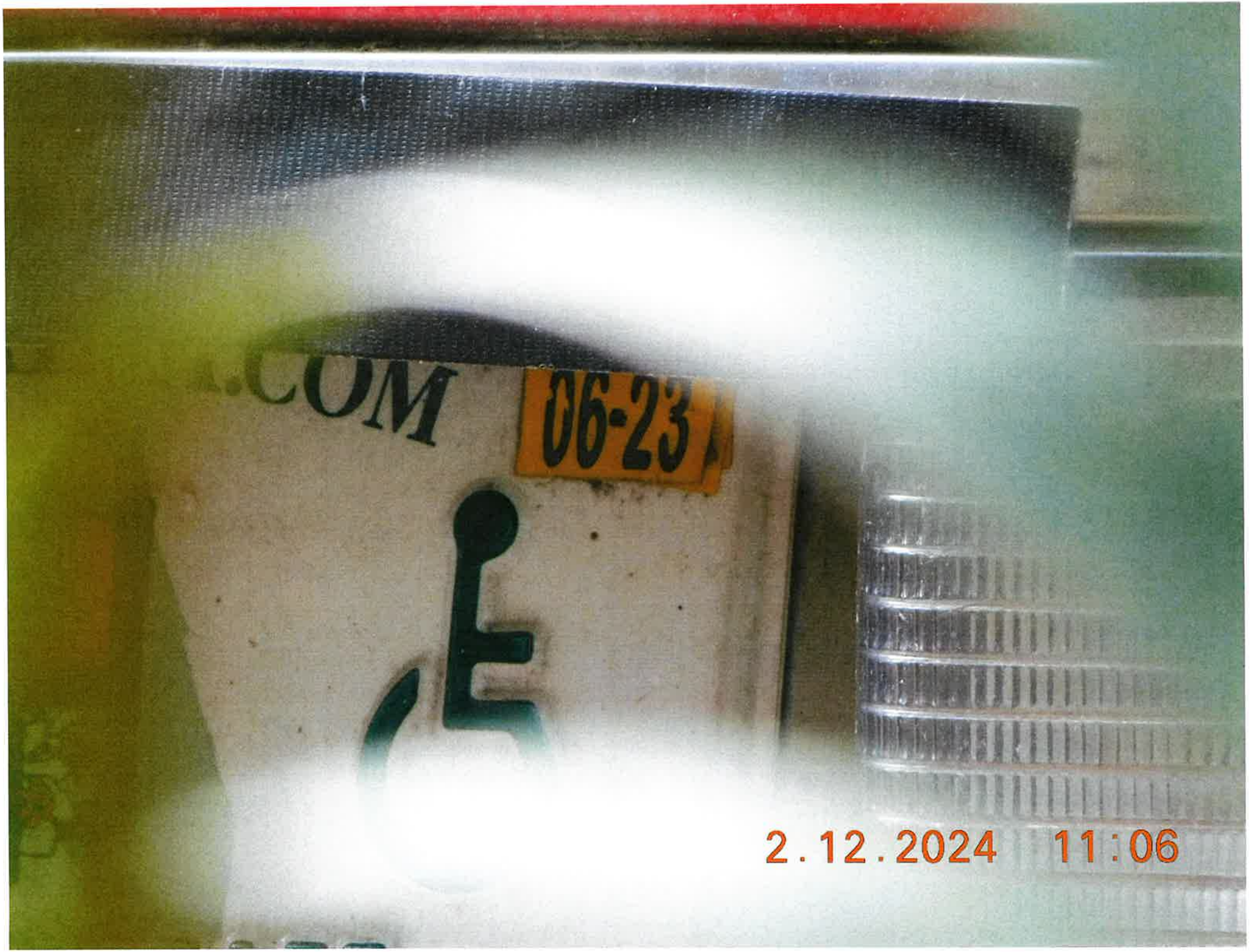
Violation Code: 5.01.09
Violation Status: In Violation
Citation Issue Date: 02/12/2024
Compliance Date: 03/14/2024
Resolved Date:
Code Description: Outside Storage
Corrective Action: All business related equipment and materials that are being stored outside need to be stored inside a shed or structure.

CODE CASE DETAILED REPORT (CODE-2024-0039)

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-078572-2024	Code Enforcement	In Violation	02/12/2024 10:00 am
Inspector: George Wells			
Checklist Comments: C			
ICODE-079303-2024	Code Enforcement	In Violation	03/13/2024 3:00 pm
Inspector: George Wells			
Checklist Comments: C			

2.5.2024 16:07

2.5.2024 16:06


.COM
06-23
2.12.2024 11:06

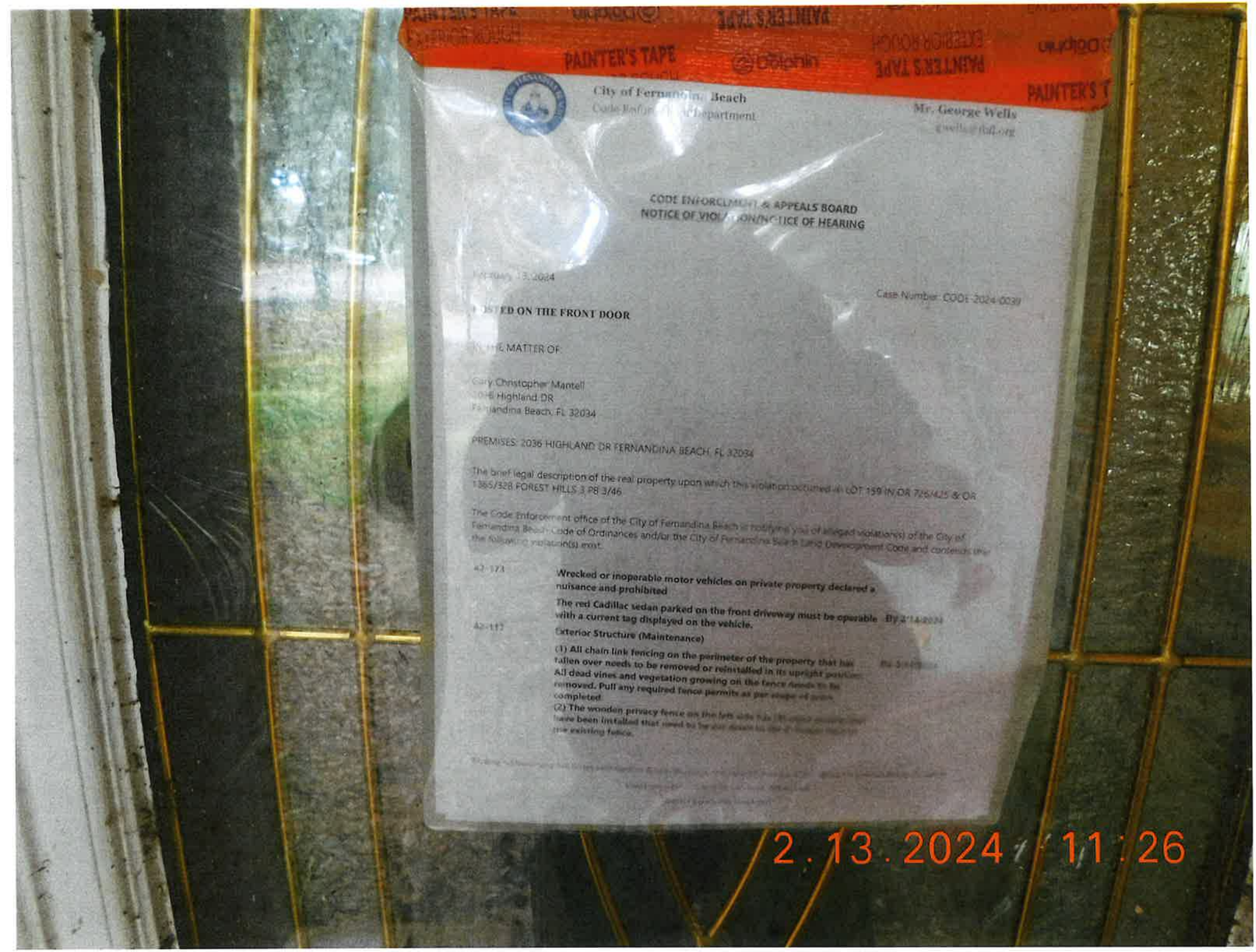
2 5 2024 16:06

2.12.2024 11:33

2. 12. 2024 11:33

2.12.2024 11:34

2.12.2024 11:32


PAINTER'S TAPE
City of Fernandina Beach
Mr. George Wells
CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOLATION/NOTICE OF HEARING
Case Number: CODE-2024-0039
ED ON THE FRONT DOOR
MATTER OF:
Gary Christopher Mantell
2036 Highland DR
Fernandina Beach, FL 32034
PREMISES: 2036 HIGHLAND DR FERNANDINA BEACH, FL 32034
The brief legal description of the real property upon which this violation occurred is LOT 159 IN OR 726/425 & OR 1365/328 FOREST HILLS 3 PB 3/46
Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited
The red Cadillac sedan parked on the front driveway must be operable with a current tag displayed on the vehicle.
Exterior Structure (Maintenance)
(1) All chain link fencing on the perimeter of the property that has fallen over needs to be removed or reinstalled in its upright position. All dead vines and vegetation growing on the fence needs to be removed. Pull any required fence permits as per scope of work completed
(2) The wooden privacy fence on the left side has
have been installed that need to be
the existing fence.
2.13.2024 11:26