



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
JUNE 6, 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 May 9, 2024, regular hearing are presented for approval.

4. NEW BUSINESS

4.1 **DAVID BERT AUSTIN, 522 CITRONA DR., CASE 2024-0077:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 58-9 Use of recreational vehicles, etc. as living quarters (prohibited)... *Requesting Board determination of the case.*

4.2 **CECILIA DAVIS TAYLOR, 112 S 9TH ST., CASE 2024-0123:** (REPEAT) Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*

5. OLD BUSINESS

5.1 **MICHAEL BRODSKY, 502 STANLEY DR., CASE 2023-0271:** Property owner petitioning for fine reduction requests board determination of the case.

5.2 **LINDA F. HOWISON, 213 N 3RD ST., CASE 2024-0014:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). *Board determination to impose daily fines is requested.*

5.3 **JAMES JOHN O'CONNER TRUST, 703 GARDEN STREET, CASE 2024-0029:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). *Board determination to impose daily fines is requested.*

5.4 **EUGENE HOOVER JR, 1717 BEECH ST., CASE 2024-0058:** 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. *Board determination to impose daily fines is requested.*

5.5 **WILLIAM DUENAS, 1608 PENBROOK DR, CASE 2024-0042:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Land Development Code 5.01.10 Fences and Walls. *Board determination to impose daily fines is requested.*

6. BOARD BUSINESS

7. ADJOURNMENT

“Quasi-Judicial” signifies that the proceeding must adhere to Quasi-Judicial hearing protocols as outlined by the City Commission’s procedures and Florida Statutes.

All members of the public are encouraged to attend and express their views. Individuals who do not speak English fluently may request language or sign interpreters at least ten (10) working days before the meeting. Persons with disabilities needing accommodation to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 for the hearing or speech impaired.

For inquiries regarding this matter, please reach out to the Code Enforcement Department at (904) 310-3440. Should any individual wish to challenge a decision made by the Code Enforcement & Appeals Board concerning any matter discussed during the meeting, they must ensure that a precise record of the proceedings is generated. This record should encompass the testimonies and evidence crucial for the appeal process.



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
MAY 9, 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

Roll Call.

Present: Frank Postma, Andy Fotiades, Bernard Thompson, Ralph Stines .

Absent: Nicole Kresse , Barb Kent (VC).

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

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

A motion was made by Member Thompson and seconded by Member Postma. Motion passed unanimously.

No changes were made to the agenda.

Board Attorney explained the quasi-judicial proceedings.

4. OLD BUSINESS

4.1 **MICHAEL BRODSKY, 502 STANLEY DR., CASE 2023-0271:** Property owner petitioning for fine reduction requests board determination of the case.

Property representative was absent. No action was taken.

Attorney Bach wanted clarification on why this item was on the agenda. Michelle Forstrom explained that we can ask for reduction of fines if a lien has not been filed.

5. NEW BUSINESS

5.1 **LINDA F. HOWISON, 213 N 3RD ST., CASE 2024-0014:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*

Officer Wells began his presentation. Officer Wells observed this violation on January 18, 2024, the home had several issues on the exterior of the main structure, along with the accessory structure, a door hanger was posted on the front door giving the respondent 30 days to correct the violations. On February 19, 2024 Officer Wells conducted a second inspection, this revealed no corrections were made. On February 20, 2024, the Code Enforcement office mailed a certified Notice of Violation/Notice of Hearing letter, giving the owners until March 21, 2024, to come into compliance. By March 18, 2024,

the Code Enforcement office had not received a return signed recipet. Officer Wells posted a 2nd copy of the NOV/NOH letter on the front entry door of the property, allowing the respondent to have until April 18, 2024 to bring the property into compliance. On April 18, 2024, a second NOV/NOH inspection was conducted by Officer Wells and no corrections have been made. Officer Wells reached out to the property owners on April 23, 2024, and left a voicemail requesting the owners give me a call regarding their case, no return call was received. On April 26, 2024, The respondent picked up the certified letter from the post office. On May 2, 2024, Officer Wells conducted a pre-agenda inspection, revealing no corrections have been made.

Officer Wells provided a conclusion and recommendation to the Board. The property remains in violation as of May 2, 2024, the property owner has not returned a phone call to the Code Enforcement Office. The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section 42-117, giving the owner (30) additional days to come into compliance by June 9th, 2024. The City recommends a motion to be made that all administration fees \$(263.82) be paid by the Respondent and a fine of \$ (50.00) per day per violation to begin on (June 10, 2024) if not in compliance by (June 9, 2024).

Board Discussion began. Member Fotiades repeated the recommended motion back to the Board to ensure he was clear. Member Postma said due to the inactivity of the homeowner, he felt like it didn't leave them with much of a choice but to move forward with the City's recommendation. Member Fotiades asked Officer Wells that out of the six phone calls, there were no conversations made? Officer Wells said that was correct.

Member Postma made a motion to accept the City's recommendation of Finding the respondent in violation of Code of Ordinances, Section 42-117, giving the owner 30 days to come into compliance by June 9th, 2024, assess administrative fees of \$263.82, and a fine of \$50.00 per day, per violation to begin on June 10, 2024, if the property is not in compliance by June 9, 2024.

Board Discussion began. Member Postma feels that the inactivity from the homeowner makes him want to agree with the Linda recommendation.

Motion: Find the respondent in violation of the Code of Ordinances, Section 42-117, giving the owner (30) additional days to come into compliance by June 9th, 2024, assess administration fees \$(263.82) be paid by the Respondent and a fine of \$ (50.00) per day per violation to begin on (June 10, 2024) if not in compliance by (June 9, 2024). , **Action:** Approve, **Moved by** Frank Postma, **Seconded by** Andy Fotiades. The vote was not taken.

The Board Secretary read the motion back to the Board Members. Commissioner Ross is a neighbor and Attorney Bach announced that the hearing has been closed to public comment but asked if the Board would like to hear from an effected party? The Board did if the information was relevant.

Commissioner Ross, 210 N 5th St. Commissioner Ross spoke as a neighbor and said his neighbor is a reasonable person and he believes 30 days seems unreasonable for the owner of the property with him knowing the circumstances. Commissioner Ross said he will knock on her door and inform her of the situation. For the last month he has not seen Linda in the last month. He is not here on behalf of the owner, just speaking as a concerned neighbor.

After Commissioner Ross's comments, the Board had discussion regarding the statement made.

Member Fotiades recommended that additional time should be granted if the owner contacts Code Enforcement within two to three days. Member Postma announced that the owner has been granted 100 days or more. Member Fotiades clarified that he doesn't want to grant an additional month, rather if contact is made, could additional time be granted to 30 days? If contact is not made by Monday, May 13, 2024, the original motion stands.

Attorney Bach recommended convening to the June 6th, 2024 Code Enforcement and Appeals Board hearing if contact is made between the Code Enforcement Department and the Property Owner, Ms. Linda Howison. Attorney Bach explained to the Board how motions can be amended.

Member Thompson would like to show compassion, but also understands the process has already begun and we should follow that process, adjustments may always be made. The board agreed to vote on the motion on the floor.

A MOTION WAS MADE BY MEMBER POSTMA AND SECONDED BY MEMBER FOTIADES TO FIND THE RESPONDENT IN VIOLATION OF CODE OF ORDINANCES, SECTION 42-117, GIVING THE OWNER 30 ADDITIONAL DAYS TO COME INTO COMPLIANCE BY JUNE 9, 2024, ASSESS ADMINISTRATIVE FEES, AND A VIOLATION FINE OF \$50 PER DAY, STARTING ON JUNE 10, 2024, IF THE PROPERTY IS NOT IN COMPLIANCE BY JUNE 9, 2024. MOTION CARRIED BY UNANIMOUS ROLL CALL VOTE.

Code Enforcement Officer Wells requested to submit all evidence into the record.

- 5.2 **EUGENE HOOVER JR, 1717 BEECH ST., CASE 2024-0058:** 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 submitted his evidence into the record and began his presentation. On January 22, 2024, Officer Wells did an inspection, and revealed there was a vehicle parked in the back yard with an expired tag on it, along with multiple flat tires on the vehicle. The owner of the property told Officer Wells that he had a current tag but had not yet placed it on the vehicle & he would air up the tires. At this time, Officer Wells decided not to open the case. On March 5, 2024, Officer Wells noticed that the tires had not been aired up and a new tag had not been installed on the vehicle, photographs were recorded of this violation. On March 6, 2024, a certified NOV/NOH letter was mailed to the property owner, giving them until March 16, 2024 to bring the vehicle into compliance. March 14, 2024 the Code Enforcement Department received a signed return receipt card by Mr. Hoover, confirming proper service. On March 18, 2024, Officer Wells conducted a NOV/NOH inspection, and this confirmed the tag was expired leaving this property in violation. On April 23, 2024, Mr. Hoover spoke with Officer Wells. On May 2, 2024, a pre-agenda inspection was performed by Officer Wells, the vehicle was in violation.

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) additional days to come into compliance by May 19, 2024. The City recommends a motion to be made that all administration fees (\$ 250.26) be paid by the Respondent and a fine of (\$50.00) per day per violation to begin on (May 20, 2024) if not in compliance by (May 19, 2024).

Board Discussion began:

Member Thompson asked Officer Wells if we know the mental state of the property owner. Officer Wells does not know his mental capacity, additional discussion was made regarding this topic.

A MOTION WAS MADE BY MEMBER POSTMA AND SECONDED BY MEMBER THOMPSON TO FIND THE PROPERTY IN VIOLATION OF 42-173, GIVING THE OWNER AN ADDITIONAL 10 DAYS TO COME INTO COMPLIANCE BY MAY 19, 2024. ASSESS ADMINISTRATIVE FEES AND A VIOLATION FINE OF \$50.00 PER DAY, BEGINNING ON MAY 20, 2024.

Further discussion by Member Postma, we always have the opportunity to forgo the fines if the property can bring this into compliance. Member Postma would like to forgive the fines if this property is brought into compliance in a timely manner. This case will be placed on the June 6, 2024 agenda for determination.

Member Fotiades made an amended motion on Member Postma's original motion. Point of order by Attorney Bach – Member Postma may amend his motion; it cannot be done by another Board Member.

AMENDED MOTION:

A MOTION WAS MADE BY MEMBER POSTMA AND SECONDED BY MEMBER THOMPSON TO FIND THE PROPERTY IN VIOLATION OF 42-173, WRECKED OR INOPERABLE MOTOR VEHICLE, GRANTING TEN (10) ADDITIONAL DAYS TO COME INTO COMPLIANCE BY MAY 19, 2024. ALL ADMINISTRATION FEES TO BE PAID BY THE RESPONDENT AND A VIOLATION FINES OF \$50.00 PER DAY TO BEGIN ON JUNE 7, 2024, IF THE PROPERTY IS NOT BROUGHT INTO COMPLIANCE BY MAY 19, 2024. THE FINES WILL REMAIN INACTIVE UNTIL THE NEXT HEARING ON JUNE 6, 2024 (PENDING PROPERTY OWNER'S RESPONSE). MOTION CARRIED BY UNANIMOUS ROLL CALL VOTE.

- 5.3 **WILLIAM DUENAS, 1608 PENBROOK DR, CASE 2024-0042:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Land Development Code 5.01.10 Fences and Walls. *Requesting Board determination of the case.*

Officer Wells began his presentation. On February 19, 2024, Officer Wells observed an unpermitted fence at this property. Officer Wells spoke with Jill Jenkins (the partner of the Owner) about the violation, a notice of visit was left with Ms. Jenkins requesting a fence permit to be pulled and photographs were recorded. Officer Wells received a phone call from Ms. Jenkins on February 26, 2024, she stated she would apply for a fence permit. On March 4, 2024, a second inspection was performed by Officer Wells with no permit application in the system to date. On March 5, 2024, the Code Enforcement Office mailed a NOV/NOH letter to the owner allowing for ten additional days to obtain a fence permit come into compliance. On March 14, 2024, the Office received a sign returned receipt by Ms. Jenkins. After many back and forth conversations, the property was still in violation as of May 2, 2024 on Officer Wells last inspection prior to the hearing.

The City recommends a motion to be made to find the respondent in violation of The Land Development Code, Section 5.01.10, giving the owner (10) additional days to come into compliance by May 19, 2024. The City recommends a motion to be made that all

administration fees (\$250.26) be paid by the Respondent and a fine of (\$50.00) per day per violation to begin on (May 20, 2024) if not in compliance by (May 19, 2024).

Speaker, Property Representative, Ms. Jenkins, 1608 Penbrooke Dr, Mr. Valentine (their handyman) installed fence panels that were damaged during the hurricane. The owners did not realize to replace broken would require a fence permit. They are catching up. Once they get the survey completed, they can then submit this to the planning department.

A MOTION WAS MADE BY MEMBER THOMPSON AND SECONDED BY MEMBER POSTMA TO FIND THE PROPERTY IN VIOLATION OF LDC CHAPTER 5.01.10 FENCES AND WALLS ALLOWING 30 ADDITIONAL DAYS TO COME INTO COMPLIANCE BY JUNE 08, 2024. FINES AND ADMINISTRATIVE FEES WILL BE HELD UNTIL THE JUNE 6, 2024 HEARING. MOTION CARRIED BY UNANIMOUS ROLL CALL VOTE.

- 5.4 **JAMES JOHN O'CONNER TRUST, 703 GARDEN STREET, CASE 2024-0029:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance) and Land Development Code Ch 7.01.05D Specific Parking Restrictions for Boats and Trailers. *Requesting Board determination of the case.*

Officer Wells began his presentation. Officer Wells observed the house on this property has some siding missing on the Garden Street side of the house. There was a boat parked on the addressed side of the house on Garden Street. A notice of visit was left on the side entry door giving the owner 30 days to correct the violations, recorded photos of the violations. On March 4, 2024, Officer Wells performed a 2nd inspection of the property, the violations have not been corrected at that time. A NOV/NOH letter was sent by certified mail allowing until April 5, 2024 to comply. On March 14, 2024, the Code Enforcement office received a receipt from the certified mail noting it was signed by James O'Conner, they also received a voicemail from Shannon O'Conner on March 27, 2024. Officer Wells performed a NOV/NOH Inspection on April 10, 2024, no corrections had been made, the next day, Officer Wells called Ms. O'Conner and left a voicemail asking for a returned call. Another call was made on April 23, 2024, and Officer Wells left a voicemail. A pre-agenda inspection was completed on May 2, 2024 by Officer Wells and no corrections had been made. Officer Wells concluded that this property has remained in violation of 42-117 and 7.01.05D.

The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section 42-117 and The Land Development Code, Chapter 7.01.05D giving the owner (30) additional days to come into compliance by June 8, 2024. The City recommends a motion to be made that all administration fees (\$250.26) be paid by the Respondent and a fine of \$ (50.00) per day per violation to begin on (June 9, 2024) if not in compliance by (June 8, 2024).

Board Discussion began. Discussion took place regarding the language of the Land Development Code in regard to the Boat violation 7.01.05D. The Board decided not to find this in violation.

A MOTION WAS MADE BY CHAIR KENT AND SECONDED BY MEMBER POSTMA TO FIND THE PROPERTY IN VIOLATION OF SECTION 42-117 EXTERIOR STRUCTURE, 30 DAYS FOR COMPLIANCE, ASSESS

ADMINISTRATIVE FEES AND A FINE OF \$50 PER DAY. MOTION CARRIED BY UNANIMOUS ROLL CALL VOTE.

6. BOARD BUSINESS

Educational Workshop will be scheduled on May 30th 2024, from 3:00pm to 5:00pm.

7. ADJOURNMENT

Motion to adjourn 6:03pm.

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STAFF REPORT
Case CODE-2024-0077
City of Fernandina Beach Code Enforcement & Appeals Board
June 06, 2024

Violation Information

Property Owner	David Bert Austin P.O. Box 15602 Fernandina Beach, FL 32035
Violation	City of Fernandina Beach- Municipal Code <i>Section 58-9 Use of recreational vehicles, etc. as living quarters (prohibited)...</i>
Location:	522 Citrona Drive, Fernandina Beach, Florida 32034

Summary and Background Information

February 23, 2024 – City Engineer, Charles George sent out a memo regarding a large structural residential fire at 522 Citrona Drive.

March 26, 2024 – After receiving a complaint about a generator running on and off 24/7 and two trailers/RVs parked in the front yard being used for living quarters, a police officer escorted me to this address to investigate the complaint. When we approached, a lady came out of one of the trailers and went and to get Mr. Austin for us to talk to. The police had already talked to the neighbors about the noise coming from the generator. The neighbors didn't have a problem with the generator, so we focused on the trailers. I explained to Mr. Austin that the trailers could not be parked in the front yard and used for living quarters. He told me that one of them was being used as a construction trailer during demolition. I asked him if we could look inside to confirm this and he said that the gentleman that was staying there was at work and it wouldn't be proper. I confirmed with him that it was indeed being lived in and not a construction trailer. He admitted that someone was indeed staying in that trailer. I told him that both trailers needed to be removed within three days. He told me that it would not be a problem to move them somewhere else. I gave him a "Notice of Visit" with the violation and remedy listed on it.

March 27, 2024 – State of Florida, Division of Investigative & Forensic Services, Detective Riegel, sent his report of the structural fire located at 522 Citrona Drive.

April 4, 2024 – I reinspected the property, nothing had changed, there were still two trailers there and he was still in violation.

May 3, 2024 – A Notice of Violation/ Notice of Hearing letter was mailed to the property owner.

May 10, 2024 – The returned receipt card for the Certified mail sent to the property owner was received in our office.

May 21, 2024 – I conducted a follow-up inspection, one trailer had been removed and one remained.

May 29, 2024 – I performed a Pre-Agenda inspection, the remaining trailer was still there.

Conclusion.

Since my original contact with the property owner on March 26, 2024, I have not heard from Mr. Austin.

Recommendation.

I recommend that you find the Respondent in violation of *Section 58-9 Use of recreational vehicles, etc. as living quarters (prohibited)...* of the City of Fernandina Beach- Municipal Code, and that the remaining trailer be removed from the property. The Respondent is to pay all administrative fees accrued until compliance is reached. Assess a \$50.00 fine per day per violation, beginning June 17th (11 days), if not in compliance by same date certain.

A handwritten signature in blue ink, appearing to read "M Forstrom", with a stylized, looped flourish at the end.

Michelle Forstrom
Code Enforcement Dep. Director



City of Fernandina Beach

Charles L. George, P.E.

Office of the City Engineer

cgeorge@fbfl.org

Chief Jeff Tambasco
City of Fernandina Beach Police Department

At approximately 10:30 am, Friday February 23, 2024, I received a call from Fernandina Beach Fire Chief Ty Silcox of a large structural residential house fire at 522 Citrona Avenue. As the City Engineer with previous experience with structural fire damage, I went to the scene to assist, if necessary, in observing the fire damage and assessing the structural stability.

The two-story structure is comprised primarily of light timber framing components with a metal tin roof system. The interior of the building contains multiple bedrooms, approximately 9 to 10. On the second floor, a central hallway leads the full length of the structure as access to the upstairs rooms. The house contains significant miscellaneous furnishings along with a fireplace and kitchen area.

Based on discussions with the responding fire teams, it appears the fire initially started upstairs where most of the damage occurred, although there were several downstairs areas that incurred significant fire damage.

Based on my observations and experience with similar structural fires, it is my preliminary engineering opinion that this structure is unsafe in its current state, is not habitable, and should not be occupied.

It is also my preliminary opinion, the extensive damage to this structure is likely to be condemned for occupancy.

If you have any questions, please do not hesitate to call.

Sincerely,

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

Charles L. George, P.E.
City Engineer

Cc: Chief Ty Silcox
Michelle Fordstrom - Code Enforcement
Jimmy Parr City Building Official





4.4.2024 08:36



NO
TRESPASSING

Sunnybrook

5.21.2024 15:37

NO
TRESPASSING

SunnyBrook

5.29.2024 10:57



5.29.2024 10:57



Jimmy Patronis
CHIEF FINANCIAL OFFICER

DIVISION OF
INVESTIGATIVE & FORENSIC SERVICES
DEPARTMENT OF FINANCIAL SERVICES
STATE OF FLORIDA

BUREAU OF FORENSIC SERVICES | BUREAU OF WORKERS' COMPENSATION FRAUD | BUREAU OF INSURANCE FRAUD
BUREAU OF FIRE, ARSON & EXPLOSIVES INVESTIGATIONS | OFFICE OF FISCAL INTEGRITY

March 27, 2024

Attention: Records Custodian:

On February 23, 2024, Fernandina Beach Fire Department requested the assistance of the Division of Investigative & Forensic Services-Bureau of Fire, Arson & Explosives Investigations at the scene of a STRUCTURE fire located at 522 Citrona Dr, Fernandina Beach, FL.

For the purpose of ensuring accurate reporting data to the Florida Fire Incident Reporting System (FFIRS), the National Fire Incident Reporting System (NFIRS), or Federal Bureau of Investigation-Uniform Crime Reporting (UCR) for indexed crimes, please see the below information and confirm that your records accurately reflect data concerning the fire cause determination as reported to FFIRS, NFIRS, or the FBI-UCR.

- Date of Incident: **February 23, 2024**
- Location of incident: **522 Citrona Dr, Fernandina Beach, FL**
- Requesting Agency: **Fernandina Beach Fire Department**
- Requesting Agency Incident/Case Number: **2024-00000509**
- Fire Cause Determination: **ACCIDENTAL**
- Case Status: **CLOSED / Fire - Accidental**
- BFAEI Case Agent Assigned: **Detective Matthew Riegel**
- BFAEI Case Number: **24-649**

As always, the Bureau of Fire, Arson & Explosives Investigations remains committed to working with your department to professionally and efficiently combat the crime of Arson in the State of Florida. Please do not hesitate to reach out to ANY member of our team if you need additional information concerning this incident.

Best regards,

Detective Matthew Riegel

Mission Statement

To Effectively Prevent, Discourage, Investigate and Prosecute Arson-Related Crimes for the Protection of Florida Citizens and Their Property.



City of Fernandina Beach
Code Enforcement Department

Ms. Michelle D. Forstrom
mforstrom@fbfl.org

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

May 3, 2024

Case Number: CODE-2024-0077

Cert. #: 9589 0710 5270 1049 2452 68 Delivering to:
PO BOX 15602, Fernandina Beach FL, 32034

Cert. #: 9589 0710 5270 1049 2452 75 Delivering to:
522 Citrona Dr., Fernandina Beach FL, 32034

IN THE MATTER OF:

David Austin
PO BOX 15602
Fernandina Beach, FL 32035

PREMISES: 522 CITRONA DR FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 2 (EX S-1)
IN OR 729/165 RED BAY FOREST PB 5/138

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:

58-9	Use of recreational vehicles, etc. as living quarters (prohibited)...	
	Remove both trailers	By 5/17/2024

(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.

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: June 6, 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, appearing to read "Michelle Forstrom". The signature is stylized with a large, looped initial "M" and a long, sweeping underline.

Michelle Forstrom

Code Enforcement Director

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

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

CERTIFIED MAIL®



9589 0710 5270 1049 2452 75
9589 0710 5270 1049 2452 75

U.S. Postal Service® Code ENF
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 522 Cirtona Dr.

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)	\$ 3.05
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$ 1.64
Total Postage and Fees	\$ 8.109

Sent To	DAVID AUSTIN
Street and Apt. No., or PO	522 CIRTONA DR
City, State, ZIP+4®	FERNANDINA BEACH, FL 32034

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

522 Cirtona Dr.

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:

DAVID AUSTIN
522 CIRTONA DR
FERNANDINA BEACH, FL 32034



9590 9402 7747 2152 0381 16

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2452 75

COMPLETE THIS SECTION ON DELIVERY

A. Signature	
X	☐ Agent ☐ Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	

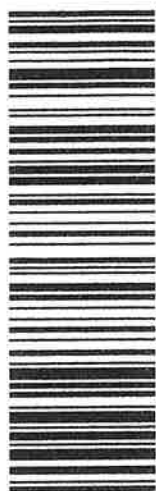
3. Service Type	
☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery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

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

Domestic Return Receipt

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

CERTIFIED MAIL®



9589 0710 5270 1049 2452 68
9589 0710 5270 1049 2452 68

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

522 Citrona Dr

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)

\$

3.15

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

1.64

Total Postage and Fees

\$

8.19

Sent To

DAVID AUSTIN

PO BOX 15602

Street and Apt. No., or

City, State, ZIP+4®

FERNANDINA BEACH, FL 32035

PS Form 3800, January 2023 PSN 7530-02-000-4047

See Reverse for Instructions

Postmark
Here

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:

DAVID AUSTIN
PO BOX 15602
FERNANDINA BEACH, FL 32035



9590 9402 7747 2152 0380 93

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2452 68

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

☐ All

☐ All Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

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

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

9589 0710 5270 1049 2452 75

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fee appropriate)	
☒ Return Receipt (hardcopy)	\$ 3.00
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.04
Total Postage and Fees	\$ 8.10
Sent To	DAVID AUSTIN
Street and Apt. No., or PO	522 CIRTONA DR
City, State, ZIP+4 [®]	FERNANDINA BEACH, FL 32034

PS Form 3811, January 2024 PSN 7530-02-000-9053 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:

DAVID AUSTIN
CIRTONA DR
FERNANDINA BEACH, FL 32034

9590 9402 7747 2152 0381 16

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2452 75

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☐ Agent
B. Received by (Print Name)	☒ Addressee
C. Date of Delivery	5-11-24
D. Is delivery address different from item 1? If YES, enter delivery address below	☐ Yes ☒ No

MAY 20 2024

CODE ENFORCEMENT

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	
Mail Restricted Delivery	

Domestic Return Receipt

June 6, 2024 @ 5:00 pm

This is a repeat violation case from October 7, 2021, that was found in violation by the CEAB of The Code of Ordinances Section: 42-116 Duty to Maintain Property.

Recommendation.

The City recommends a motion to be made to find the respondent in repeat violation of the Code of Ordinances, Section 42-116 Duty to Maintain Property giving the owner no additional time to come into compliance. 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 June 6, 2024, if not in compliance.

George Wells

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

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
112 South 9th Street
AS OF June 6, 2024
CODE CASE # 2024-0123

<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	\$41.60	\$41.60
George Wells, Code Enforcement Officer	4.25	\$27.13	\$115.30
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$26.87	\$53.74
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	1	\$0.64	<u>\$0.64</u>

TOTAL ADMINISTRATIVE FEES DUE

\$243.47

****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
REPEAT NOTICE OF VIOLATION/NOTICE OF HEARING

April 29, 2024

Case Number: CODE-2024-0123

Cert. #: 9589 0710 5270 1049 70

IN THE MATTER OF:

Cecilia Davis-Taylor
112 S. 9th Street
Fernandina Beach, FL 32034

PREMISES: 112 S. 9TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 49
LOTS 2 & 7 CITY OF FDNA BEACH

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

42-116 Duty to Maintain Property – Entire property is in violation regarding high grass, weeds, and vines that are not being properly kept and maintained.

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

Therefore, this department is bringing this matter back before the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: June 6, 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 \$500.00 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:

Cecilia Davis-Taylor
112 S. 9th St.
Fernandina Beach, FL 32034



9590 9402 7747 2152 0381 54

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2488 70

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

MAY 02 2004

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 (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

U.S. Postal Service™
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

\$ 8.69

Postmark
Here

Cecilia Davis-Taylor
112 S. 9th St.
Fernandina Beach, FL 32034

See reverse for Instructions

9589 0710 5270 1049 2488 70



4.25.2024 13:28



4.25.2024 13:27



4.25.2024 13:27



4.25.2024 13:28



4.25.2024 13:28



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: October 7, 2021
Case Number: 2020-0240

IN THE MATTER OF: Respondent Name: **DAVIS-TAYLOR, CECILIA**
Respondent Address: 112 SOUTH 9TH ST.
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on October 7, 2021, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on AUGUST 4, 2021, and the Respondent had representation present at the hearing.
2. The real property on which the violations occurred is 112 SOUTH 9TH ST., Fernandina Beach, FL and a brief legal description being **BLOCK 49 LOTS 1 2 & 7 IN OR 1335/1202 CITY OF FDNA BEACH.**
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **SECTIONS 42-116 DUTY TO MAINTAIN PROPERTY (REPEAT); and 42-117 EXTERIOR STRUCTURE (MAINTENANCE) (REPEAT).**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of Sections:
 - a. 42-116, to assess administrative fees, and if not in compliance by November 8, 2021, to assess fines of \$100 per day beginning November 8, 2021.
 - b. 42-117, to assess administrative fees, and if not in compliance by April 7, 2022, to assess fines of \$100 per day beginning April 7, 2022.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered October 7, 2021 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: _____

Chair, Adam Kaufman

COUNTY OF NASSAU

STATE OF FLORIDA

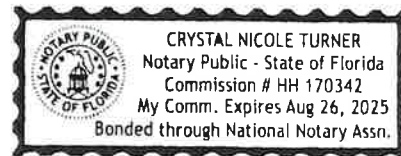
I HEREBY CERTIFY that on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, personally appeared Adam Kaufman to me well known to be the Chair of the Code Enforcement and Appeals Board of the City of Fernandina Beach, and known to me to be the persons who executed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

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 8 day of October, 20 21.

(NOTARY SEAL)

Crystal Turner

Notary Public, State of Florida



A CERTIFIED TRUE COPY



Office of the City Clerk
City of Fernandina Beach, Florida

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

STAFF REPORT
Case # 2023-0271
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

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



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

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

(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)

C. Date of Delivery

1/6/24

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

JAN 17 2024

CODE ENFORCEMENT

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

4. Fee

4.35

8.53

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.

2024 FERNANDINA BEACH, FL 32034

Postmark Here

4.35

8.53

FL - 32034

Michael Brodsky
502 Stanley Dr
Fernandina Beach, FL 32034

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**

Postmark
Here

Sent To **Michael Brodsky**
Street and Apt. No., or P.O. Box **502 Stanley Dr**
City, State, ZIP+4® **Fernandina Beach, FL 32034**

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

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.flfla.gov/code Email: gwells@flfla.gov

Address: 502 Stanley Dr.
Date: 9-25-23 Time: 2:40 AM ☒ PM

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

REASON FOR VISIT:

- | | |
|--|---------------|
| ☐ Duty to Maintain Property. | 42-116 |
| ☐ Exterior Structure (Maintenance).
Repair | 42-117 |
| ☐ Rubbish and Garbage. | 42-119 |
| ☐ Wrecked or inoperable motor vehicles on private property
declared a nuisance and prohibited.
-Remove, repair, or register vehicle and put current tags on it. | 42-123 |
| ☐ No Visible Address Numbers. | 78-0211.01.FK |
| ☐ Accessibility of Garbage and Recycle Containers. | 66-44 |
| ☐ Encroachments in the public right-of-way prohibited
without out permit. | 78-2140 |
| ☐ Parking prohibited in specified places: Overnight parking
on public property (right-of-way) for boats, trailers, RV's. | 78-8401.01 |
| ☐ Parking prohibited in specified places: All vehicles parked
on public property (right-of-way) shall be currently
tagged and displayed on vehicle. | 78-8401.05 |
| ☐ Outside Storage. | 8101.051.LK |
| ☐ Movable Module Storage Units (PODs): Permit required. | 8101.051.LK |
| ☐ 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. | 8101.051.LK |
| ☐ Prohibited Signs. | 8101.051.LK |
| ☒ Other <u>Fence permit required 5.02.10</u> | 8101.051.LK |

Please contact George Wells, Code Enforcement Officer at (904) 310-3440 or
send email to gwells@flfla.gov, within 5 DAYS of this notice to discuss
compliance with the above listed issue, or being this property into compliance
by 10-25. 2023. Failure to do so will result in an
official written notice with a possible outcome of fines.

Comments: Finished side and rear
towards Neighbor. Additional lattice
must be removed. excede fence
height requirement 6'6"

9.25.2023 14:46



9.25.2023 14:32

EVIDENCE PRESENTED:
3-7-24 CEAB HEARING



9.25.2023 14:41



**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 Thomspson
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 Thomspson 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 COMPLIANCE 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 UNANIMOUSLY.

- 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.



BARBARA KENT, BOARD CHAIR



CRYSTAL RIMES, BOARD SECRETARY



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

Permit

Permit NO. **ZON-000302-2021**

Permit Type: **Zoning Permit**

Work Classification: **Fence (non-structural)**

Permit Status: **Issued**

Issue Date: **04/04/2024**

Expiration: **10/01/2024**

Location Address

Parcel Number

502 STANLEY DR, FERNANDINA BEACH, FL 32034

00-00-31-128A-0030-0000

Contacts

Michael Brodsky
502 Stanley DR, Fernandina Beach , FL 32034
(203)918-0225

Owner

mike@whcapital.com

Michael Brodsky
502 Stanley DR, Fernandina Beach , FL 32034
(203)918-0225

Applicant

mike@whcapital.com

Description: Replace deteriorating section of fence and gate between my house and 500 Stanley Drive for privacy and security-Add approximately 20 foot section of fence 6 feet high

Valuation: **\$1,250.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Fence (non-structural)	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Check # B7JnuW0xrlbj	\$50.00
Amount Due:	\$0.00

Available Inspections:

Inspection Type	
Final Planning/Zoning	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION.
(See Chapter 1 Building Code)



4.22.2024 09:17



4.22.2024 09:15



4.22.2024 09:15



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: MARCH 7, 2024
Case Number: CODE-2023-0271

IN THE MATTER OF: Respondent Name: **MICHAEL BRODSKY**
Respondent Mailing Address: 502 STANLEY DR
FERNANDINA BEACH FL 32035

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on MARCH 7, 2024 a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on JANURARY 4, 2024 and the Respondent was not present at the hearing.
2. The real property on which the violations occurred is **502 STANLEY DR.**, Fernandina Beach, FL and a brief legal description being *LOT 30 IN OR 2230/363 FOREST HILLS 1 PB 2/76*.
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **5.01.10 FENCES AND WALLS**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of Land Development Code 5.01.10, to assess administrative fees, and if not in compliance by April 6, 2024 to assess fines of \$50 per day beginning April 7, 2024.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days of the date so ordered.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.

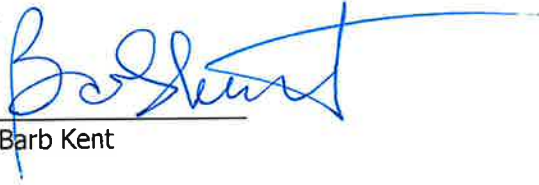


City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered March 7, 2024 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By:


Chair, Barb Kent

COUNTY OF NASSAU

STATE OF FLORIDA

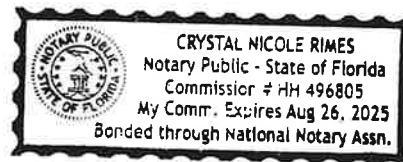
I HEREBY CERTIFY that on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, personally appeared Barb Kent to me well known to be the Chair of the Code Enforcement and Appeals Board of the City of Fernandina Beach, and known to me to be the persons who executed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

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 14th day of March, 2024.

(NOTARY SEAL)



Notary Public, State of Florida



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



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**FINES & FEES INCURRED FROM
502 STANLEY DR
AS OF 4/26/24
CODE CASE #2023-0271**

<u>DATES</u>	<u># OF DAYS</u>	<u>FINE PER DAY</u>	<u>TOTAL</u>
APRIL 7 - APRIL 22, 2024	15	\$50.00	\$750.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
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			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00

TOTAL FINES	\$750.00
TOTAL ADMINISTRATIVE FEES	\$234.92
GRAND TOTAL DUE	\$984.92

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



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	0	\$23.50	\$0.00
Certified letters mailed	1	\$7.85	\$7.85
First Class letters mailed	1	\$0.51	<u>\$0.51</u>

TOTAL ADMINISTRATIVE FEES DUE

\$234.92

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

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



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: MAY 9, 2024

Case Number: CODE-2024-0014

IN THE MATTER OF: Respondent Name: **LINDA F. HOWINSON**
Respondent Mailing Address: PO BOX 244
FERNANDINA BEACH, FL 32035

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on MAY 9, 2024, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on MARCH 18, 2024 and the Respondent was not present at the hearing.
2. The real property on which the violations occurred is **213 N 3RD ST.**, Fernandina Beach, FL and a brief legal description being *BLOCK 8 LOTS 23 24 25 & 26 IN OR 200 PG 675 CITY OF FDNA BEACH.*
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **SECTION 42-117 EXTERIOR STRUCTURE (MAINTENANCE).**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of 42-117 Exterior Structure (Maintenance) to assess administrative fees, and if not in compliance by June 8, 2024, the Board will determine the assessment of daily fines of \$50 beginning on June 9, 2024, at the next Code Enforcement and Appeals Board Hearing on June 6, 2024.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within forty-five (45) days of the date so ordered.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered May 9, 2024, at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 
Member Benard Thompson

COUNTY OF NASSAU

STATE OF FLORIDA

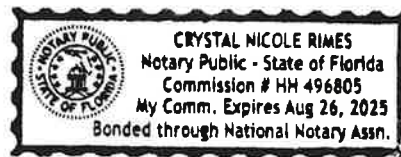
I HEREBY CERTIFY that on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, personally appeared Mr. Benard Thompson to me well known to be a Board Member of the Code Enforcement and Appeals Board of the City of Fernandina Beach, and known to me to be the persons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

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 17th day of May, 2024.



Notary Public, State of Florida

(NOTARY SEAL)



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

STAFF REPORT
Case # 2024-0014
City of Fernandina Beach Code Enforcement & Appeals Board
May 9, 2024

Violation Information

Owner: Linda F. Howison
P. O. Box 244
Fernandina Beach, Florida 32035-0244

Violation: City of Fernandina Beach – Code of Ordinances,
Section: 42-117 – Exterior Structure (Maintenance)

Location: 213 N. 3rd Street

Summary and Background Information

01/18/2024 – I observed this house had several issues on the exterior of the main structure, along with the accessory structure. I posted a door hanger on the front door giving the respondent 30 days to correct the violation. Recorded photo of door hanger posting.

02/19/2024 – A 2nd inspection was performed, and no corrections were made.

02/20/2024 – I mailed a certified NOV/NOH letter to the owner giving the respondent until 3/21/24 to come into compliance.

03/18/2024 – Our office had not received the signed return receipt, so we posted a 2nd copy of the NOV/NOH letter on the front entry door giving the respondent until 4/18/24 to come into compliance. I recorded a photo of the posting. I filled out a notarized affidavit of service.

04/18/2024 – I performed a 2nd NOV/NOH inspection, and no corrections were made.

04/23/2024 – I called the respondent and left a voice mail for them to give me a call concerning their case. They did not return my phone call.

04/26/24 – The respondent picked up the first certified letter from the post office.

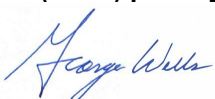
05/02/2024 – A pre-agenda inspection was performed showing no corrections had been made.

Conclusion.

The property remains in violation as of 05/02/2024. The property owner has not returned our phone call.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section 42-117, giving the owner (30) additional days to come into compliance by June 9th, 2024. The City recommends a motion to be made that all administration fees \$(263.82) be paid by the Respondent and a fine of \$ (50.00) per day per violation to begin on (June 10, 2024) if not in compliance by (June 9, 2024).



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
213 N. 3rd St.
AS OF May 9th, 2024
CODE CASE # 2024-0014

<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	\$41.60	\$41.60
George Wells, Code Enforcement Officer	5	\$27.13	\$135.65
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$26.87	\$53.74
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	1	\$0.64	\$0.64

TOTAL ADMINISTRATIVE FEES DUE

\$263.82

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

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.fbi.us/Code

Equal Opportunity Employer



CITY OF FERNANDINA BEACH

Code Enforcement Department

Mr. George Wells

Code Enforcement Officer

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

March 18, 2024

Case Number: CODE-2024-0014

POSTED AT THE PROPERTY

IN THE MATTER OF:

Linda F. Howison
P.O. Box 244
Fernandina Beach, FL 32035-0244

PREMISES: 213 N 3RD ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 8 LOTS 23 24 25 & 26 IN OR 200 PG 675 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:

42-117 Exterior Structure (Maintenance)

Repair or replace missing or rotten wood siding on the exterior. Scrape, seal and paint all peeling paint on the soffit and porch ceiling. Paint all metal siding with rust inhibitor paint on garage that is rusted. Submit COA request as needed for repairs.

By 4/18/2024

(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: May 9, 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: 2024-0014_____

Date: March 18, _____, 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 :

NOV/NOH letter

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

a.) Property Owner/ Respondent : Linda F. Howison _____ ("Recipient")

b.) Address/Location of Violation: 213 N. 3rd St. _____
Fernandina Beach, FL 32034

c.) Address/Location of Service: 213 N. 3rd St. _____

d.) Date: 3/18/2024 _____ Time: 1:49 _____ ☐ AM x 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:
Posted NOV/NOH letter on the front entry door.

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.

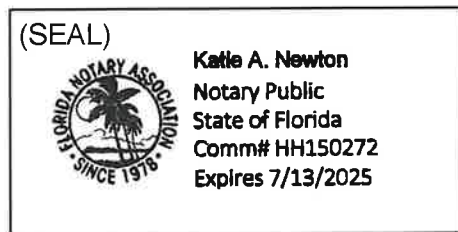
FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : *George Wells* Date: 3/18/2024 _____

Print Name: George Wells _____

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 18th day of March, 2024.

STATE OF FLORIDA
NASSAU COUNTY



Notary Signature: *Katie A Newton*

Notary Printed Name: Katie A Newton

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

Remove X

Tracking Number:

9589071052701049248702

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was picked up at the post office at 4:43 pm on April 26, 2024 in FERNANDINA BEACH, FL 32034.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office

FERNANDINA BEACH, FL 32034
April 26, 2024, 4:43 pm

Available for Pickup

DOWNTOWN FERNANDINA BEACH
401 CENTRE ST
FERNANDINA BEACH FL 32034-4288
M-F 0900-1600
March 1, 2024, 9:59 am

Reminder to pick up your item before March 7, 2024

FERNANDINA BEACH, FL 32035
February 27, 2024

Available for Pickup

DOWNTOWN FERNANDINA BEACH
401 CENTRE ST
FERNANDINA BEACH FL 32034-4288
M-F 0900-1600
February 22, 2024, 9:43 am

Feedback

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

February 21, 2024, 1:47 am

Hide Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates	▼
USPS Tracking Plus®	▼
Product Information	▼
See Less ^	

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



CITY OF FERNANDINA BEACH

Code Enforcement Department

Mr. George Wells

Code Enforcement Officer

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

February 20, 2024

Case Number: CODE-2024-0014

Cert. #: 9589 0710 5270 1049 2487 02

IN THE MATTER OF:

Linda F. Howison
P.O. Box 244
Fernandina Beach, FL 32035-0244

PREMISES: 213 N 3RD ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 8 LOTS 23 24 25 & 26 IN OR 200 PG 675 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:

42-117

Exterior Structure (Maintenance)

Repair or replace missing or rotten wood siding on the exterior. Scrape, seal and paint all peeling paint on the soffit and porch ceiling. Paint all metal siding with rust inhibitor paint on garage that is rusted. Submit COA request as needed for repairs.

By 3/21/2024

(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

Mailing Address: 204 Ash Street • Fernandina Beach, FL 32034 • Physical Address 516 S 10TH St, Fernandina Beach, FL 32034 • Email: gwells@fbfl.org • www.fbfl.us/code • (904) 310-3442
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).



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 2487 02
9589 0710 5270 1049 2487 02

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	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$ 3.65	
☒ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ 1.24	
Total Postage and Fees	\$ 8.69	
Sent To	Linda F. Howison	
Street and Apt. No., or P.O.	P.O. Box 244	
City, State, ZIP+4®	Fernandina Beach, FL 32035	
PS Form 3800, January 2023 PSN 7530-02-000-8047 See Reverse for Instructions		

213 N. 3rd St.

2024-0014

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:

Linda F. Howison
P.O. Box 244
Fernandina Beach, FL 32035



9590 9402 7747 2152 0375 53

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2487 02

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 (00)

- ☐ 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
304 ASH STREET

Please Contact Code Enforcement at 904-310-3440 or george@fernandina.gov

Address: 213 N. 3rd St

Date: 1-18-24

Time: 3:00

City: FD

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

REASON FOR VISIT:

- | ☐ | Reason for Visit | CODE |
|-------------------------------------|-------------------------------------|--------|
| ☐ | Abuse to Municipal Property | 42-116 |
| ☒ | Exterior Siding on house and garage | 42-117 |
| ☐ | Exterior Siding on house and garage | 42-118 |
| ☐ | Exterior Siding on house and garage | 42-119 |
| ☐ | Exterior Siding on house and garage | 42-120 |
| ☐ | Exterior Siding on house and garage | 42-121 |
| ☐ | Exterior Siding on house and garage | 42-122 |
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| ☐ | Exterior Siding on house and garage | 42-125 |
| ☐ | Exterior Siding on house and garage | 42-126 |
| ☐ | Exterior Siding on house and garage | 42-127 |
| ☐ | Exterior Siding on house and garage | 42-128 |
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| ☐ | Exterior Siding on house and garage | 42-199 |
| ☐ | Exterior Siding on house and garage | 42-200 |

Scrape + paint peeling paint on soffit

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or
send email to gwells@fernandina.gov, within 5 days of this notice to discuss
compliance with the above listed issue, or bring this property into compliance
by 2-12-24. Failure to do so will result in an
official written notice with a possible outcome of fines.

Comments: Replace all rotten and missing siding on the exterior. Metal siding on garage needs coating on the metal. Weeds to abate rust.

Code Enforcement Officer

1-18-2024 15:01



1.18.2024 14:59



1.18.2024 15:00



1.18.2024 15:00



CITY OF FERNANDINA BEACH

Code Enforcement Department

Mr. George Wells

Code Enforcement Officer

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

March 16, 2024

Case Number: CODE-2024-0034

POSTED AT THE PROPERTY

IN THE MATTER OF

Linda F. Howison
P.O. Box 244
Fernandina Beach, FL 32035-0244

PREMISES: 213 N 3RD ST. FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 8 LOTS 23 24 25 & 26 IN OR 200 PG 675 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:

42-117

Exterior Structure (Maintenance)

Repair or replace missing or rotten wood siding on the exterior. Scrape, seal and paint all peeling paint on the soffit and porch ceiling. Paint all metal siding with rust inhibitor paint on garage that is rusted. Submit COA request as needed for repairs.

By 4/18/2024

(These can be found on the City's website: www.fdlife.com/fl)

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.

Working Hours: 8:00 AM - 5:00 PM, Monday through Friday. After 5:00 PM, please call the City of Fernandina Beach at (904) 255-1111 for assistance.

3.18.2024 13:49



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: MAY 9, 2024

Case Number: CODE-2024-0029

IN THE MATTER OF: Respondent Name: **JAMES JOHN O'CONNER TRUST**
Respondent Mailing Address: 2440 LYNDAL RD.
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on MAY 9, 2024 a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on MARCH 5, 2024 and the Respondent was not present at the hearing.
2. The real property on which the violations occurred is **703 GARDEN ST.**, Fernandina Beach, FL and a brief legal description being *BLK 2 LOTS 10 & 11 & PT OF ABND R/W IN OR 899/1839 & OR 1279/864 & OR 1444/1825*.
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **Section 42-117 Exterior Structure (Maintenance)**.

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of 42-117 assess administrative fees, and if not in compliance by June 8, 2024, the Board will determine the assessment of daily fines of \$50 beginning on June 9, 2024 at the next Code Enforcement and Appeals Board Hearing on June 6, 2024.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days of the date so ordered.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered MAY 9, 2024 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 
Member Benard Thompson

COUNTY OF NASSAU

STATE OF FLORIDA

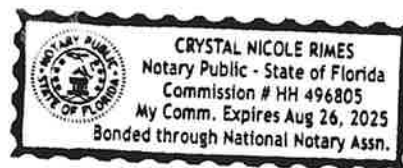
I HEREBY CERTIFY that on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, personally appeared Mr. Benard Thompson to me well known to be a Board Member of the Code Enforcement and Appeals Board of the City of Fernandina Beach, and known to me to be the persons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

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 17th day of May, 2024.

(NOTARY SEAL)



Notary Public, State of Florida



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

STAFF REPORT
Case #2024-0029
City of Fernandina Beach Code Enforcement & Appeals Board
May 9, 2024

Violation Information

Owner James John O'Conner Trust
2240 Lyndale Road
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-117 Exterior Structure (Maintenance)
Land Development Code – Chapter: 7.01.05D Specific Parking Restriction for
Boats and Trailers.

Location: 703 Garden Street

Summary and Background Information

02-01-2024 – I observed the house on this property has some siding missing on the Garden Street side of the house. There was a boat parked on the addressed side of the house on Garden Street. I left a notice of visit on the side entry door giving the owner 30 days to correct the violations. I recorded photos of the violations.

03-04-2024 – I performed a 2nd inspection of the property. The violations have not been corrected.

03-05-2024 – I mailed a certified NOV/NOH letter to the owner giving until 4/5/24 to come into compliance.

03-14-2024 - Our office received the signed return receipt by James O'Conner giving us proper service.

03-27-2024 – I received a voice mail from Shannon O'Conner asking for a return call.

04-10-2024 – I performed a NOV/NOH inspection. No corrections.

04-11-2024 – I called Shannon O'Conner and left a voice mail for them to give me a return call.

04-23-2024 – I placed another phone call to the owner. There was no answer or voice mail.

05-02-2024 – I called the owner again and left a voicemail for them to give me a call about this case.

05-02-2024 – I performed a pre-agenda inspection. No corrections of the violations.

Conclusion.

The property is still in violation of 42-117 & 7.01.05D as of 5/2/24.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section 42-117 and The Land Development Code, Chapter 7.01.05D giving the owner (30) additional days to come into compliance by June 8, 2024. The City recommends a motion to be made that all administration fees (\$250.26) be paid by the Respondent and a fine of \$ (50.00) per day per violation to begin on (June 9, 2024) if not in compliance by (June 8, 2024).

George Wells

A handwritten signature in blue ink, appearing to read "George Wells", is written over the printed name.

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
ADDRESS: 703 Garden Street
AS OF May 9, 2024
CODE CASE #2024-0029

<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	\$41.60	\$41.60
George Wells, Code Enforcement Officer	4.5	\$27.13	\$122.09
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$26.87	\$53.74
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	1	\$0.64	\$0.64

TOTAL ADMINISTRATIVE FEES DUE **\$250.26**

****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

March 5, 2024

Case Number: CODE-2024-0029

Cert. #: 9589 0710 5270 1049 2487 95

IN THE MATTER OF:

JAMES JOHN O' CONNER TRUST
2240 LYNNDAL RD.
FERNANDINA BEACH, FL 32034

PREMISES: 703 GARDEN ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 2 LOTS 10 & 11 & PT OF ABND R/W IN OR 899/1839 & OR 1279/864 & OR 1444/1825

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

7.01.05 D Specific Parking Restriction for Boats and Trailers - Boats, boat trailers, utility trailers, and similar vehicles shall not be parked overnight in any zoning district except in an area specifically designated by this LDC for that purpose. Such vehicles, when unoccupied, may be parked or stored in a completely enclosed building, a carport attached to a principal building, or in a side or rear yard

Remove or relocate boat and trailer to a side or rear yard behind the front line of the house or inside a structure.

By 4/5/2024

42-117 Exterior Structure (Maintenance)

Replace missing vinyl siding.

By 4/5/2024

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

(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: May 9, 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:

JAMES JOHN O' CONNER TRUST

2240 LYNNDALE RD

FERNANDINA BEACH, FL 32034



9590 9402 7747 2152 0376 07

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2487 95

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X



☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

RECEIVED

MAR 14 2024

CODE ENFORCEMENT

3. Service Type

City of Fernandina Beach

☐ 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

30)

9589 0710 5270 1049 2487 95

U.S. Postal Service™

Code EnF.

CERTIFIED MAIL® RECEIPT

Domestic Mail Only 2024-0029

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

OFFICIAL USE

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

JAMES JOHN O' CONNER TRUST

2240 LYNNDALE RD

FERNANDINA BEACH, FL 32034

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



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



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 Ash Street

Phone: (904) 210-3440 Website: www.fernandinafl.gov/codeenforcement

Address: 703 Garden St.
Date: 2-1-24 Time: 9:45 PM

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

REASON FOR VISIT:	CODE
☐ Inability to Maintain Property	42-116
☒ Exterior Structure Maintenance <u>Repair & replace missing vinyl siding on exterior.</u>	42-117
☐ Roofs and Gutters	42-119
☐ Wrecked or Inoperable motor vehicles on private property declared a nuisance and prohibited - Remove, repair, or register vehicle and get current tag on it	42-173
☐ No Visible Address Numbers	78-0101 LDC
☐ Accessibility of Garbage and Recycle Containers	46-44
☐ Encroachments in the public right-of-way prohibited without out permit	78-2141
☐ Parking prohibited in specified places: Overnight Parking on public property (right-of-way) for Buses, Trailers, RV's	78-0401 LDC
☐ Towing prohibited in specified places: All Vehicles parked on public property (right-of-way) shall be currently tagged and displayed for outside	78-0401 LDC
☐ Outside Storage	501.09 LDC
☐ Mobile Modular Storage Units (PMU), Permit required	502.06 LDC
☒ Recreational Vehicle, Buses, Trailers or Similar Vehicles - Remove or store in a proper structure or behind the front line of the house, in side or rear yard.	701.05 LDC
☐ Prohibited Signs	503.09(1) LDC
☐ Other	

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or
send email to gwells@city.fernandinafl.gov, within 5 days of this notice to discuss
compliance with the above listed issue, or bring this property into compliance
by 3-2-24. Failure to do so will result in an
official written notice with a possible outcome of fines.

Comments: House is addressed on
Garden St. which makes where
the boat is parked on the
front yard which Wells
is prohibited Code Enforcement Officer 2.1.2024 09:45





2.1.2024 09:45



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

CERTIFIED MAIL®



9589 0710 5270 1049 2487 95

9589 0710 5270 1049 2487 95

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 appropriate)	
☒ Return Receipt (hardcopy)	\$ 3.65
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	1.04
Total Postage and Fees	
\$	8.109
Sent To	
JAMES JOHN O' CONNER TRUST	
Street and Apt. No., or P.O. Box	
2240 LYNDALE RD	
City, State, ZIP+4®	
FERNANDINA BEACH, FL 32034	

PS Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions

2024-0029

703 barden st.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JAMES JOHN O' CONNER TRUST
2240 LYNNDAL RD
FERNANDINA BEACH, FL 32034



9590 9402 7747 2152 0376 07

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2487 95

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
 Restricted Delivery
 30)

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

Domestic Return Receipt

Certified Mail

- A receipt (this portion)
- A unique identifier for delivery.
- A record of delivery (a signature) that is retail for a specified period.

Important Reminders

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service, Certified Mail service, International mail.
- Insurance coverage is with Certified Mail sent by Certified Mail service. Insurance coverage on certain Priority Mail items.
- For an additional fee, a endorsement on the mailpiece for the following services:
 - Return receipt service of delivery (including electronic version). For complete PS Form 3811 Receipt, attach PS Form 3800, January.

PS Form 3800, January



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: MAY 9, 2024

Case Number: CODE-2024-0058

IN THE MATTER OF: Respondent Name: **EUGENE HOOVER JR**
Respondent Mailing Address: 1717 BEECH ST
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on **MAY 9, 2024**, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on MARCH 6, 2024 and the Respondent was not present at the hearing.
2. The real property on which the violations occurred is **1717 BEECH ST.**, Fernandina Beach, FL and a brief legal description being *BLOCK 2 LOTS 12 & 14 IN OR 1452/1886 EX N20 FT OF 12.*
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **SECTION 42-173 WRECKED OR INOPERABLE MOTOR VEHICLE**

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of 42-173 to assess administrative fees, and if not in compliance by May 19, 2024, the Board will determine the assessment of daily fines of \$50 beginning on June 7, 2024 as determined at the next Code Enforcement and Appeals Board Hearing on June 6, 2024.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within forty-five (45) days of the date so ordered.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered May 9, 2024 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 
Member Bernard Thompson

COUNTY OF NASSAU

STATE OF FLORIDA

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

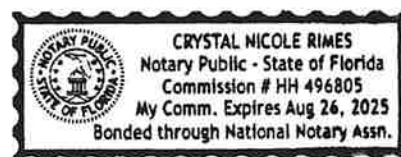
WITNESS my hand and official seal at Fernandina Beach, said County and State on this 17th day of May, 2024.



Crystal Nicole Rimes

Notary Public, State of Florida

(NOTARY SEAL)



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

STAFF REPORT
Case # 2024-0058
City of Fernandina Beach Code Enforcement & Appeals Board
May 9, 2024

Violation Information

Owner Eugene Hoover Jr.
1717 Beech 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: 1717 Beech Street

Summary and Background Information

01-22-24 – I stopped by and spoke with the homeowner about the vehicle parked in the back yard with an expired tag displayed on it along with multiple flats tire. He stated that he had a current tag for the vehicle and had not placed it on the vehicle. He also stated he would air up the tires. I did not open a case at this time.

03-05-2024 – I observed the owner had not placed the new tag on the vehicle along with not airing up the tires. I recorded photos of the violation.

03-06-2024 – I mailed a certified NOV/NOH letter to the owner giving the respondent until 3/16/24 to come into compliance.

03-14-2024 – Our department received the signed return receipt by Mr. Hoover confirming proper service.

03-18-2024 – I conducted a NOV/NOH inspection of the property confirming the tag was still expired on the vehicle.

04-23-2024 – I called Mr. Hoover and asked him if I could meet with him about the inoperable vehicle. I met with the owner at the property. He seemed very confused stating that the new tag was on the vehicle. I told Mr. Hoover the tag on the vehicle expired in 2019. He looked confused and said that the new tag was in the trunk and the battery was dead where could not open the trunk. I called my supervisor and asked her to have the police run the vin number on this vehicle. It came back that the tag on the vehicle was the latest tag acquired.

05-02-2024 – A pre-agenda inspection was performed showing the vehicle is still in violation of 42-173.

Conclusion.

The vehicle is still in violation of the Municipal Code of Ordinances section: 42-173.

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) additional days to come into compliance by May 19, 2024. The City recommends a motion to be made that all administration fees (\$ 250.26) be paid by the Respondent and a fine of (\$50.00) per day per violation to begin on (May 20, 2024) if not in compliance by (May 19, 2024).

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

ADDRESS: 1717 Beech Street

AS OF 05/09/2024

CODE CASE # 2024-0058

<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	\$41.60	\$41.60
George Wells, Code Enforcement Officer	4.5	\$27.13	\$122.09
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$26.87	\$53.74
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	1	\$0.64	\$0.64

TOTAL ADMINISTRATIVE FEES DUE

\$250.26

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

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.fbf.us/Code

Equal Opportunity Employer



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

March 6, 2024

Case Number: CODE-2024-0058

Cert. #: 9589 0710 5270 1049 2488 18

IN THE MATTER OF:

Eugene Hoover Jr
1717 Beech St.
Fernandina Beach, FL 32034

PREMISES: 1717 BEECH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 2 LOTS 12 & 14 IN OR 1452/1886 EX N20 FT OF 12

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 vehicle in the rear needs a current decal placed on the By 3/16/2024
tag. All tires need to be inflated.**

(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: May 9, 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

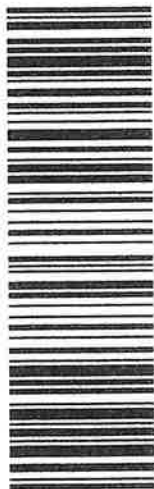
Code Enforcement Officer

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.

9589 0710 5270 1049 2488 18

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

CERTIFIED MAIL®



9589 0710 5270 1049 2488 18

9589 0710 5270 1049 2488 18

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

\$

8.69

Postmark
Here

Sent To

Eugene Hoover Jr

Street and Apt. No., c.

1717 Beech St.

City, State, ZIP+4®

Fernandina Beach, FL 32034

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:

**Eugene Hoover Jr
1717 Beech St.
Fernandina Beach, FL 32034**



9590 9402 7747 2152 0376 38

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature

☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery

☐ Registered Mail™

☒ Certified Mail®

☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery

☐ Signature Confirmation™

☐ Collect on Delivery

☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

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:

Eugene Hoover Jr
1717 Beech St.
Fernandina Beach, FL 32034


9590 9402 7747 2152 0376 38

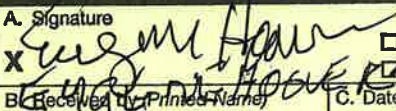
2. Article Number (Transfer from service label)

9589 0710 5270 1049 2488 18

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature



☐ Agent

☒ Addressee

B. Received by (Printed Name)

Eugene Hoover Jr

C. Date of Delivery

3-8-2024

D. Is delivery address different from item 1?

If YES, enter delivery address below

☐ Yes

☒ No

RECEIVED

MAR 14 2024

CODE 1 18 ELEMENT

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

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over 5000)

Domestic Return Receipt

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

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

9589 0710 5270 1049 2488 18

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

Eugene Hoover Jr

Street and Apt. No., or

1717 Beech St.

City, State, ZIP+4®

Fernandina Beach, FL 32034

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

OFFICIAL

FERNANDINA BEACH, FL

6

Postmark Here

USPS 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.fbf.org Email: gswells@fbf.org

Address: 1717 Beech St

Date: 1-22-24

Time: 1:35 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 |
| ☒ Wrecked or inoperable motor vehicles on private property
declared a nuisance and prohibited.
-Remove, repair, or register vehicle and put current tags on it. | 42-173 |
| ☐ No Visible Address Numbers. | 7.01.02(c) LDC |
| ☐ Accessibility of Garbage and Recycle Containers. | 66-44 |
| ☐ Encroachments in the public right-of-way prohibited
without our permit. | 70-2 (a) |
| ☐ Parking prohibited in specified places: Overnight Parking
on public property (right-of-way) for Boats, Trailers, RV's. | 78-84(a)(4) |
| ☐ Parking prohibited in specified places: All Vehicles parked
on public property (right-of-way) shall be currently
tagged and displayed on vehicle. | 78-84(a)(5) |
| ☐ Outside Storage. | 5.01.09 LDC |
| ☐ Movable Module Storage Units (POD): Permit required. | 5.02.06 LDC |
| ☐ Recreational Vehicle, Boats, Trailers or Similar Vehicles.
Remove or store in a proper structure or behind the front
line of the house, in side or rear yard. | 7.01.05 LDC |
| ☐ Prohibited Signs. | 5.03.05(h) LDC |
| ☐ Other | |

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or
send email to gswells@fbf.org, within **5 Days** of this notice to discuss
compliance with the above listed issue, or bring this property into compliance
by 2-1, 2024. **Failure to do so will result in an
official written notice with a possible outcome of fines.**

Comments:

1.22.2024 13:36

Wells
Code Enforcement Officer



1.22.2024 13:31



1.22.2024 13:27



3.5.2024 13:43

FLORIDA
TR1 3CY

07-19

3.5.2024 13:42



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: May 9, 2024
Case Number: CODE-2024-0042

IN THE MATTER OF: Respondent Name: **WILLIAM DUENAS**
Respondent Mailing Address: 1608 PENBROOK DR
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on MAY 9, 2024 a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on MARCH 5, 2024 the Respondent was present at the hearing.
2. The real property on which the violations occurred is **1608 PENBROOKE DR**, Fernandina Beach, FL and a brief legal description being *BLOCK 8 LOT 16 IN OR 1044/872 LAKEWOOD #2 PB 5/136*.
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **Land Development Code Chapter 5.01.10 Fences and Walls**.

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. Based on the foregoing findings of fact, the Board voted to find the property in violation of 5.01.10 to assess administrative fees, and if not in compliance by June 8, 2024, the Board will determine the assessment of daily fines of \$50 per day beginning on June 9, 2024, at the next Code Enforcement and appeals Board Hearing on June 6, 2024.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within thirty (30) days of the date so ordered.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered May 9, 2024 at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 
Member Benard Thompson

COUNTY OF NASSAU

STATE OF FLORIDA

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

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 17th day of May, 2024.



(NOTARY SEAL)

Notary Public, State of Florida

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

STAFF REPORT
Case # 2024-0042
City of Fernandina Beach Code Enforcement & Appeals Board
May 9, 2024

Violation Information

Owner William Duenas
1608 Penbrook Drive
Fernandina Beach, Florida 32034

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: 1608 Penbrook Drive

Summary and Background Information

02-19-2024 – I observed a new fence had been installed at this property without a permit. I spoke with Jill Jenkins (partner of the owner) about the violation and left her a notice of visit giving them 10 days to obtain a fence permit. Recorded photos of the violation.

02-26-2024 – I received a phone call from Mrs. Jenkins. She stated she would apply for the permit online and call us when it had been issued.

03-04-2024 – A 2nd inspection was performed with no permit application in the system to date.

03-05-2024 – I mailed a certified NOV/NOH letter to the owner giving them 10 additional days to obtain the permit for the fence.

03-14-2024 – Our office received the signed return receipt by Jill Jenkins (partner).

03-19-2024 – NOV/NOH inspection was performed. No permit has been issued to date.

04-23-2024 – I spoke with Jill Jenkins. She stated that she applied for the wrong permit and reapplied for a permit. I did not see the application in the system that day.

04-23-2024 – Our office received a call from Jill Jenkins requesting an extension. The office did not grant an extension.

04-26-2024 – The Planning Department received an application for a fence permit.

04-29-2024 – The Planning Department sent the owner an email requesting a copy of the survey with the location of the fence to be installed.

05-01-2024 – A second email was sent by The Planning Department to the homeowner requesting the same information.

05-02-2024 – A pre-agenda inspection showed the fence permit application is on hold waiting for a current survey.

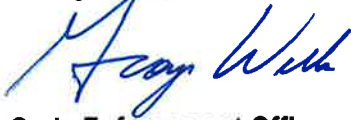
Conclusion.

I believe the owner is trying to get the permit issued. There is some confusion because Mrs. Jill Jenkins is the point of contact but not the owner.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of The Land Development Code, Section 5.01.10, giving the owner (10) additional days to come into compliance by May 19, 2024. The City recommends a motion to be made that all administration fees (\$250.26) be paid by the Respondent and a fine of (\$50.00) per day per violation to begin on (May 20, 2024) if not in compliance by (May 19, 2024).

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
ADDRESS: 1608 Penbrook Drive
AS OF May 9, 2024
CODE CASE #2024-0042

<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	\$41.60	\$41.60
George Wells, Code Enforcement Officer	4.5	\$27.13	\$122.09
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$26.87	\$53.74
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	1	\$0.64	\$0.64

TOTAL ADMINISTRATIVE FEES DUE

\$250.26

****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

March 5, 2024

Case Number: CODE-2024-0042

Cert. #: 9589 0710 5270 1049 2488 01

IN THE MATTER OF:

William Duenas
1608 Penbrook Drive
Fernandina Beach, FL 32034

PREMISES: 1608 PENBROOK DR., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 8 LOT 16 IN OR 1044/872 LAKEWOOD #2 PB 5/136

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)

Apply and obtain a fence permit for the new fencing.

By 3/15/2024

(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.

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: May 9, 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:

William Duenas

1608 Penbrook Drive

Fernandina Beach, FL 32034

9590 9402 7747 2152 0376 76

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2488 01

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/8/24

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes

No

RECEIVED

MAR 14 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

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

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

Domestic Return Receipt

9589 0710 5270 1049 2488 01

U.S. Postal Service™ Code En F.

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

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

\$.04

Total Postage and Fees

\$ 8.09

Sent To

William Duenas

Street and Apt. No.

1608 Penbrook Drive

City, State, ZIP+4®

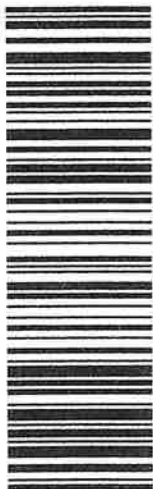
Fernandina Beach, FL 32034

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 2488 01
9589 0710 5270 1049 2488 01

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

\$

.04

Total Postage and Fees

\$

8.09

Sent To

William Duenas

Street and Apt. No.

1608 Penbrook Drive

City, State, ZIP+4®

Fernandina Beach, FL 32034

Postmark
Here

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

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William Duenas
1608 Penbrook Drive
Fernandina Beach, FL 32034



9590 9402 7747 2152 0376 76

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2488 01

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

☐ 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

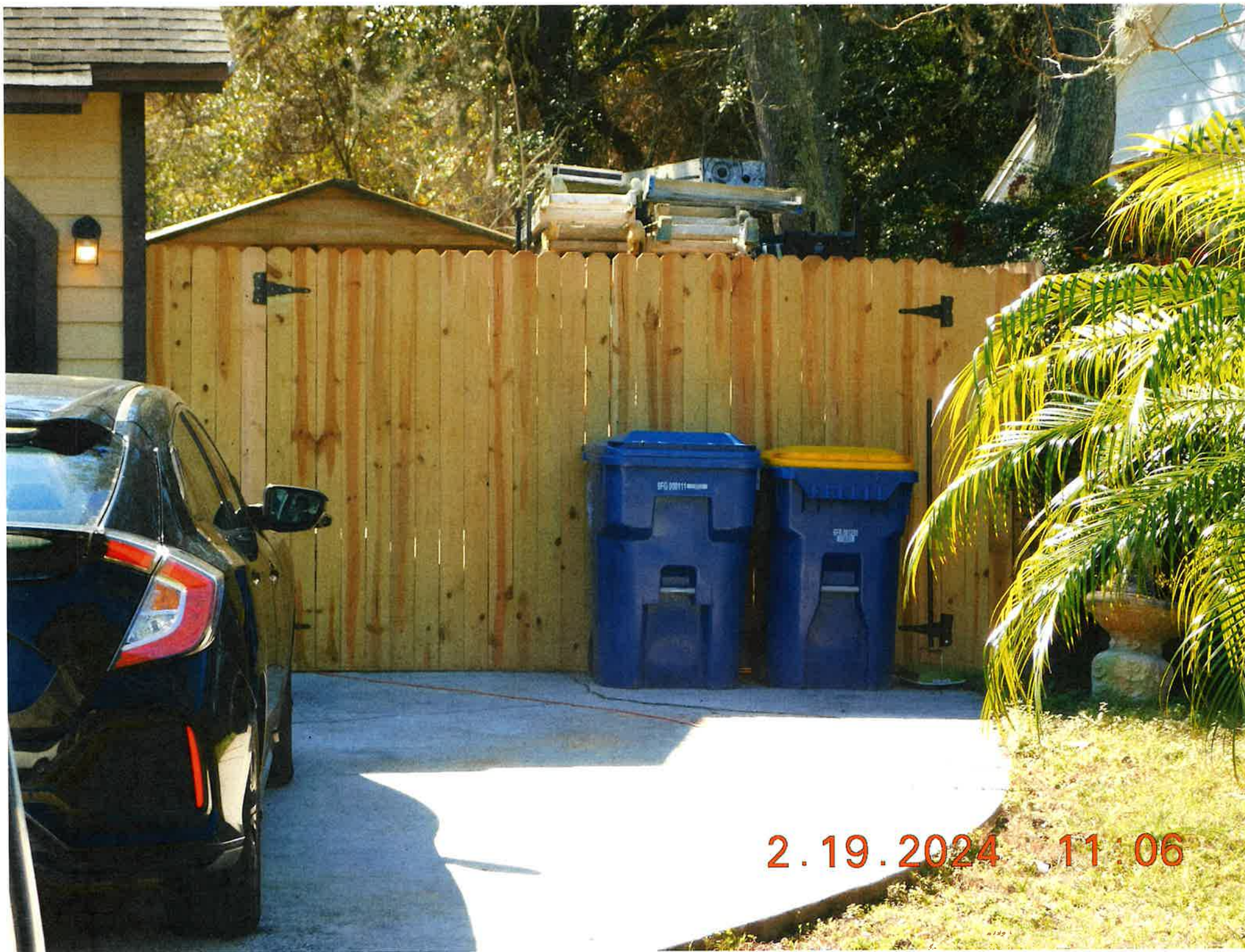
NOTICE OF VISIT
In Pursuit of Health, Safety & Quality of Community



CITY OF BURBANK BEACH
CLIMATE ENFORCEMENT
304 Ash Street

Address: **1608 Burbank Drive**
City: **2-19-24** Time: **11:00**
THIS IS TO SERVE AS A WARNING THAT VIOLATIONS WOULD
OCCUR EVERYWHERE THE FOLLOWING CITY ORDINANCES WOULD

- REASON FOR VISIT**
- ☐ **18-2(a) Live**
 - ☐ **42-2 Vegeta**
 - ☐ **42-42 Nuisa**
 - ☐ **42-116 Duty**
 - ☐ **42-117 Ext**
 - ☐ **42-119 Rubb**
 - ☐ **42-122 Swi**
 - ☐ **42-142 Noise**
 - ☐ **42-173 Wreck**
 - ☐ **58-9 Use of rec**
 - ☐ **66-41(b) Dispo**
 - ☐ **66-41(c) Placen**
 - ☐ **66-44 Accessibi**
 - ☐ **66-5 Removal of**
 - ☐ **70-2(a) Encroac**
 - ☐ **70-4 Depositing**
 - ☐ **74-66 LBTR requ**
 - ☐ **78-84 (a)(4) Park**
 - ☐ **78-84 (a)(5) Park**
 - ☐ **and played on**
 - ☐ **3.01.04 Soil eros**
 - ☐ **3.05.00 Requir**
 - ☐ **01.02 Home uc**
 - ☐ **9 Storage**
 - ☐ **Inside**
- Comments:**
- Official written notice with a possible outcome of fines.
- 2-29**
- Please contact George Wells, City & County of Burbank, 304 Ash Street, Burbank, CA 91502, for more information or to schedule a meeting. If you are unable to reach George Wells, please contact the City & County of Burbank, 304 Ash Street, Burbank, CA 91502, for more information or to schedule a meeting.
- Wells**
- 2-19-2024**
- 11:05**



2.19.2024 11:06



2.19.2024 11:06